



Flex Space For Lease

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\$8.00
PSF NNN

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±3,000 - ±9,000 square feet of
flex space available
adjacent to Interstate 77

1281 1st Street South, Columbia, South Carolina

Strategically situated off Bluff Road, this property provides easy access to major transportation routes, offering efficient logistics and distribution for a variety of users.

The surrounding area is a blend of industrial and commercial properties, making this the ideal location for flex operations looking to expand in Columbia. Notably, the property is adjacent to Interstate 77 and in close proximity to Bluff Industrial Park - the oldest and largest industrial area in Columbia.

FOR LEASE

SUITE E



SUITE D



SUITE C



Key Details

Address	1281 1st Street S, Columbia, SC	
Total Building Size	±29,000 SF	
Available Space	Suite C	3,000 SF 1 dock-high door
	Suite D	3,000 SF 1 dock-high door 1 drive-in door
	Suite E	3,000 SF 1 dock-high door
Site Size	±2.2 acres	
Clear Height	18'	
Parking	±5 spaces per suite	
Zoning	M-2	
Construction	Floors	Concrete
	Roof	Insulated metal
	Lighting	Halide
	Office	Heated and cooled
Utilities	Water & sewer:	City of Columbia
	Electric & gas:	Dominion Energy
Year Built	2002	

Site Plan or Map

