

FOR LEASE > INDUSTRIAL SPACE > ±44,465 SF

# 3130 Bluff Road

COLUMBIA, SOUTH CAROLINA 29209



## Property Information

<b>Location:</b>	3130 Bluff Road Columbia, SC 29209	<b>Interstate Access:</b>	I-77: 0.2 Miles I-26: 4.5 Miles
<b>Year Built:</b>	1961- significant renovations in 2014	<b>Airport:</b>	Columbia Metropolitan & Ground Hub: 10 Miles
<b>Former Use:</b>	Distribution & Textile Facility	<b>HVAC:</b>	100% heated; A/C in office only
<b>Building Area:</b>	Total: 174,172 SF Available: 44,465 SF	<b>Utilities:</b>	Electricity: SCE&G Gas: SCE&G Water/Sewer: City of Columbia
<b>Site:</b>	12.4 acres	<b>Truck Docks:</b>	Available: 5 dock high doors & 1 ramp door
<b>Sprinkler:</b>	100%	<b>Clear Height:</b>	Eave: 13'10" (11'8" under beam) Center: 21'10" (19'8" under beam)
<b>Constuction:</b>	Floor: Concrete slab Walls: Brick concrete block Roof: New roof (2014)		
<b>Lease Rate:</b>	\$3.15 PSF NNN		

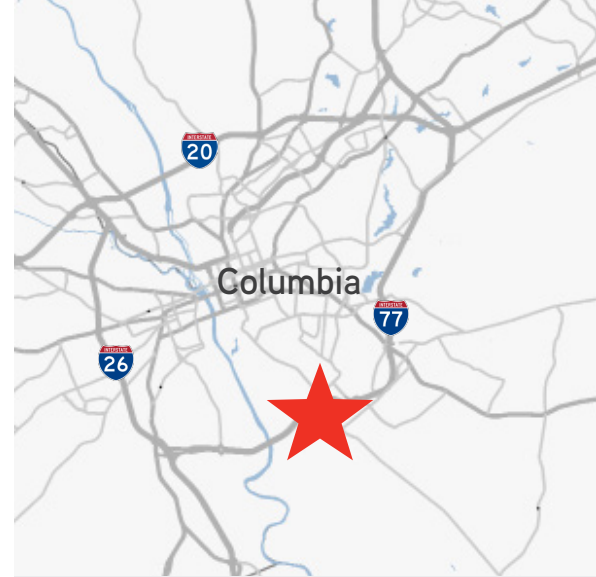
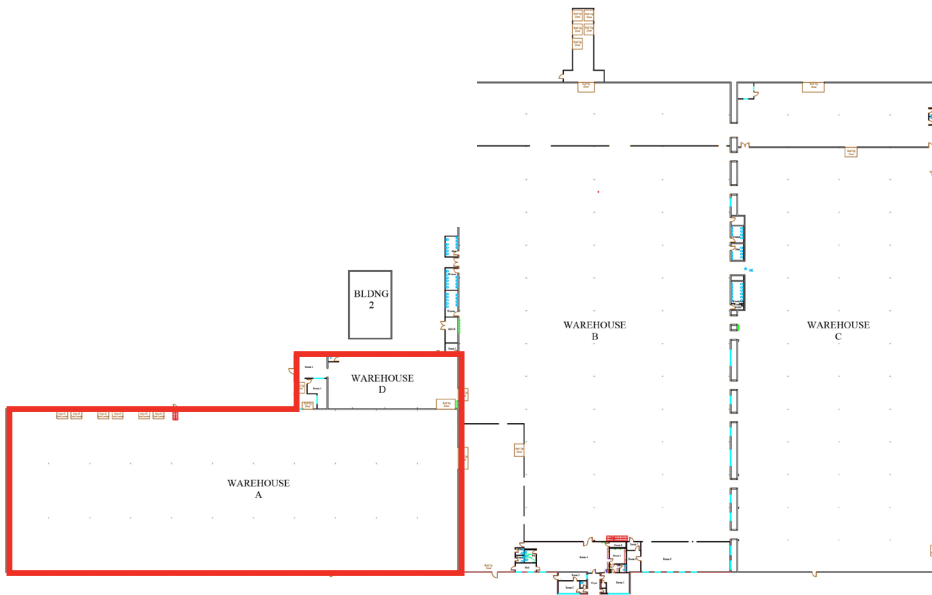
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## Bluff Road > Aerial and Site Plan



## Contact Us

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