267 COLUMBIA AVE

Chapin, SC (Columbia MSA)

OFFERED FOR SALE
$8,960,000 | 9.65% CAP

CONFIDENTIAL
OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Samsung in Chapin, SC. The Premises is leased to Samsung for a 4 year initial term with annual rent increases. The Asset is well posittioned on Columbia Ave & the site benefits from close proximity to the major interstate I-26.

INVESTMENT GRADE TENANT | **LOW VACANCY INDUSTRIAL MARKET** | **HIGH GROWTH COLUMBIA MSA**

LEASE YEARS	TERM	ANNUAL RENT
Current Term*	Year 2	$865,200
Rent Increase	Year 3	$891,156
Rent Increase	Year 4	$917,891
Renewal Option	Year 5	$945,427
Rent Increase	Year 6	$973,790
Rent Increase	Year 7	$1,003,004
Rent Increase	Year 8	$1,033,094

*Rent is based off rent increase on 11/1/2026 – Seller will credit rent difference to Buyer

NOI	$865,200
CAP	9.65%
PRICE	$8,960,000

ASSET SNAPSHOT

Tenant Name	Samsung
Address	267 Columbia Ave, Chapin, SC 29036
Year Built/Renovated	1965/2021
Signator/Guarantor	Corporate
Rent Type	NN
Landlord Responsibilities	Roof, Structure & Repair Exceeding $25K
Rent Commencement Date	11/1/2025
Lease Expiration Date	10/31/2029
Remaining Term	4 years
Current Annual Rent	$865,200

BUILDING SPECS

Building Size (GLA)	191,064 SF (Office: 41,635 SF; Warehouse: 149,429 SF)
Clear Height	16'
Dock Doors	Six (6) 9' x 10' (All on Left Side of Building)
Sprinklers	Fully Sprinklered
Parking	~312 Spaces
Lighting	New LED Lights in 2021
Land Size	8.72 Acres

26,028 PEOPLE IN 5 MILE RADIUS | **$133,538** AHHI IN 5 MILE RADIUS | **13,200** VPD ON COLUMBIA AVE

INVESTMENT HIGHLIGHTS

ATTRACTIVE LEASE FUNDAMENTALS

Tenant responsible for taxes, insurance and repairs | 48-month lease term with 3% annual rent escalations included in the option period | Landlord delivered new LED lights in 2021

CORPORATE COUNTERPARTY

100% leased to Samsung Electronics Home Appliances America LLC an investment grade tenant backed by Samsung Electronics Co Ltd ranked #33 on the 2024 Fortune Global 500 | Samsung has approximately $198 billion in annual revenue

WELL POSITIONED IN MARKET, PROVIDING FUTURE REDEVELOPMENT UPSIDE

Directly Acros From Chapin High School (1,617 Students) | Over 500K SF of Retail in 1-Mile Radius boasting 0.7% vacancy Rate | Nearby National Grocers include Lowes Food, Publix, and Food Lion | ~398 new homes planned in 2026 immediately north of the property

ANCILLARY SUPPORT OF MISSION CRITICAL FACILITY

Samsung invested nearly $500M into the 1.50M SF facility and is the primary US appliance production hub, supporting nearly 1,500 local jobs

INTERSTATE + PORT CONNECTIVITY

Site is 1.4 miles to I-26 | Fronts Columbia Ave a primary artery where VPD averages 13,200 | South Carolina Ports just finished FY-2025 with 2.6M Standard shipping containers handled and recorded rail lifts at inland Port Greer up 10% YoY showing strength of options along the I-26 corridor

COLUMBIA MSA

Columbia MSA has a growing population of approximately 850,000 and serves as South Carolinas primary inland logistics hub | The regional economy is anchored by state government, University of South Carolina and a growing advanced-manufacturing base | Industrial demand is supported by direct access to I-26 providing connectivity to the Port of Charleston

SITE PLAN

Entire First Floor Warehouse
SAMSUNG
Second Floor Office
Loading Area
Ellett Rd
Columbia Ave (13,200 VPD)

GREAT Southern HOMES
O'Reilly AUTO PARTS
Publix
FOOD LION
Lowes FOODS
Walgreens
WELLS FARGO
LAKE MURRAY TIRE & AUTOMOTIVE
Chapin High
1,617 Students
TD Bank
Columbia Ave (13,200 VPD)
Moseley's DIAMOND SHOWCASE
SAMSUNG
Ellett Rd

Chapin High
1,617 Students
TD Bank
LAKE MURRAY
TIRE & AUTOMOTIVE
Columbia Ave (13,200 VPD)
Moseley's
DIAMOND SHOWCASE
SAMSUNG

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.

1 MILES	3 MILES	5 MILES
1,457 PEOPLE	7,371 PEOPLE	26,028 PEOPLE
$103,578 AHHI	$105,563 AHHI	$133,538 AHHI
2,220 TOTAL EMPLOYEES	3,417 TOTAL EMPLOYEES	4,971 TOTAL EMPLOYEES

TENANT OVERVIEW

Samsung Electronics Co., Ltd., founded in 1938, is one of the world's largest and most influential technology companies, consistently ranking in the top 10 on the Fortune Global 500 with annual revenues exceeding $200 billion. The company operates across a diverse range of sectors, including consumer electronics, IT and mobile communications, and device solutions, maintaining global leadership positions in smartphones, semiconductors, televisions, and home appliances. Headquartered in Seoul, South Korea, Samsung has a worldwide presence with operations in 74 countries and more than 230 global bases, employing roughly 260,000 people. Backed by its scale, brand recognition, and strong cash flows, Samsung maintains investment-grade credit ratings (S&P: AA- / Moody's: A1), ensuring long-term stability and making it one of the most creditworthy and reliable corporate tenants in the world.

SAMSUNG QUICK FACTS

Founded:	1938
Ownership:	Public
Annual Revenue:	$220.73B
Market Cap:	$396.04B
# of Locations:	74 countries 230 global production sites
Headquarters:	Seoul, South Korea
Guaranty:	Corporate

SAMSUNG

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Exclusively Offered By

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