

BANKS COMMERCE PARK

9481 INDUSTRIAL CENTER DR, UNITS 3&4
NORTH CHARLESTON, SC 29456



FOR LEASE



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PROPERTY INFORMATION

TAX MAP ID	390-00-00-433
COUNTY	CHARLESTON
MUNICIPALITY	CITY OF NORTH CHARLESTON
ZONING	LIGHT INDUSTRIAL
TOTAL SITE ACREAGE	2.03 ACRES
GLA	18,425 SF
YEAR BUILT	2016

DESCRIPTION

Two 2,805 SF units (5,610 SF in total) available in Banks Commerce Park, a Class A Flex Building. Each unit includes 850 SF office space, a conference room, reception area, small kitchenette, and two bathrooms. Each unit has 1,955 SF of warehouse space with a 10' x 10' roll-up door. This business park is located in close proximity to I-26, Palmetto Commerce Parkway, and key local employers including Trident Hospital, Boeing, Cummins, Daimler, Rotorion and Foodhandler.



OFFERING

UNIT	SIZE	LEASE RATE	LEASE TYPE	AVAILALBE
3	2,805 SF	\$13.50 PSF	NNN	11/1/2023
4	2,805 SF	\$13.50 PSF	NNN	11/1/2023

CURRENT AVAILABILITY



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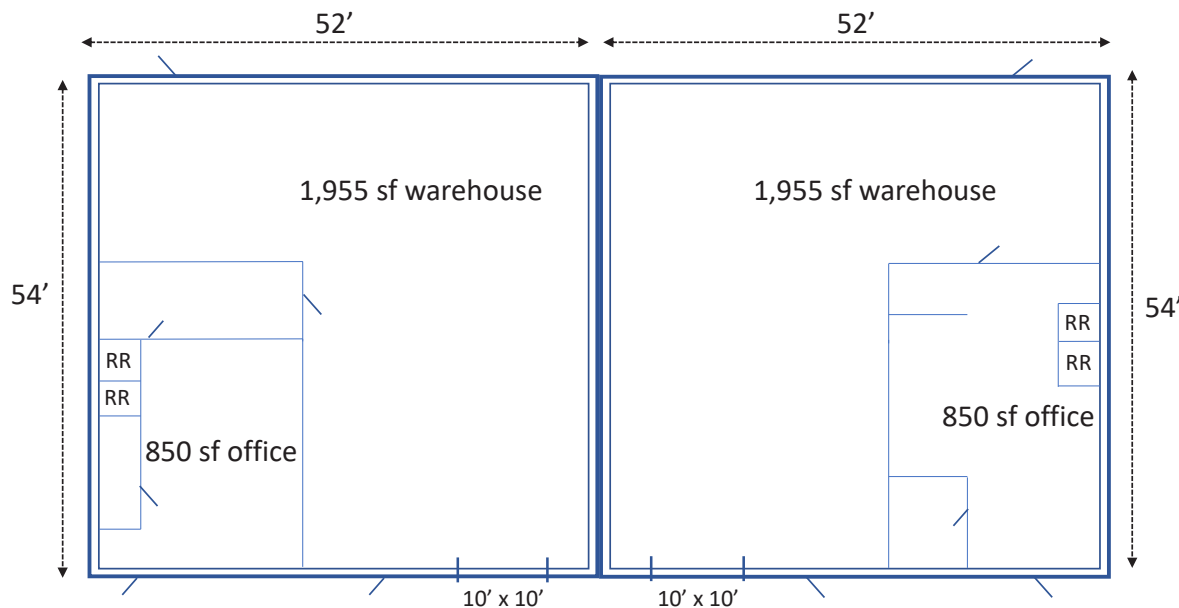
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9481 Industrial Center Dr, Units 3 & 4

5,610 sf total



LOADING DOCKS	NONE
DRIVE-IN BAYS	1 PER UNIT
CENTER HEIGHT	18'
CLEARANCE HEIGHT	17'
EAVE HEIGHT	17.5'
COLUMN SPACING	CLEAR SPAN
ROOF	INSULATED METAL
WALLS/SIDING	INSULATED METAL
FLOORS	6" CONCRETE
AIR CONDITIONING	OFFICE ONLY
HEAT SOURCE	OFFICE ONLY
LIGHTING	CONTACT AGENT
NUMBER OF STORIES	1
POWER PHASE	SINGLE PHASE
POWER PROVIDER	SCE&G
RAIL/COMPANY	NONE
RESTROOMS	1 PER UNIT
GARBAGE REMOVAL	TENANT RESPONSIBILITY
UTILITIES	TENANT RESPONSIBILITY

SPECS & FLOOR PLAN



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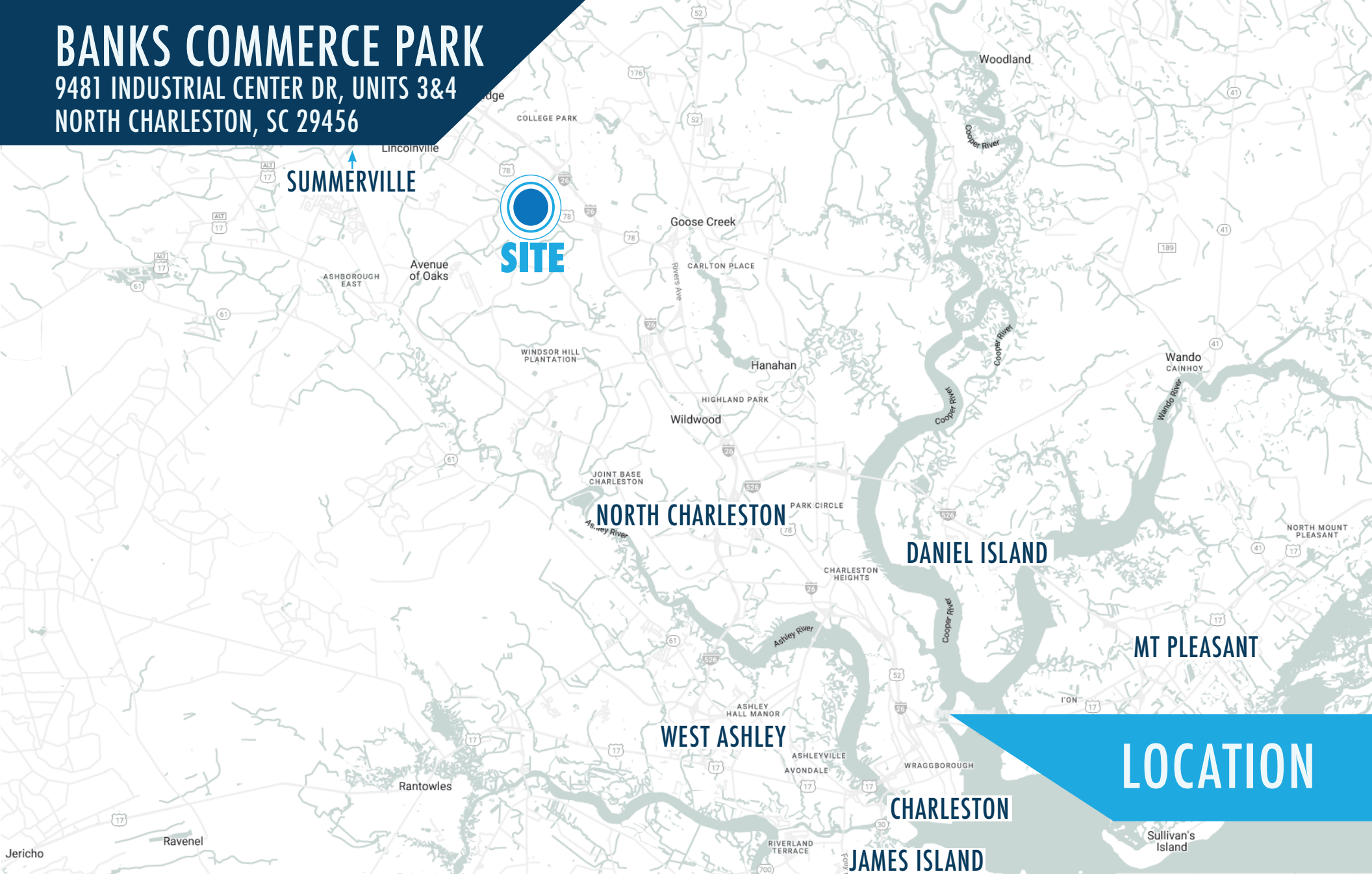
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LOCATION



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PHOTOS



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