

<b>County</b>	Richland
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	M-1
<b>Tax Map ID</b>	R09409-01-24
<b>Landuse</b>	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

**Pricing**

<b>Pricing</b>	For Lease
<b>Annual Lease Rate</b>	\$3.95/sqft/year

**Details**

<b>Tenancy</b>	Multi-Tenant (1 Building)
<b>Year Built</b>	2005
<b>Building Condition</b>	Not Yet Assessed
<b>Total Building Area</b>	42,000 Sq Ft
<b>Site Size</b>	3.90 Acres
<b>Building Dimensions</b>	Non-Traditional
<b>Slab Thickness</b>	6"
<b>Wall Material</b>	Metal



**Utilities**

<b>Water Provider</b>	City of Columbia
<b>Wastewater Provider</b>	City of Columbia
<b>Natural Gas Provider</b>	Dominion Energy (Connected)
<b>Telecomm Provider</b>	AT&T
<b>Electric Provider</b>	Dominion Energy
<b>Alternative Gases</b>	None Available

**Transportation**

<b>Road Serving Building</b>	Sunbelt Court (2 Lanes)	<b>Rail Access</b>	No
<b>Runway Access</b>	No	<b>Barge Access</b>	No
<b>Nearest Port</b>	Charleston (117.00 Miles)	<b>Nearest Commercial Airport</b>	Columbia Metro (12.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (89.00 Miles)		

**Available Space Information 24,750**

<b>Available Area</b>	24,750 Sq Ft	<b>Minimum Area</b>	Not Subdividable
<b>Office Area</b>	1,000 Sq Ft	<b>Heated Area</b>	100%
<b>Air Conditioned Area</b>	Office Only	<b>Fire Suppression</b>	Wet - 100%
<b>Lighting</b>	T5	<b>Clear Height</b>	24'
<b>Drive-In Doors</b>	2	<b>Dock Doors</b>	9
<b>Approximate Auto Space Parking</b>	100	<b>Approximate Trailer Parking</b>	Undetermined
<b>Most Recent Use</b>	Distribution/Warehouse		

1 Sunbelt Court  
Richland County  
1 Sunbelt Court  
Columbia, SC 29203

