

3430 PLATT SPRINGS ROAD

**±3,517 SF**

**FOR LEASE**

**OFFICE  
SPACE**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATE:**

**\$8.00**  
PSF NNN

**VIRTUAL TOUR**

**VIEW LISTING**

#### PROPERTY HIGHLIGHTS

- Building Area: ±92,126 SF TOTAL
- Available: ±3,517 SF office space
- Site: ±11.38 acres
- Updated interior with new carpet and paint
- Conference room opens to refinished deck
- Private restrooms
- Separate entrance for visitors and employees
- Utilities:
  - Electricity & Gas | Dominion Energy
  - Sewer | City of Cayce
  - Water | City of West Columbia
- Ideal for engineers, construction companies or any business with a high parking ratio or outside storage requirement

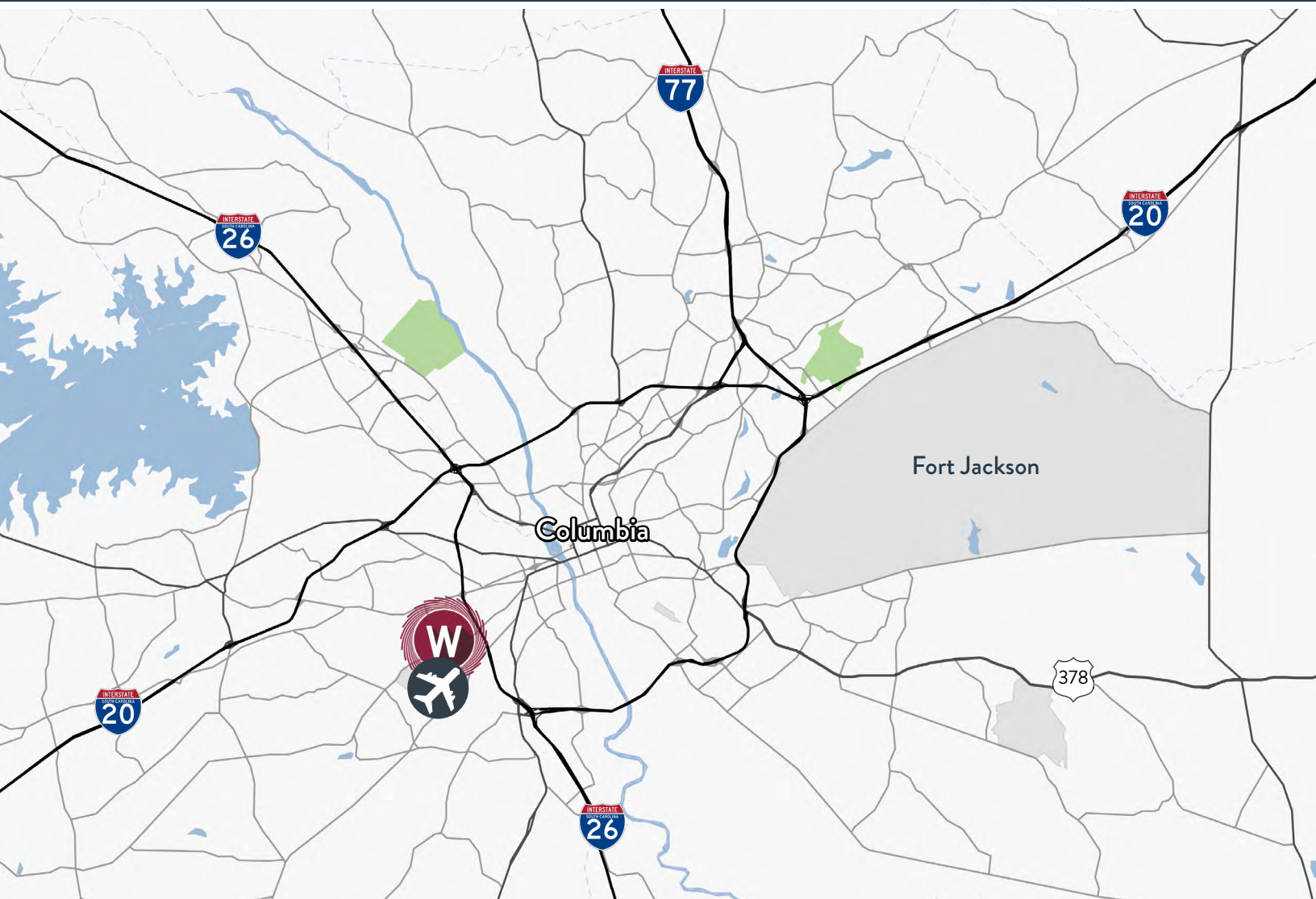
**Colliers**

**CHUCK SALLEY, SIOR**  
Managing Director  
+1 803 401 4266  
chuck.salley@colliers.com

**THOMAS BEARD, SIOR**  
Vice President  
+1 803 401 4247  
thomas.beard@colliers.com

**JOHN PEEBLES, SIOR**  
Senior Brokerage Associate  
+1 803 401 4226  
john.peebles@colliers.com





## THE AREA

Located in the central part of South Carolina, and midway between Atlanta and Charlotte via I-20 and I-77, Lexington County has unparalleled access to markets and raw materials. Nearby industrial users include Amazon distribution center, Nephron Pharmaceuticals, Interline, Dominion Energy headquarters, Husqvarna and The Home Depot distribution center.

## DISTANCE

Interstate 26	±2 miles
Interstate 77	±5 miles
Interstate 20	± 5.6 miles
Columbia Metropolitan Airport	±0.5 miles
Port of Charleston	±110 miles

## PROPERTY FEATURES



**SPRINKLERS**  
100% ordinary hazard



**HVAC**  
100% heated & cooled



**SPACE**  
8 private offices with cubicle workspace  
Work area  
Copy room  
Conference room



**PARKING**  
Up to ±70 spaces available  
Visitor and employee parking





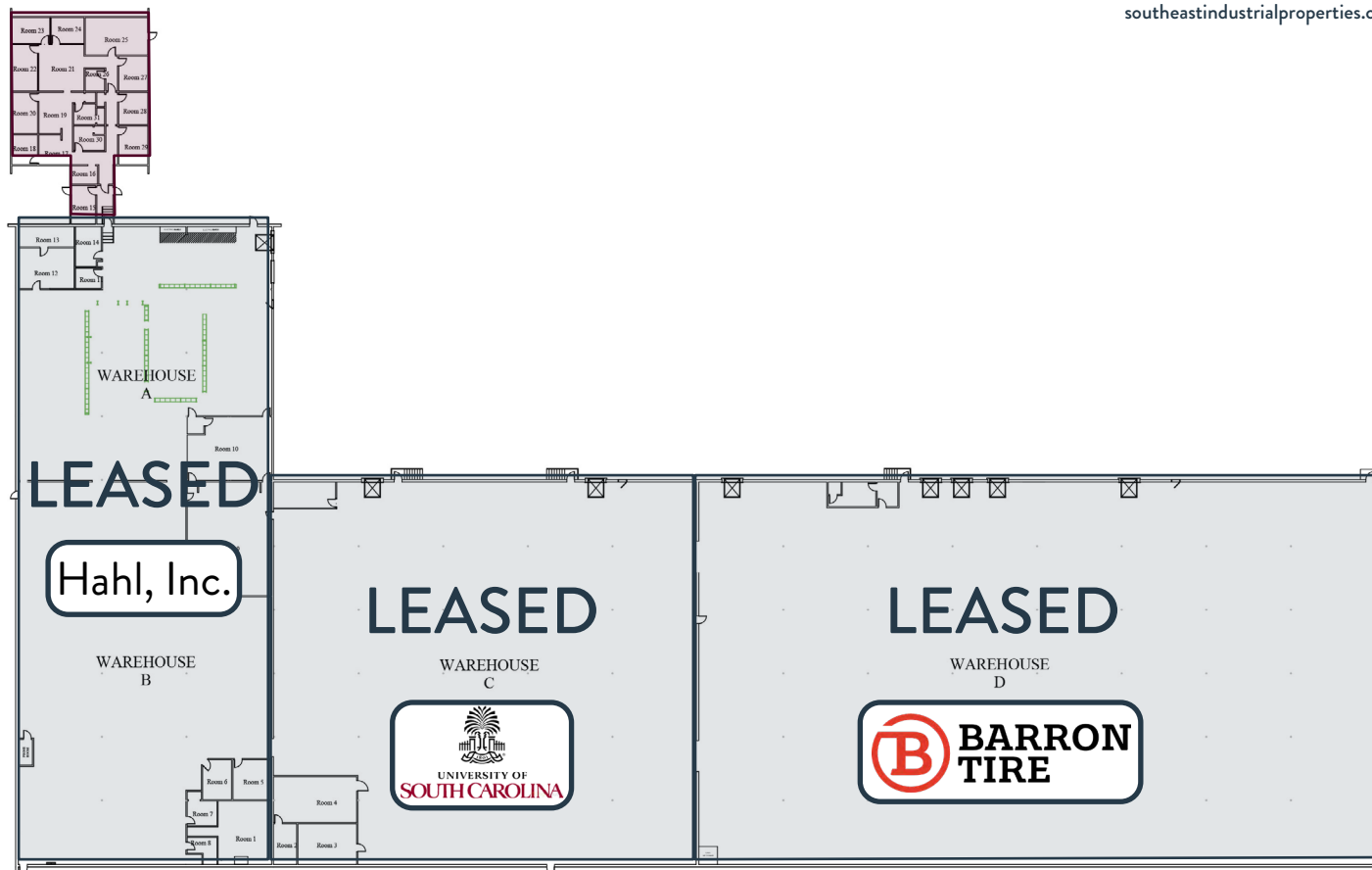


**FOR LEASE** | 3430 PLATT SPRINGS ROAD, WEST COLUMBIA, SC

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[southeastindustrialproperties.com](https://southeastindustrialproperties.com)



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