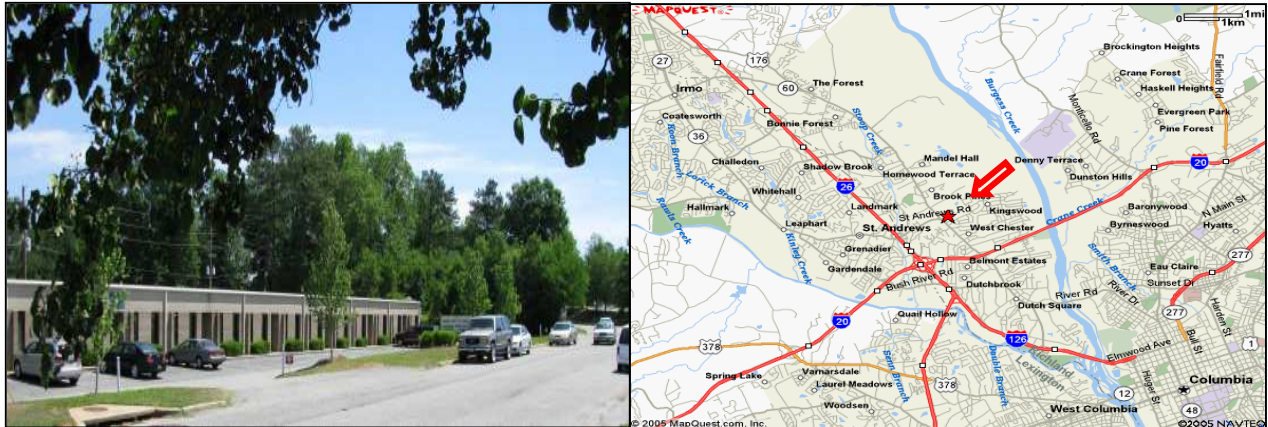


# THE BUSINESS PARK OF ST. ANDREWS

*Office/Showroom/Warehouses*



1401 / 1404 / 1410 St. Andrews Road  
Columbia, SC 29210

## **PRIME BUSINESS LOCATION...**

The Business Park of St. Andrews is conveniently situated in the St. Andrews/Irmo (northwest) area of Columbia, near the intersection of I-20 and I-26, one of the busiest interstate crossroads of central South Carolina, with easy access to those interstate highways and nearby commercial and government facilities, housing and recreation areas.

### **Easy Access to Interstate Highways**

Only ½ mile from interchanges of both I-20 and I-26, the Park offers quick and convenient access to all areas of Greater Columbia and the primary interstate routes to Greenville/Spartanburg, Augusta, Atlanta and Charleston.

### **Busy Commercial/Government Area**

Numerous commercial enterprises, hotels, offices and industrial plants are located nearby, and just north of the Park are headquarters for the SC law enforcement, corrections and forestry departments and related professional associations. One mile south is 600,000sf Dutch Square Mall, and 750,000sf Columbiana Centre and other large retail developments are only four miles north, at the Harbison exit of I-26.

### **Housing and Recreation**

Lake Murray, with over 520 miles of shoreline, is only six miles northwest of the Park, and excellent housing in all price ranges is available nearby, with numerous public and private golf, tennis and other athletic facilities all in close proximity.

## **QUALITY DESIGN AND CONSTRUCTION...**

Every effort has been made to accommodate the need for affordable, yet professional-quality office/warehouse suites designed with your business needs in mind.

- √ Attractive facade and landscaping.
- √ Ample auto and truck parking
- √ Large, prominent sign locations.
- √ Bright, carpeted office/meeting areas with central air and heat. Convenient front door mail slots enable postal deliveries direct to your office.
- √ Warehouse overhead doors with drive-in or loading dock access.
- √ Efficient gas heat in warehouses. Some units also have warehouse a/c or exhaust fans.
- √ Skylite-brightened 14' warehouse ceilings.
- √ Insulated floor-to-ceiling firewall separation between units, and between offices and warehouse.

**RESOURCE**

LEASING & MANAGEMENT BY  
**RESOURCE PROPERTIES, INC.**

*Real Estate Development • Construction • Brokerage • Property Management*  
PO Box 786, Irmo, SC 29063-0786 Email@ResourcePropertiesInc.com  
Office: (803) 735-1108 Fax: (803) 407-2688