

3130 BLUFF ROAD, COLUMBIA, SC

±54,073 SF

FOR LEASE

**INDUSTRIAL
BUILDING**

DOWNTOWN COLUMBIA

**I-77
EXIT 5**

**±54,073 SF
AVAILABLE**

BLUFF ROAD



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

4.50 PSF NNN

VIEW LISTING

PROPERTY HIGHLIGHTS

- Building Area:
±174,172 SF TOTAL
- Available Area: ±54,073 SF
- Construction:
Walls | Brick concrete block
Floors | Concrete slab
Roof | New roof (2014)
- Utilities:
Electricity | Dominion Energy
Gas | Dominion Energy
Water/Sewer | City of Columbia
- Year Built: 1961
Significant renovations 2014

Colliers

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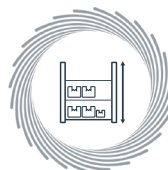
THE AREA

The Central South Carolina region is located in the heart of South Carolina. The region supports a variety of industries including manufacturing, energy, health care, transportation and logistics, IT, and finance. With a low cost business environment, thriving economy and unsurpassed quality of life, Central SC is business friendly, business ready.

DISTANCE

Interstate 77	0.5 miles
Interstate 26	5.7 miles
Interstate 20	10.6 miles
Columbia Metropolitan Airport	11 miles
Charlotte Douglas International Airport	99.5 miles
Port of Charleston	113 miles

PROPERTY FEATURES



CLEAR HEIGHT
Eave: 13'10"
(11'8" under beam)
Center: 21'10"
(19'8" under beam)



SPRINKLERS
100% wet



SITE
±11.75 acres



HVAC
In office only



DOCKS
3 dock-high doors
1 drive-in door



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southeastindustrialproperties.com



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