

**3333 MARATHON CT**  
NORTH CHARLESTON, SC 29418



**FOR LEASE**



**Contact us:**

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## PROPERTY INFORMATION

|               |                       |
|---------------|-----------------------|
| PARCEL ID     | 397-00-00-056         |
| COUNTY        | CHARLESTON            |
| MUNICIPALITY  | NORTH CHARLESTON      |
| BUILDING SIZE | 4,000 SF              |
| YEAR BUILT    | 1986                  |
| ZONING        | M-1 LIGHT INDUSTRIAL  |
| LEASE RATE    | \$12.75 PSF MOD GROSS |



## HIGHLIGHTS

4,000 SF of office/warehouse space located just off of Cross County Road. Light industrial zoning, with two 12 x 14 ft roll-up doors and approximately 660 SF of total office space and 3,340 SF of total warehouse space with 16 ft clearance at the eaves. There are seven parking spaces in front of the unit. Single phase power. Site is located in the center of the Charleston Metro Area, close to the port, Boeing, Cummins, Bosch, Mercedes Vans, and Joint Base Charleston.



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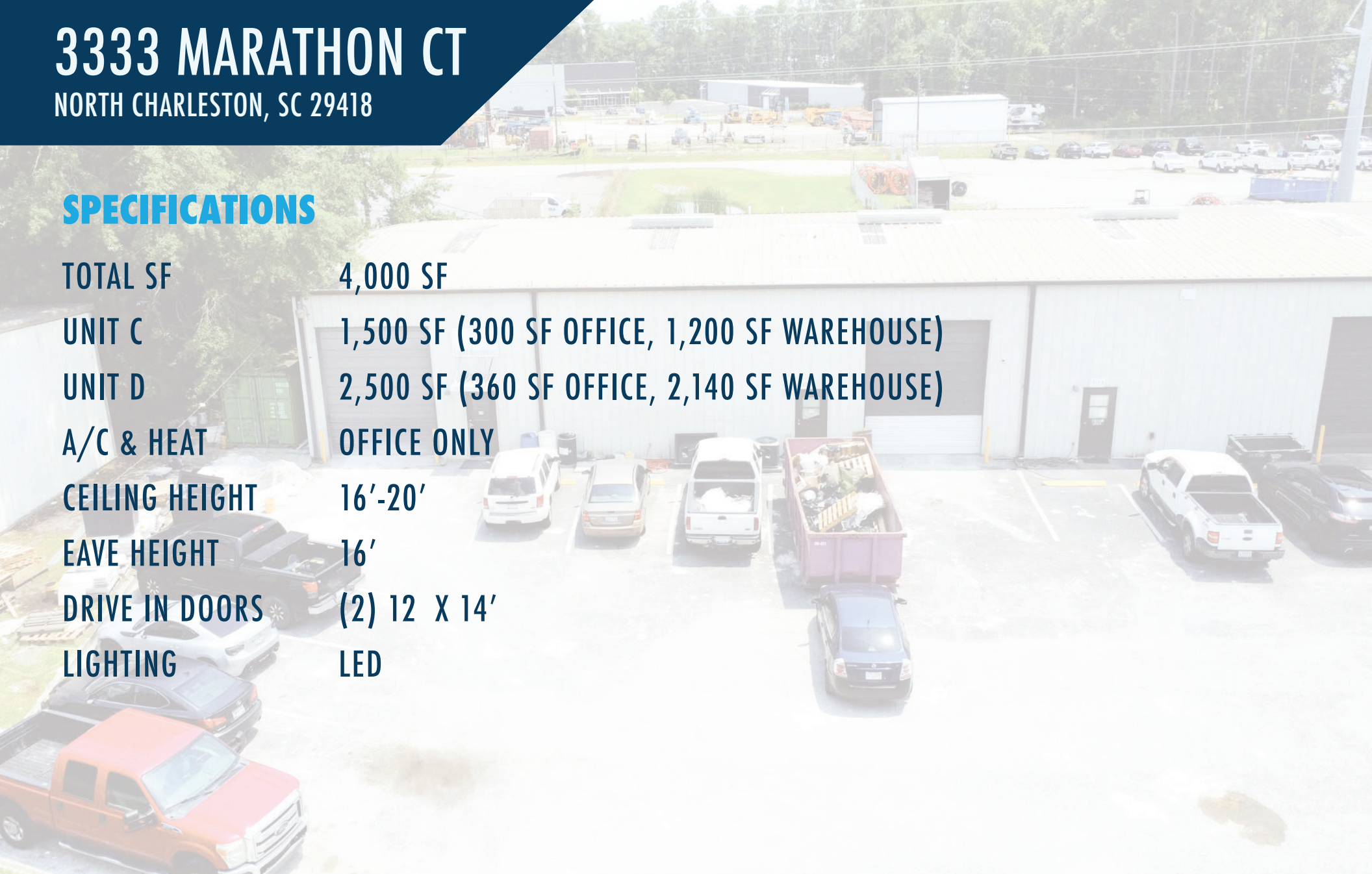
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## SPECIFICATIONS



|                |                                              |
|----------------|----------------------------------------------|
| TOTAL SF       | 4,000 SF                                     |
| UNIT C         | 1,500 SF (300 SF OFFICE, 1,200 SF WAREHOUSE) |
| UNIT D         | 2,500 SF (360 SF OFFICE, 2,140 SF WAREHOUSE) |
| A/C & HEAT     | OFFICE ONLY                                  |
| CEILING HEIGHT | 16'-20'                                      |
| EAVE HEIGHT    | 16'                                          |
| DRIVE IN DOORS | (2) 12 X 14'                                 |
| LIGHTING       | LED                                          |



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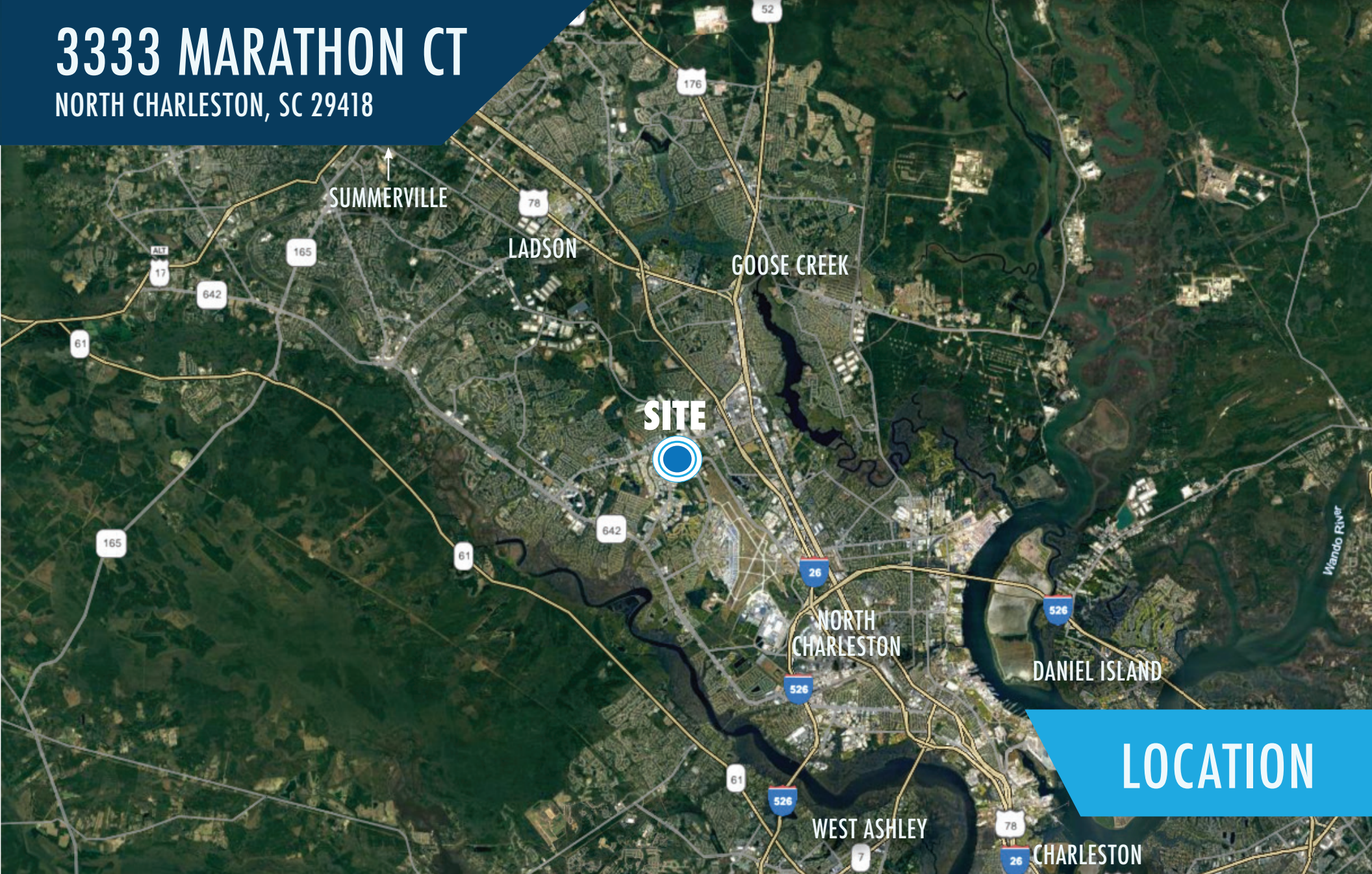
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## LOCATION



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