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ROI COMMERCIAL, LLC
1300 Sumter Street
Columbia, SC 29201
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PROPERTY SUMMARY

Sale Price:	\$3,150,000
Lot Size:	24.64 Acres
Building Size:	61,300 SF
Zoning:	ID - Intensive Development

PROPERTY OVERVIEW

138 Zenker Road is a well-maintained office and warehouse facility with ample room for outside storage or future expansion. The building was constructed by the current owner, a retail packaging distributor. The warehouse sites on +/-24.64 acres, which is fully fenced.

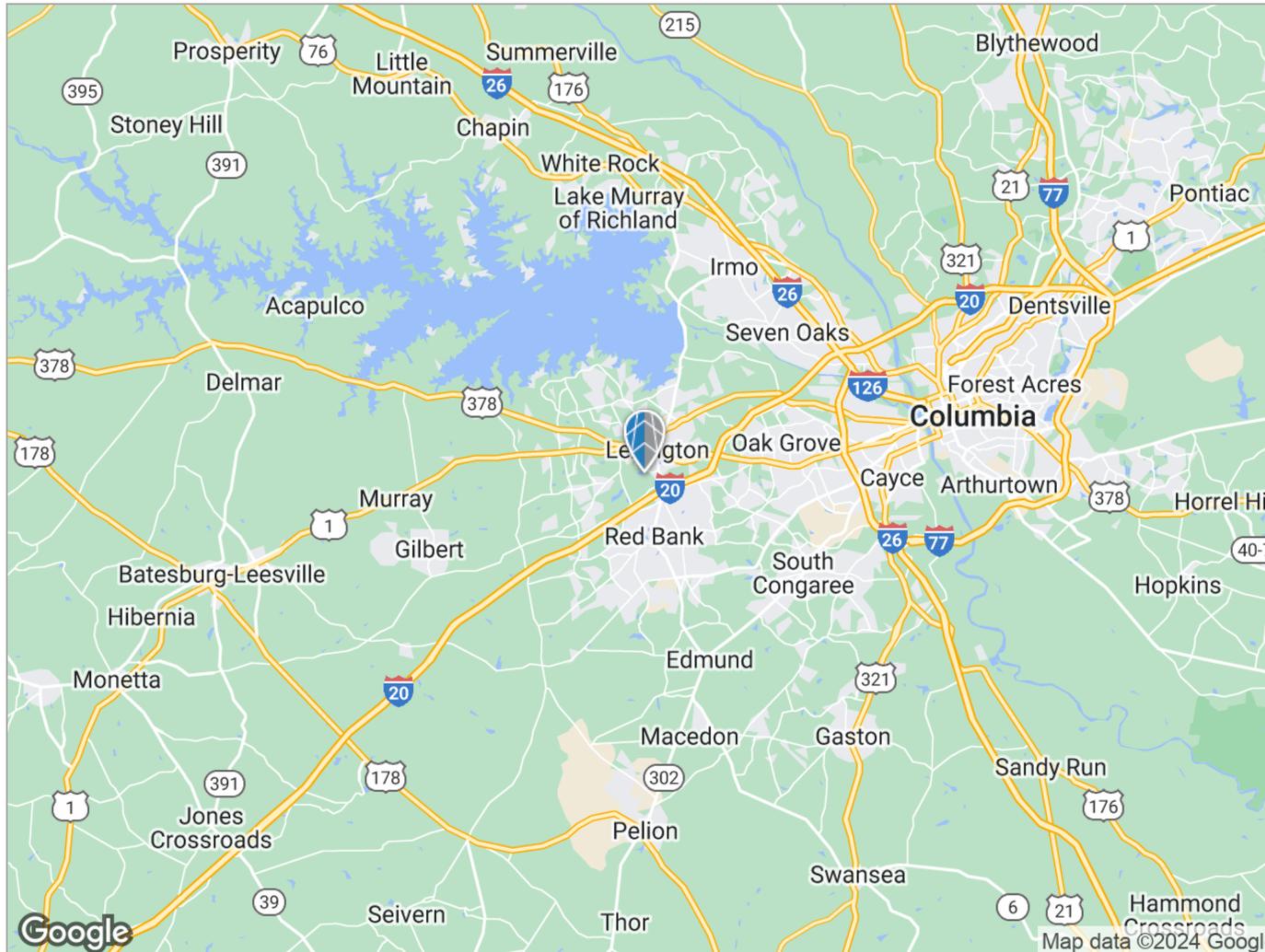
PROPERTY HIGHLIGHTS

- Office: +/-10,000 SF, with +/-10,000 SF concrete storage mezzanine above
- Warehouse: +/-51,300 SF
- Building dimensions: 306'6" x 200'
- Clear Height: 22' - 28'
- Column Spacing: 17'x50'
- Year Built: 1989 & Expansion: 1995
- Acreage (fully fenced): +/-16.25 Acres zoned ID, Intensive Development
- +/- 8.39 Acres zoned RU, Rural
- Sprinkler: 100% with a wet system
- HVAC: Office only, Warehouse: Gas Heaters & wall mounted ventilation fans
- Doors: (2) Drive-in (10'x12'), (5) Dock-high with levelers (8'x10'), (2) Box truck docks (8'x10')
- Parking: 47 paved & trailer parking
- +/-3,000 SF Storage building
- Utilities: Water-Town Of Lexington, septic sewer, Electric & gas-Dominion Energy









LOCATION DESCRIPTION

- Located approx 1 mile from I-20 (Exit 55).
- Located approx 10 miles from Columbia Metropolitan Airport.
- Located approx 15 miles from Downtown Columbia.
- Located approx 120 miles from Charleston, SC.
- Located approx 108 miles from Greenville, SC.
- Located approx 104 miles from Charlotte, NC.