

FLEX FACILITY WITH EXPANSION OPPORTUNITIES

941 Spears Creek Court
Columbia, SC 29229

±10,000 SF CLASS A OFFICE BUILDING & MULTIPLE
PARCELS AVAILABLE IN NORTHEAST COLUMBIA



Parcel 1 | 1 AC Land Parcel

PROPERTY TYPE	Land
ZONING	M-1, Light industrial
PARCEL ID	R04000-04-74
ACREAGE	±1 AC

SALE PRICE: \$20 PSF

GROUND LEASE: CONTACT BROKERS

Parcel 3 | 1.4 AC Storage Parcel

PROPERTY TYPE	Storage
ZONING	M-1, Light industrial
PARCEL ID	R04000-04-74
ACREAGE	±1.4 AC
AVAILABLE SF	±4,000 SF

SALE PRICE: \$20 PSF

GROUND LEASE: CONTACT BROKERS



Parcel 2 | 10,000 SF Office

PROPERTY TYPE	Office
ZONING	M-1, Light industrial
PARCEL ID	R04000-04-74
ACREAGE	±2 AC
AVAILABLE SF	±10,000 SF
CLEAR HEIGHT	Varies, up to 20'
OFFICE LAYOUT	Current interior layout includes high-end finishes, private offices, conference room, open area, large entertaining space, storage, etc.

SALE PRICE: \$2,750,000

LEASE RATE: CONTACT BROKERS

SHARED AMENITIES

Frontage, visibility, and easy accessible from I-20

Ample parking or space for expansion
(additional improvements could be built to tenant spaces)

Gated access for added security

Shared access & utility easements included

Common stormwater pond included (each site to pipe to pond)



Class A Office Space

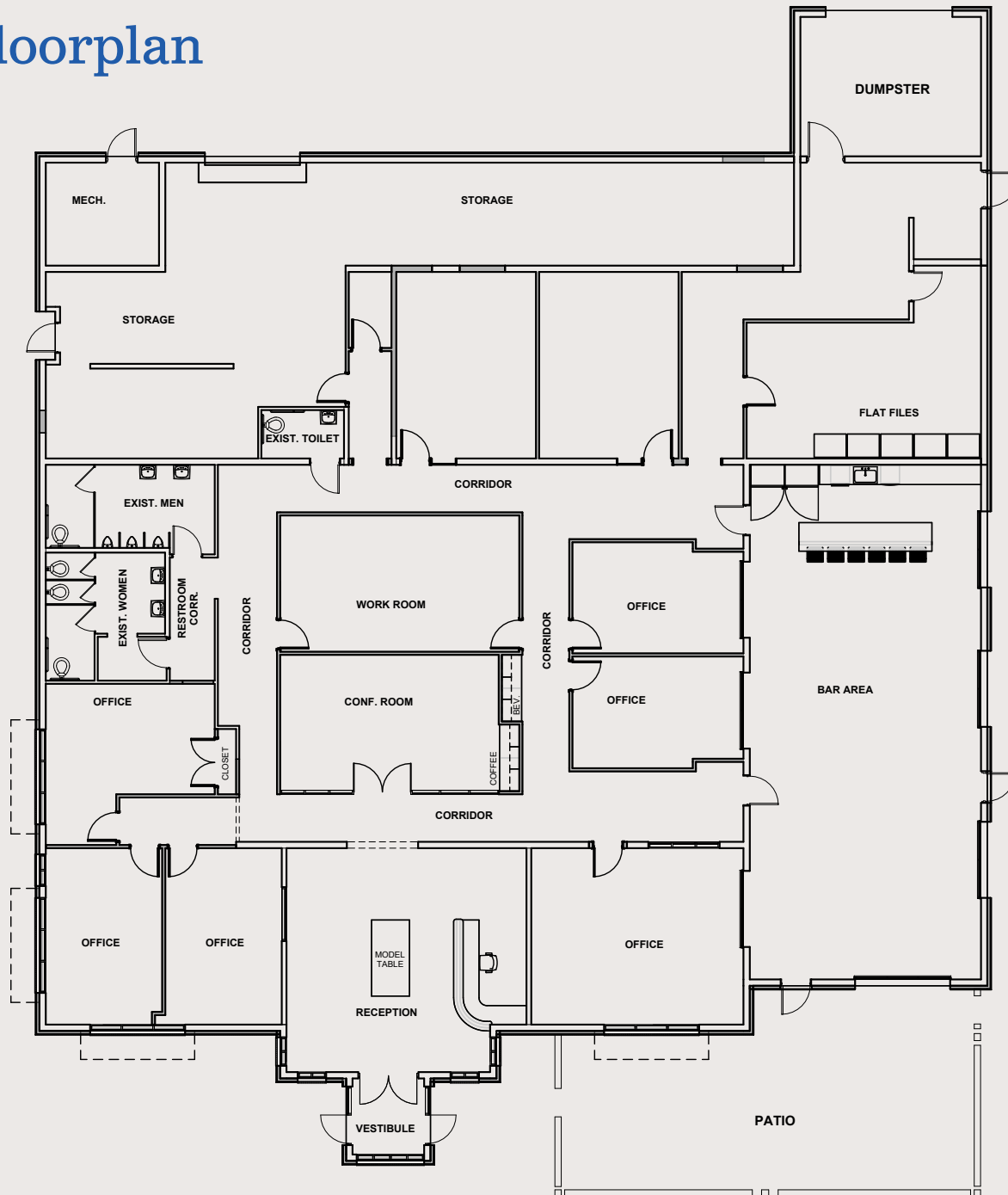


LARGE PRIVATE OFFICES & TASTEFULLY DESIGNED SPACE

- High-end finishes
- Select exposed, high ceilings
- Premium entertainment/meeting space with glass roll-up doors accessing interior
- Large executive, private offices
- Ample storage space



Floorplan



CURRENT LAYOUT

- Clear height up to 20'
- 10,000 SF of Class A Office Space
- Mix of private offices, conference rooms, large entertainment space, and storage.

Spears Creek



DRIVE TIMES

I-20: 1 Mile

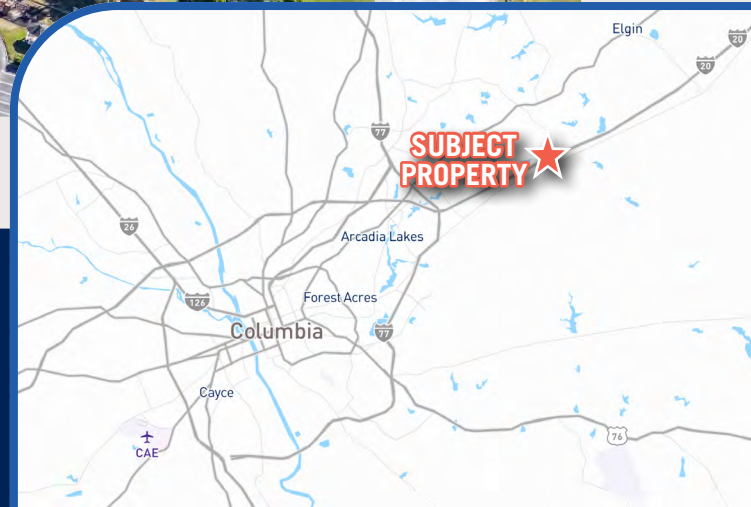
Downtown Columbia: 16.5 Miles

Charlotte: 93 Miles

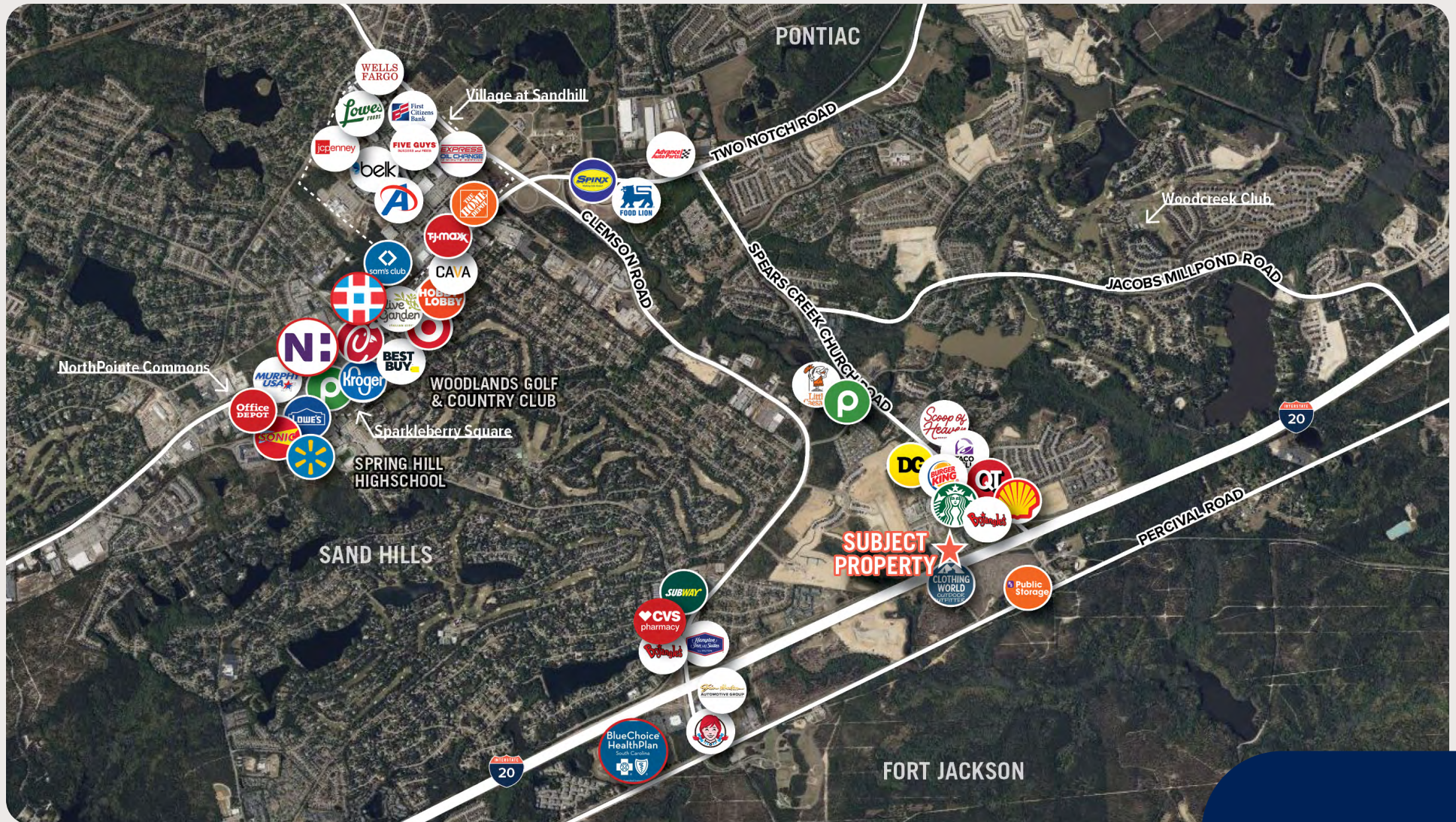
Florence: 67 Miles

Charleston: 130 Miles

TRINITY
PARTNERS



Northeast Columbia



For more information, contact:



BRUCE HARPER, SIOR

Founding Partner, SC
bharper@trinity-partners.com
803.567.1445



ROB LAPIN

Partner
rlapin@trinity-partners.com
803.567.1536



WWW.TRINITY-PARTNERS.COM | 803.567.5454

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