

# FOR LEASE

## Midway Logistics IV

### Lexington County Industrial Park



## Opportunity

Midway Logistics IV is a tilt-up constructed, Class A, 32' clear building in the greater Columbia market, with flexibility for users ranging from  $\pm 50,000$  to  $\pm 150,000$  square feet. The ESFR sprinkler systems will allow tenants to maximize the cubic feet of storage space, and the motion sensor LED lighting will provide unprecedented brightness in the warehouse and utility savings for the tenant.

## Base Building Specifics

Building size:	$\pm 200,000$ SF
Available space:	$\pm 150,000$ SF
Building dimensions:	250' x 800'
Construction:	Tilt concrete panel
Ceiling height:	32'
Bays:	20 bays wide 5 bays deep
Typical bay spacing:	50' x 50'
Car parking:	180 stalls

## Truck Court

Truck loading dock:	210' shared asphalt truck court
Truck dolly pad:	20' wide, 8" concrete
Truck doors:	Dock-high doors - 12 (9' x 10') Drive-in door - 1 (12' x 14') (Up to 4 dock doors per bay available)

## Electrical, Lighting & Heating

- > Electrical: 2000 amp 3-phase available
- > Lighting: motion sensor LED light fixtures
- > Ventilation: 1 air change per hour drive-in unit

## Equipment

- > 6' x 6' 30,000 lb. capacity mechanical dock levelers with weather seals at all truck doors
- > Dock bumper set at each dock door

## Floors

- > 6" 3,500 PSI concrete
- > Rack loading up to 6,000 lb.
- > Point loading on 3" x 4" base plate

## Roof

- > 60 mil mechanically-fastened white TPO roof
- > 2" of insulation (R-12.1)

## Fire Protection

ESFR fire suppression system

## Office

Tenant improvement allowance provided for office build-outs

## Address

828 Bistline Drive  
West Columbia, SC 29172

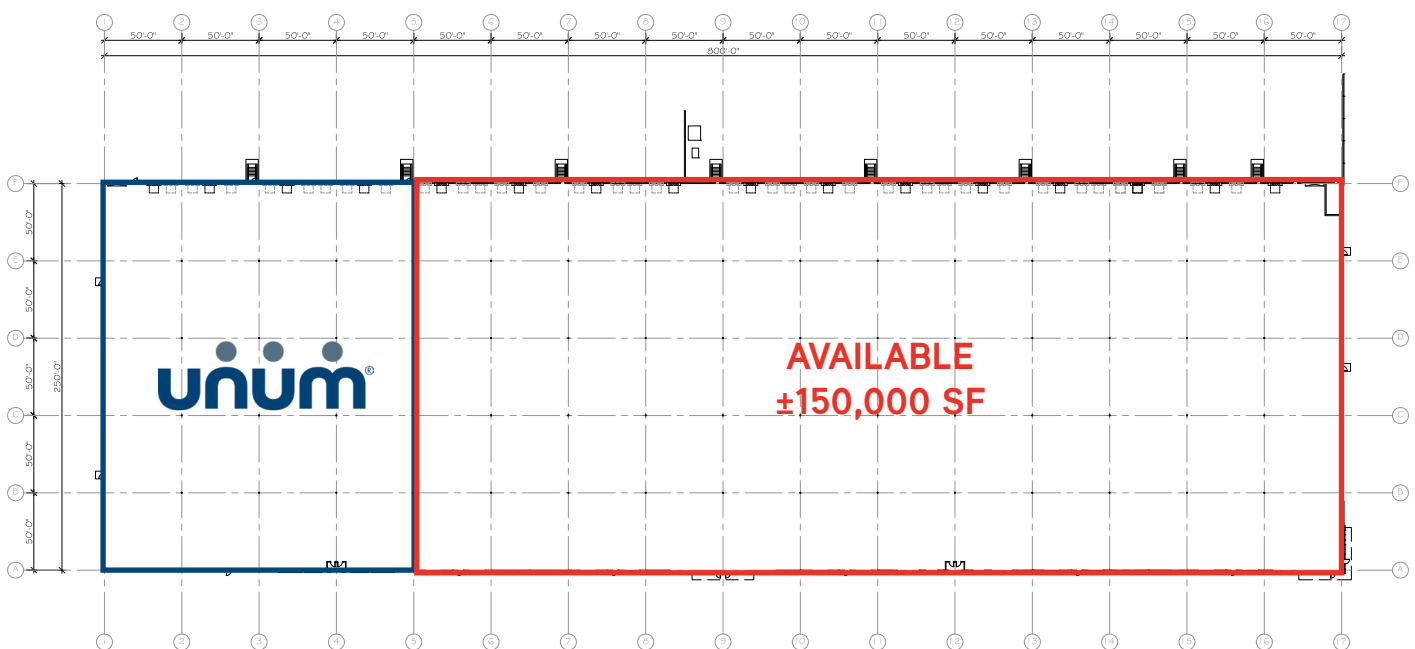
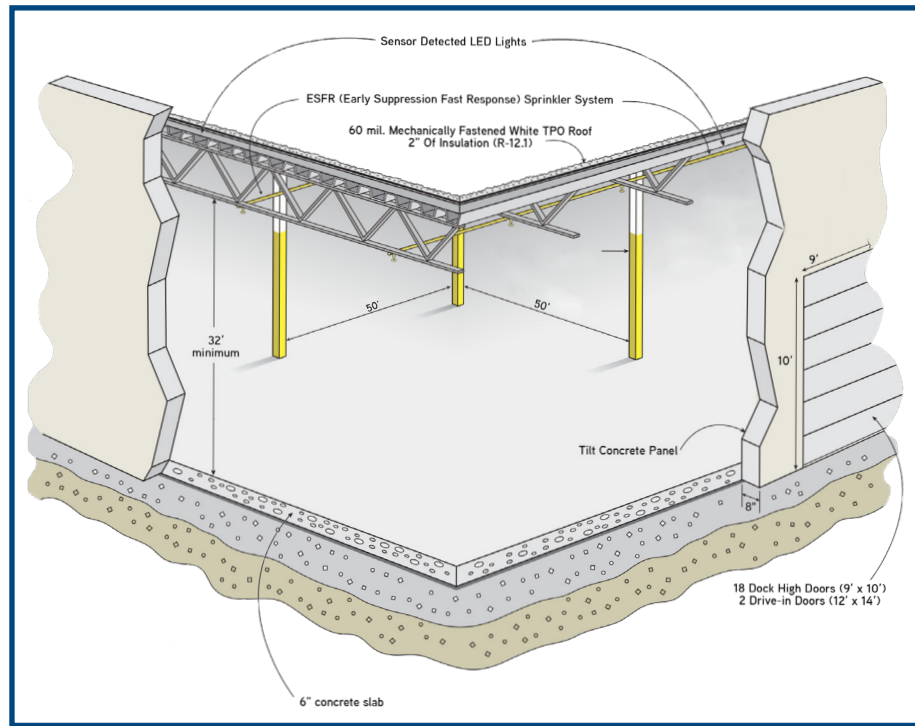
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Colliers  
INTERNATIONAL

#### Floor Plan



PRELIMINARY FLOOR PLAN  
SCALE: 1/32" = 1'-0"



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## Exterior Elevations



(D10)  
SCALE: 1/32" = 1'-0"  
PRELIMINARY REAR ELEVATION



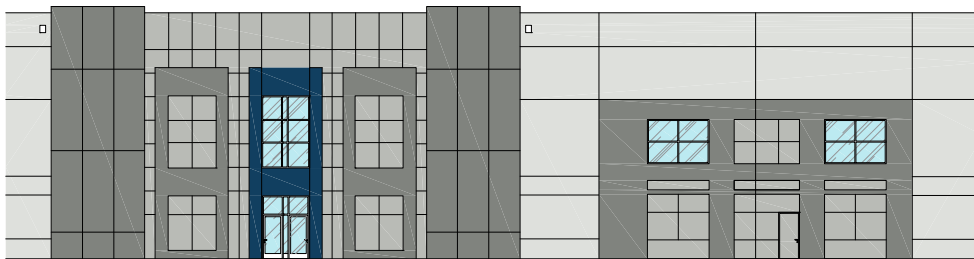
(D1A)  
SCALE: 1/32" = 1'-0"  
PRELIMINARY FRONT ELEVATION



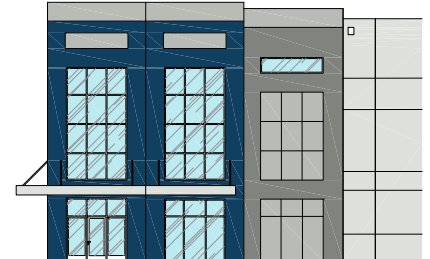
(C1)  
SCALE: 1/32" = 1'-0"  
PRELIMINARY LEFT SIDE ELEVATION



(C3)  
SCALE: 1/32" = 1'-0"  
PRELIMINARY RIGHT SIDE ELEVATION



(B1)  
SCALE: 1/8" = 1'-0"  
ENLARGED AREA - FRONT ELEVATION



(B4)  
SCALE: 1/8" = 1'-0"  
ENLARGED AREA - RIGHT SIDE ELEVATION



(A2)  
SCALE: 1/8" = 1'-0"  
ENLARGED AREA - FRONT ELEVATION

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INTERNATIONAL

#### Utility Providers

- › Sanitary Sewer: City of Cayce
- › Water: City of Cayce
- › Electrical: SCE&G
- › Gas: SCE&G
- › Telcom: AT&T

#### Lease Rate

\$4.75 PSF NNN

#### Contact Us

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