

209 FLINTLAKE ROAD
COLUMBIA, SC

±122,419 SF

FOR LEASE

INDUSTRIAL
BUILDING



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:
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PROPERTY HIGHLIGHTS

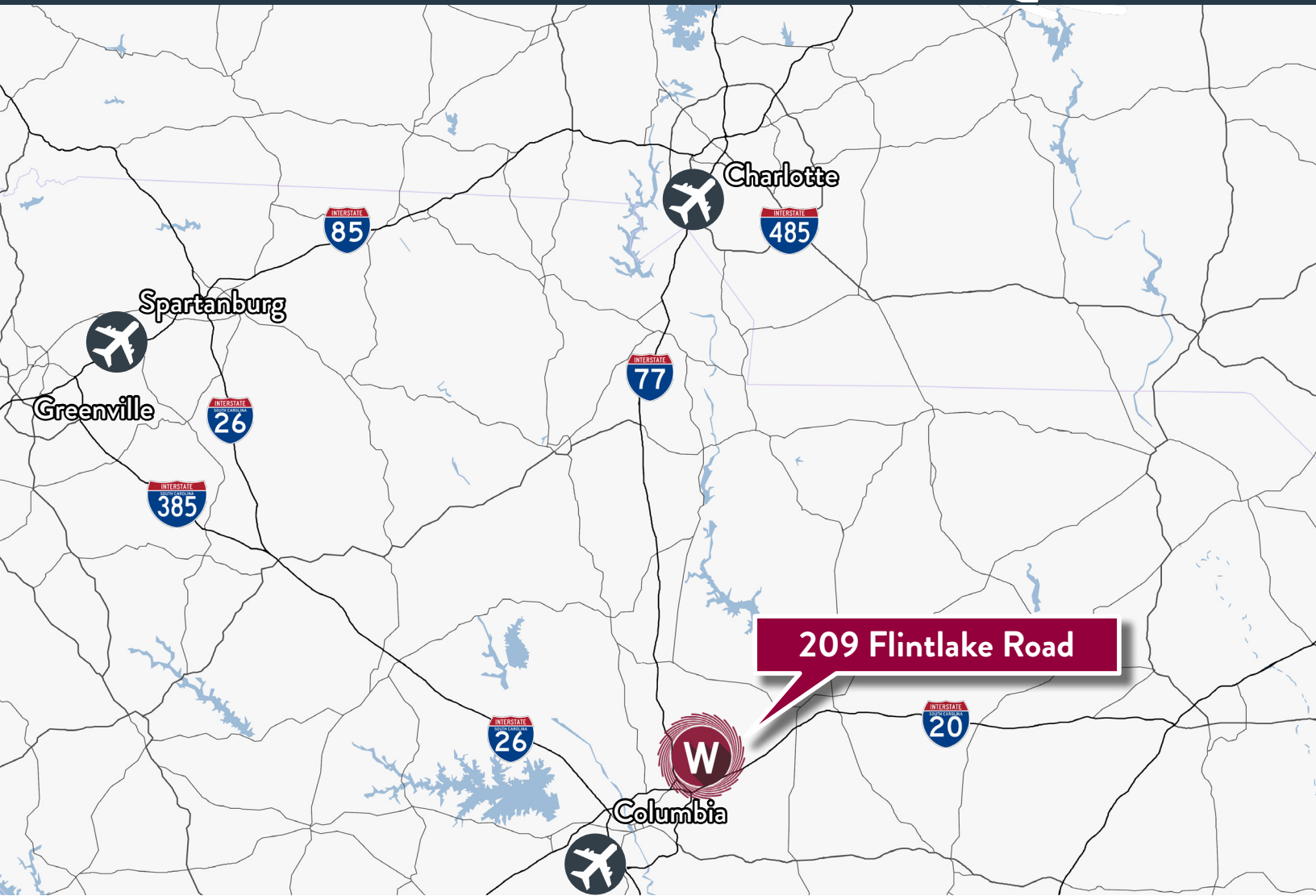
- Building area:
 - ±122,419 SF TOTAL
 - ±107,008 SF warehouse
 - ±15,411 SF office space
 - ±2,700 SF service building
- Available area: ±122,419 SF
- Site: ±22.39 acres
- Clear Height: 22'6" – 24'
- Sprinkler: Full protection | Density .37GPM/2,600 SF
- Construction:
 - Walls: Concrete tilt-up
 - Roof: TPO | Installed 2012
- Rail: Adjacent to Norfolk Southern rail line
- Truck loading: 18 dock-high doors | 1 grade-level ramp
- Year built: 1974 | Renovated 2015

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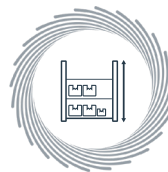
THE AREA

“Positioned in the heart of South Carolina and the rapidly growing Southeast, the Central SC Region’s natural geographic advantage translates into efficient connections to customers and suppliers. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates, and a cost of living well below the national average, Central SC delivers a globally connected, world-class home.” -Central SC Alliance

DISTANCE

Interstate 77	±1 mile
Interstate 20	±3.5 miles
Interstate 26	±11.3 miles
Columbia Metropolitan Airport	±25 miles
Greenville-Spartanburg International Airport	±109 miles
Port of Charleston	±126 miles

PROPERTY FEATURES



CLEAR HEIGHT
22'6" – 24'



SPRINKLERS
Full protection
.37GPM/2,600 SF



ACRES
±22.39



LIGHTING
LED



DOCKS
18 dock-high doors
1 grade-level ramp



POWER
1,600 amps
277/480V



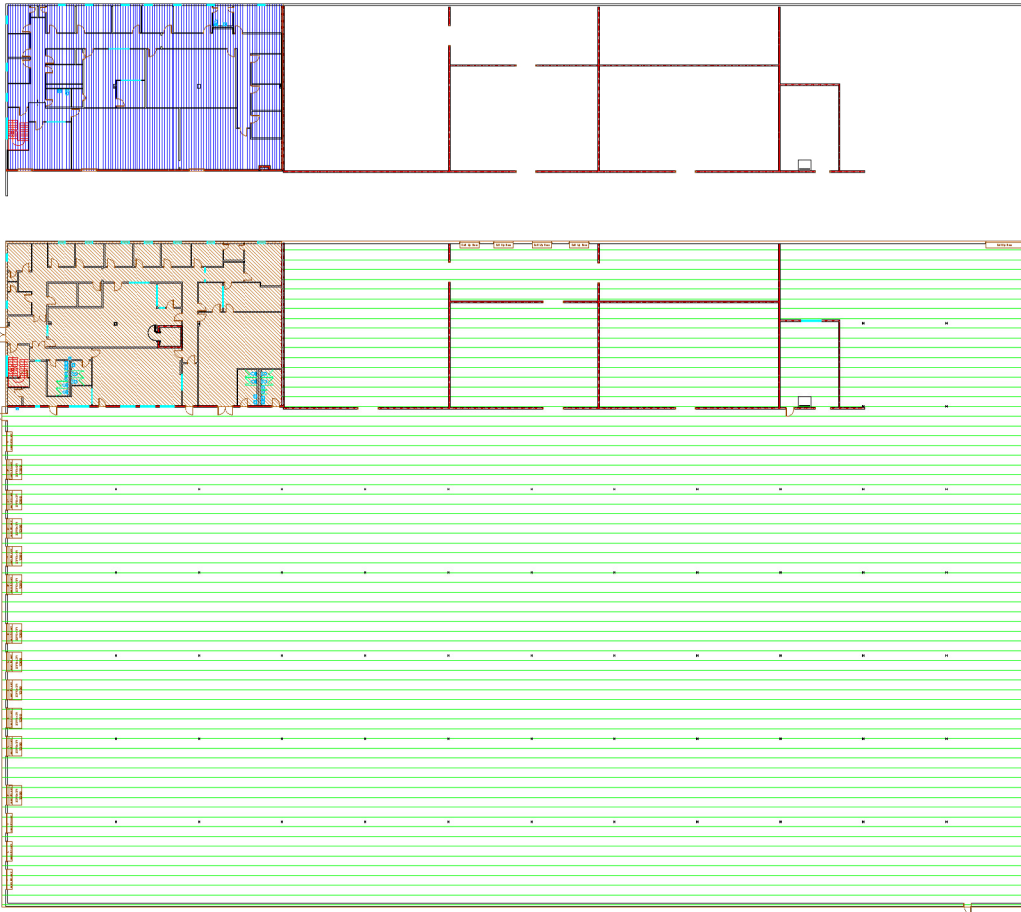
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