

FOR LEASE

9,125 SF AVAILABLE
INDUSTRIAL OUTSIDE
STORAGE YARD



204 CREEKS EDGE LN, SWANSEA, SC 29160



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PROPERTY DESCRIPTION

Industrial site with I-26 visibility available for lease 15 minutes South of Columbia. The property includes three separate buildings totaling 9,125 SF of warehouse space, 2.5 acres of outside storage yard and frontage along the interstate. Larger building includes (2) 18' x 20' Drive-In doors with a 25' clear height. Landlord's improvement plans include exterior building clean-up repairs, site cleanup and will gravel storage yard.

2,400 SF building includes (2) 16-ft drive in doors with a conditioned office, LED lighting, three phase power, and a fenced-in storage yard. Clear height is 19'. Building is move-in ready.

PROPERTY OVERVIEW

AVAILABLE DATE	Now
SQUARE FOOTAGE	9,125
LEASE RATE	\$8.50 - \$10.50/SF NNN
NNN	\$2.75
IOS	2.5 Acres
COUNTY	Calhoun
PARCEL ID	032-00-03-026
ZONING	Industrial

PROPERTY HIGHLIGHTS



Outside Storage



I-26 Frontage



25' Clear Height



20' Drive-In Doors



SPECIFICATIONS



BUILDING 214:

SIZE	6,000 SF
OFFICE SF	250 SF
WAREHOUSE SF	5,750 sf
YEAR BUILT	2000
DRIVE-IN DOORS	(2) 18'x20'
LIGHTING	LED
POWER	Single Phase
EAVE HEIGHT	22'
CLEAR HEIGHT	25'
AIR CONDITIONING	Office Only
RESTROOM	One

BUILDING 214-A:

SIZE	725 SF
WAREHOUSE SF	725 sf
YEAR BUILT	2000
DRIVE-IN DOORS	(1) 10'x8'
LIGHTING	LED
POWER	Single Phase
EAVE HEIGHT	12'
CLEAR HEIGHT	15'

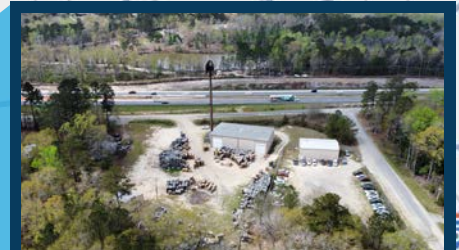
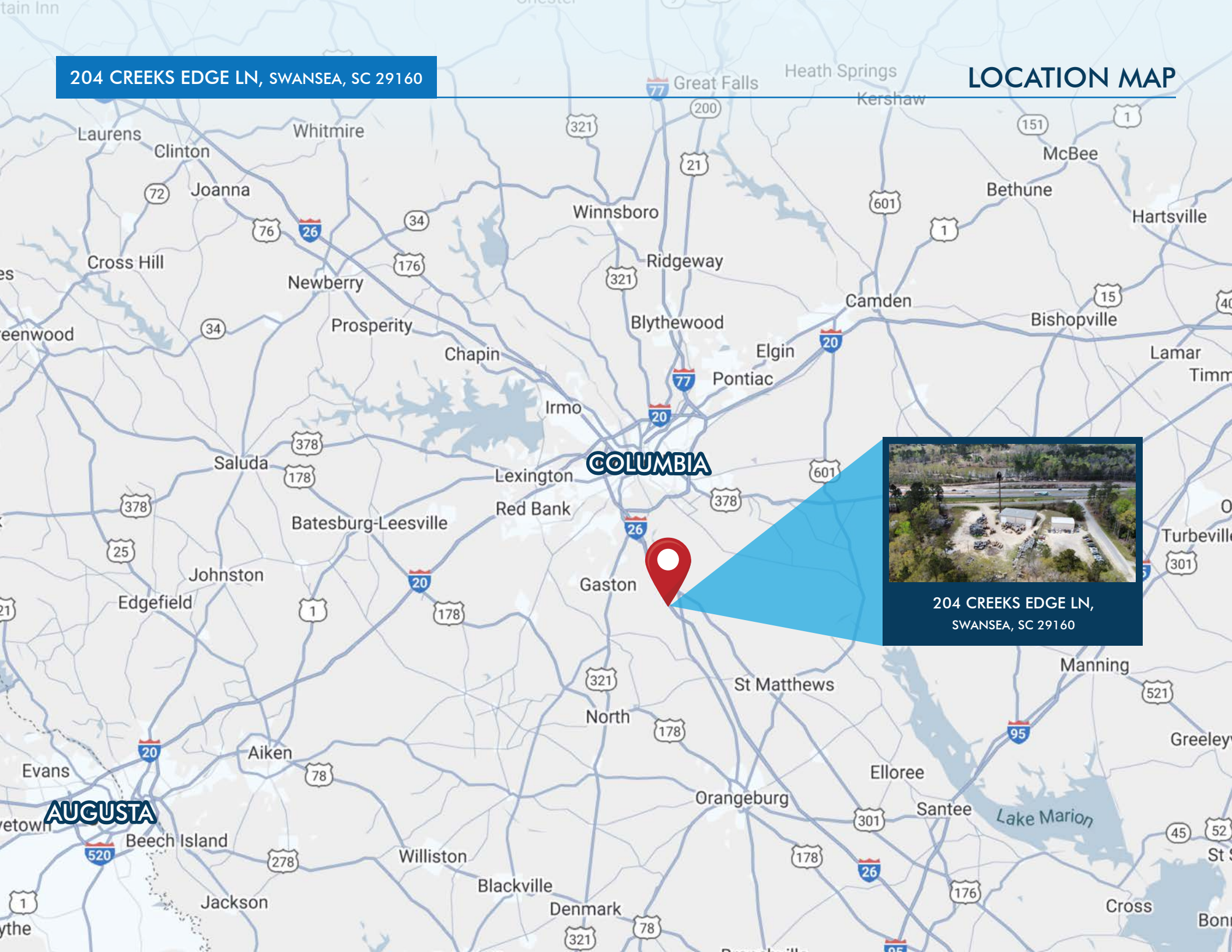
BUILDING 220:

SIZE	2,400 SF
OFFICE	180 SF
WAREHOUSE SF	2,220 sf
YEAR BUILT	2000
ZONING	Industrial
DRIVE-IN DOORS	(1) 18'x16' (1) 16'x16'
LIGHTING	LED
POWER	Single Phase
EAVE HEIGHT	19'
CLEAR HEIGHT	19' - 20'
HEATING & COOLING	Office Only
SKYLIGHTS	Yes
VENTILATION	Yes
RESTROOM	One



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LOCATION MAP



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CONTACTS:

Crawford Riddle
Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

Todd Garrett, CCIM, SIOR
Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Tradd Varner, SIOR
Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS
harborcommercialpartners.com