

INVESTMENT PROPERTY

STABILIZED ASSET | INDUSTRIAL FLEX BUILDING
±7,800 SF FULLY CONDITIONED

IMPROVED SALE PRICE ~~\$1,156,000~~ \$1,075,000



220 ONEIL COURT | COLUMBIA, SC 29223



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±7,800 SF | Clear span | Block building with glass storefront | New exterior paint 2026



Fully conditioned | Mezzanine storage space with private office



±60' x ±130' Building size



16' - 18' Ceiling height



One (1) drive-in door located at the rear of the building



Ample parking for customers and employees



Stabilized asset with NNN lease & strong personal guaranty | \$78,000 annual NOI | Fully leased through 2030



Improved Sale Price: \$1,156,000 \$1,075,000
~7.25% Cap Rate

FOR ADDITIONAL INFORMATION,
CONTACT THE SALES TEAM



Located in an established commercial zone, among a dense mix of residential, retail, and office parks

Convenient Access: ±0.3 miles to US-1 (Two Notch Road) | ±0.7 miles to I-20 (Exit 74) | ±1.5 miles to I-77 (Exit 17) | ±2 miles to SC-277



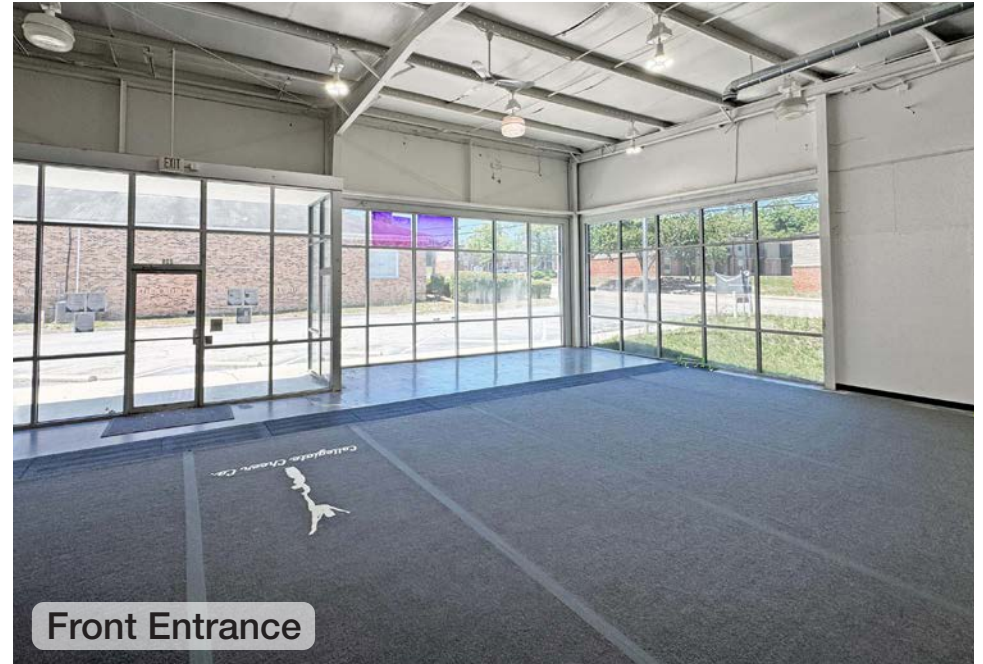
Richland County Tax Map R17005-02-09

±0.9 ACRE PROPERTY BOUNDARY IS AN APPROXIMATION





Front Entrance



Front Entrance



Open Area



Mezzanine/Office



Mezzanine



Roll Up Door



Rear Parking

