

From: NAI Avant  
Sent: 4/6/2015 1:10:19 PM  
To: Haley, Nikki  
Cc:  
Subject: For Lease: ±20,250 SF Warehouse and Office Space

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For Lease  
±20,250 SF  
Office & Warehouse

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### **Distribution Facility on I-20 Available**

145 WINDHILL ROAD - COLUMBIA, SOUTH CAROLINA

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**INCLUDES**

- FLOOR PLAN
- AERIAL MAP

#### Broker Information

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#### **Building**

- 145 Windhill Rd, Suite 200 offers convenient access to the interstate, located adjacent to Monticello Rd off Exit 68 on I-20, approximately half-way between I-77 and I-26.
- ±20,250 Total SF
  - ±2,120 SF Office Space
  - ±2,120 SF Mezzaine Space above office
  - ±18,130 SF Warehouse Space
- Pre-engineered metal construction with block storefront facade. Built in 1998 and in excellent condition.
- 21'9" Eave Ceiling Height; 24' Center Ceiling Height

#### **Loading**

- (3) 10' x 10' Dock Doors; (2) with additional dock levels
- (1) 10' x 10' Box Truck Level Door

- (1) 10' x 10' Drive-In Door

## Site

- Centrally located with easy access to all major interstates
- 50 surface parking spaces
- Zoning: M-1 (Light Industrial), Richland County

## Lease Rate

- \$3.95 per SF, NNN

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