

± 6,600 SF FLEX BUILDING FOR SALE



1074 Sunset Boulevard

WEST COLUMBIA, SOUTH CAROLINA 29169



Property Description

- Location:** 1074 Sunset Boulevard, West Columbia, SC
- Building:** One story flex space building on 0.48 acres
- Interstates:** I-26: 2.0 miles
- State Capitol:** 2.5 miles
- Traffic Counts:** Sunset Boulevard - 21,700 VPD
- Doors:** One dock-high loading door and one drive-in grade level door
- Parking Spaces:** 12 lined spaces
- Sale Price:** \$395,000



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COLLIERS INTERNATIONAL
1301 Gervais Street, Suite 600
Columbia, South Carolina 29201
www.colliers.com

Building Name: Vista Windows and Doors Date: 11.6.12

Address: 1074 Sunset Blvd

City: West Columbia ZIP Code: 29169 County: Lexington

Sale/Lease Information

Sale Price: \$395,000 Sale Terms: negotiable

Lease Price: Negotiable Lease Terms: negotiable

Date Available: immediately

Property Information

Year Built: Mid 1980s (front) 1994 (back) Condition: good

Square Footage

Office: _____

No. of Floors: 1

Mfg./Whse: _____

Sq. Ft. First Floor: _____

Total: 6600

Sq. Ft. Other Floors: _____

Construction

Floor: Slab

Interior Features

Ceiling Height (Center): 10 (front bldg) 12 (back bldg)

Walls: Metal

Height under Beam (Center): _____

Roof: Metal

Ceiling Height (Eaves): _____

Columns: _____

Height under Beam (Eaves): _____

Heated Area: _____

Clear Span Distance: _____

Air Conditioned Area: _____

Column Spacing: _____

Lighting Type: _____

Sprinkler Coverage/Type: _____

Exterior Features

Drive in Doors: 1

Docks: 1

Parking Spaces: _____

Site Size (Acres): .48

Additional Land Available: Adjoining owner

Former Use SIC: _____ Former Use Comments: _____

Former Use NAICS: _____ Last Owner: _____

Transportation Accessibility

Rail Access: Yes/No Rail Provider: _____ Location of Track: _____

Distances to Airports, Interstates and Ports are automatically generated.

Utilities/Services

Water Service Provider: City of West Columbia Main Diameter: _____ inches

Sewer Service Provider: City of West Columbia Main Diameter: _____ inches

Sewer Line Type (Force/Gravity): _____

Utilities/Services cont'd

Natural Gas Provider: SCEG Main Diameter: _____ inches
 Electricity Provider: SCEG Connected Load: _____
 Telecommunications Provider: ATT or Verizon Distance: _____ miles
 Fiber Optics Provider: _____ Distance: _____ miles
 Cable Provider: ATT or Verizon Distance: _____ miles
 DSL Provider: _____ Distance: _____ miles

Basic Building Dimensions: _____

Zoning in Use: Yes/No Zoning and Restrictions: _____

Current Land Use: Retail/distribution Nearby Land Uses: Retail/office/distribution

Number of Cranes: _____ Other Major Fixtures: _____

Can Property be Sold or Leased to a Competitor? yes

Comments (if any equipment is available separately from the real estate, please include description or attach separate list and price.)

The FRONT building is ALL STEEL (expensive construction) built in mid 80's? The REAR building is a wood frame building built in 94. The ceiling heights 10 in front bldg, 12 in back bldg. NOTE: The building comes with the built in phone system with about 12 phone stations

Submitted by:	Owner:
Pre: <u>Mr. First: Jordan Last: Hammond</u>	Pre: <u>Mr. First: Jamie Levy Last: Farrel</u>
Title: <u>Broker</u>	Title: <u>Owner</u>
Company: <u>Colliers International</u>	Company: <u>Columbia Sunset LLC</u>
Address: <u>1301 Gervais St. Suite 600</u>	Address: _____
Address: <u>Columbia, SC 29201</u>	Address: _____
Phone: <u>803-401-4318</u>	Phone: _____
Cell Phone: <u>803-429-0081</u>	Cell Phone: _____
Fax: <u>803-401-4318 (same as direct line)</u>	Fax: _____
E-mail: <u>Jordan.hammond@colliers.com</u>	E-mail: _____

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I hereby certify that the property listed hereon is available for sale at the price indicated.

Signature: _____ Date: 11.6.12

(Owner/Broker)

The property will not be listed with DOC if not signed and dated.

I hereby certify that the property listed hereon is accurate to the best of my knowledge.

Signature: _____ Date: _____

(Local Development Authority)