

1333 PINEVIEW DR COLUMBIA, SC



NET LEASE WAREHOUSE & IOS



**OFFERED
FOR SALE**

\$1,642,250 | 7.15% CAP

CONFIDENTIAL
OFFERING MEMORANDUM



1333 PINEVIEW DR

EXECUTIVE SUMMARY

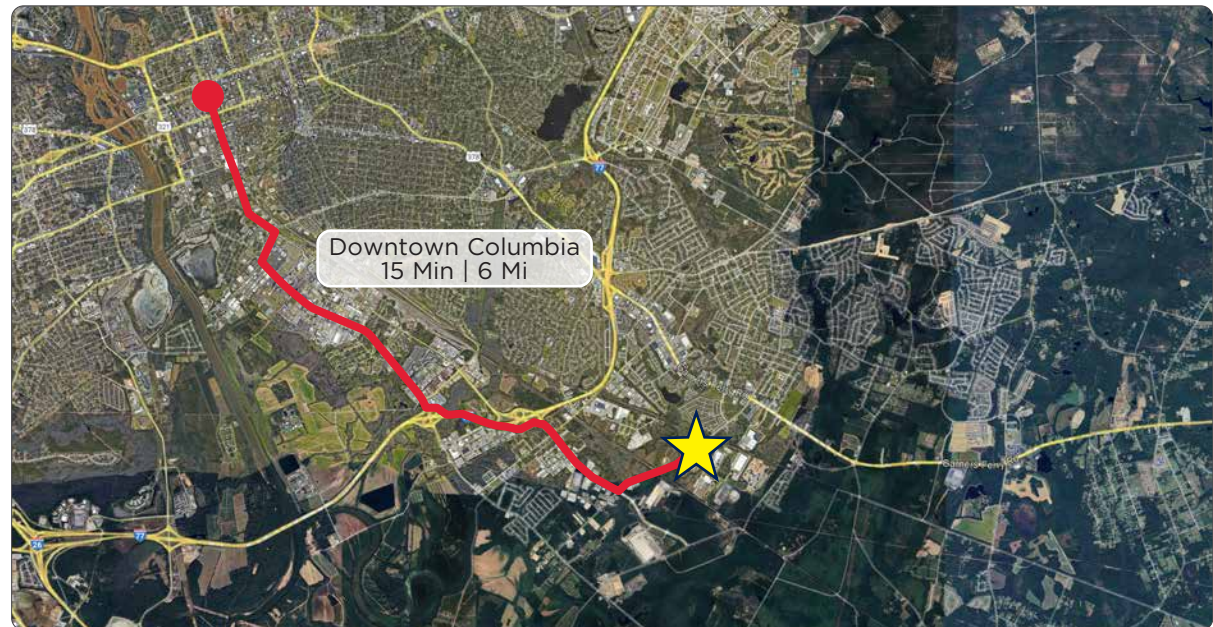
Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 14,000 Sqft Industrial building in Columbia, SC. The Premises has been leased to Lightspeed Construction Group for 12 years with 4 years remaining. The Asset boasts over 1.85 Acres of IOS and is well positioned in an industrial node along Pineview Drive.

| LEASE YEARS | YEAR | ANNUAL RENT |
|----------------------|------|-------------|
| Year 1 | 2024 | \$114,000 |
| Year 2 (Current NOI) | 2025 | \$117,420 |
| Year 3 | 2026 | \$120,943 |
| Year 4 | 2027 | \$124,571 |
| Year 5 | 2028 | \$128,308 |
| Option 1 | 2029 | \$132,157 |
| | 2030 | \$136,122 |
| Option 2 | 2031 | \$140,206 |
| | 2032 | \$144,412 |

| | |
|--------------|--------------------|
| NOI | \$117,420 |
| CAP | 7.15% |
| PRICE | \$1,642,250 |

ASSET SNAPSHOT

| | |
|---------------------------|--|
| Tenant Name | Lightspeed Construction Group (50 Locations) |
| Address | 1333 Pineview Drive, Columbia, SC 29029 |
| Building Size (GLA) | 14,400 SF |
| Yard Area: | 1.85 Acres |
| Land Size | 5.21 Acres |
| Year Built/Renovated | 1988/2024 |
| Signatory/Guarantor | Full Circle Fiber Partners (Corporate - 150 Locations) |
| Rent Type | Absolute NNN |
| Landlord Responsibilities | None |
| Rent Commencement Date | 4/14/2016 |
| Lease Expiration | 12/31/2028 |
| Remaining Term | 4 Years |
| Current Annual Rent | \$117,420 |



61,018 PEOPLE
IN 5 MILE RADIUS

\$94,927 AHHI
IN 5 MILE RADIUS

13,900 VPD
ON PINEVIEW DR





STRONG LEASE FUNDAMENTALS

3% annual rent increase during base term and options periods | Absolute NNN providing no Landlord Responsibilities | Two (2) - two (2) year option periods



STRONG GUARANTOR

Full Circle Fiber Partners (guarantor) has over 150+ locations nationwide and is an affiliate of of Mill Point Capital (Over \$2.5B AUM)



GATED IOS SITE NEAR MAJOR LOGISTIC ROUTES

Over 1.85 Acres of gated IOS | Over 14,000 square feet of indoor storage | Approximately 6.35% of Building/Lot Coverage | Less than 2.5 Miles to I-77 (70,200 VPD) & ~9 miles to I-26 (70,900 VPD)



LOCATED IN INDUSTRIAL NODE

Over 4.4MSF of industrial space within a 1-mile radius of subject site | Nearby industrial users include: Amazon, Fedex Ground, GMS, Beacon Roofiing Supply, Cummins, 84Lumber and more



RECENT BUILDING RENOVATIONS

Property was recently renovated to add outside LED lighting for security, recycled concrete throughout the yard, new exterior paint, additional fencing, repair roof leaks, and full office renovation



COLUMBIA, SC GROWTH

The South Carolina State Capital has an annual growth rate of 1.46% and has the population has grown more than 6% since 2020 | Columbia has a strong job market with projected job growth of over 27% in the next ten years | Scout Motors chose Columbia for it's new \$2B manufacturing project, adding 4,000+ jobs, the largest development project in Richland Country history



Downtown Columbia

PODS Moving & Storage

Party Reflections

Carrier Enterprise

Town & Country Industries

FedEx Ground

Metal Equipment Fabricators

ProHelp Movers

Select Corporate Housing

LIGHTSPEED
construction group

Pineview Dr (13,900 VPD)



TreeHouse Foods

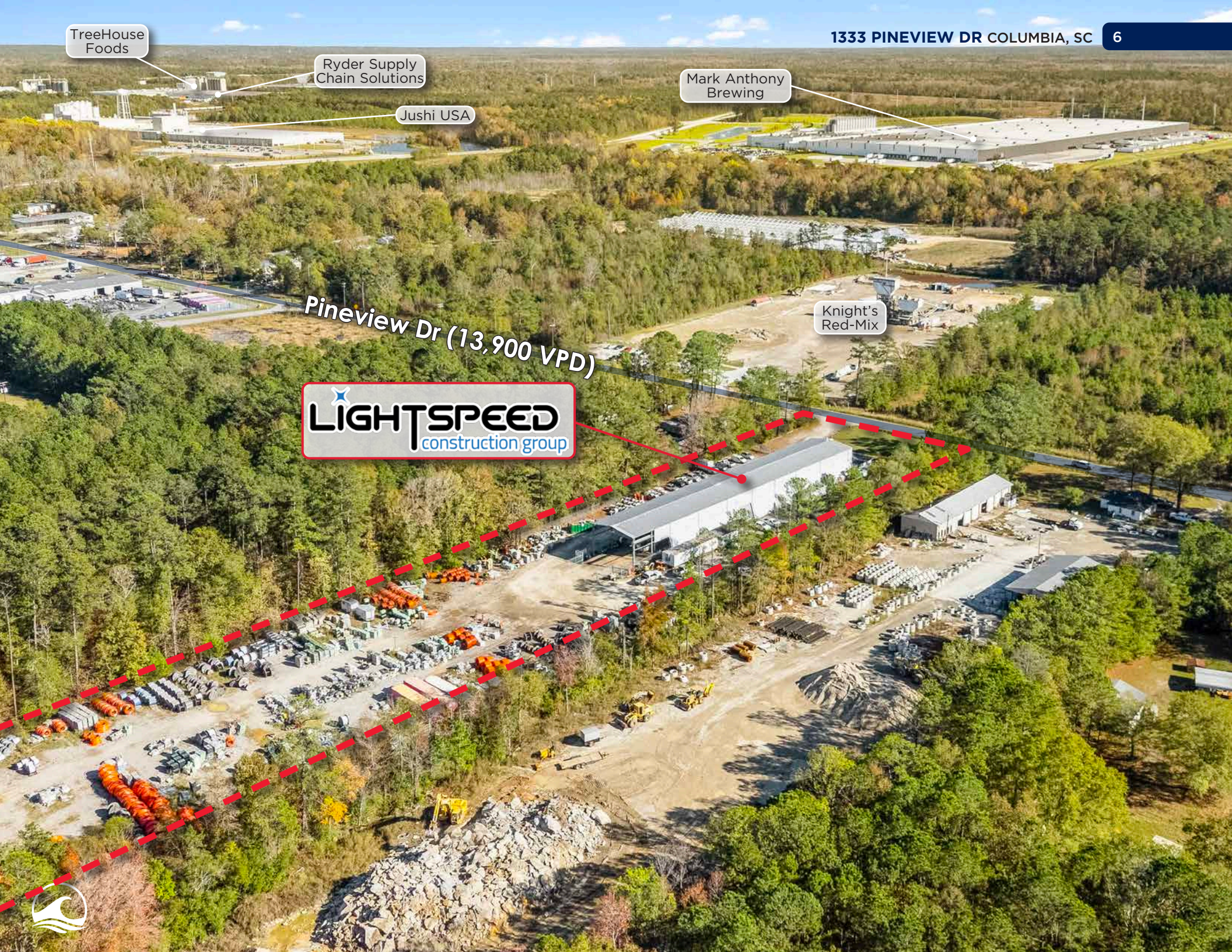
Ryder Supply Chain Solutions

Jushi USA

Mark Anthony Brewing

Knight's Red-Mix

Pineview Dr (13,900 VPD)



**1333
PINEVIEW
DR**

CHARLOTTE
90 MILES
1:35 DRIVE

GREENVILLE
103 MILES
1:45 DRIVE



Columbia



1 MILES
1,627
PEOPLE
\$64,722
AHHI
1,898
TOTAL
EMPLOYEES

3 MILES
20,017
PEOPLE
\$87,822
AHHI
13,072
TOTAL
EMPLOYEES

5 MILES
61,018
PEOPLE
\$94,927
AHHI
28,511
TOTAL
EMPLOYEES

CHARLESTON
100 MILES
1:50 DRIVE

Columbia, South Carolina, the state's capital, is a vibrant city nestled in the heart of the Palmetto State. Boasting a rich history dating back to its founding in 1786, Columbia offers a blend of Southern charm and modern amenities. The city is renowned for its cultural attractions, including the Columbia Museum of Art, which showcases a diverse collection ranging from Renaissance masterpieces to contemporary works. Nature enthusiasts can explore the scenic beauty of Congaree National Park, home to one of the largest intact old-growth bottomland hardwood forests in the southeastern United States. With its bustling downtown district, burgeoning culinary scene, and lively entertainment options, Columbia provides residents and visitors alike with a dynamic urban experience set against the backdrop of the South Carolina Midlands.

Augusta

GA

NC

SC

TENANT SUMMARY

LightSpeed Construction group is a subsidiary of Full Circle Fiber Partners, a leading provider of integrated construction, engineering, project management, and installation services to the broadband cable, telecom and utility industries. Full Circle Fiber Partners has over 150 locations nationwide and is affiliate of Mill Point Capital, a New York private equity company that has over ~\$2.5B in AUM and focuses investments on lower-middle market companies in North America.



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**NET LEASE
WAREHOUSE
& IOS**

LIGHTSPEED
construction group

Exclusively Offered By



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