

FOR LEASE

2,827 - 5,852 SF FLEX

FENCED LAYDOWN YARD

4748 FRANCHISE ST,
NORTH CHARLESTON, SC 29418



LANDLORD'S IMPROVEMENTS

- Install new storefront entrances
- Update exterior paint scheme on the building
- Reseal/restripe the parking lot
- Enhance curb appeal with new landscaping package
- Install additional loading doors
- Replace fencing
- Spec interior with LED lighting, new insulation, updated offices, etc.
- Install new monument signage
- Fence the rear laydown yard



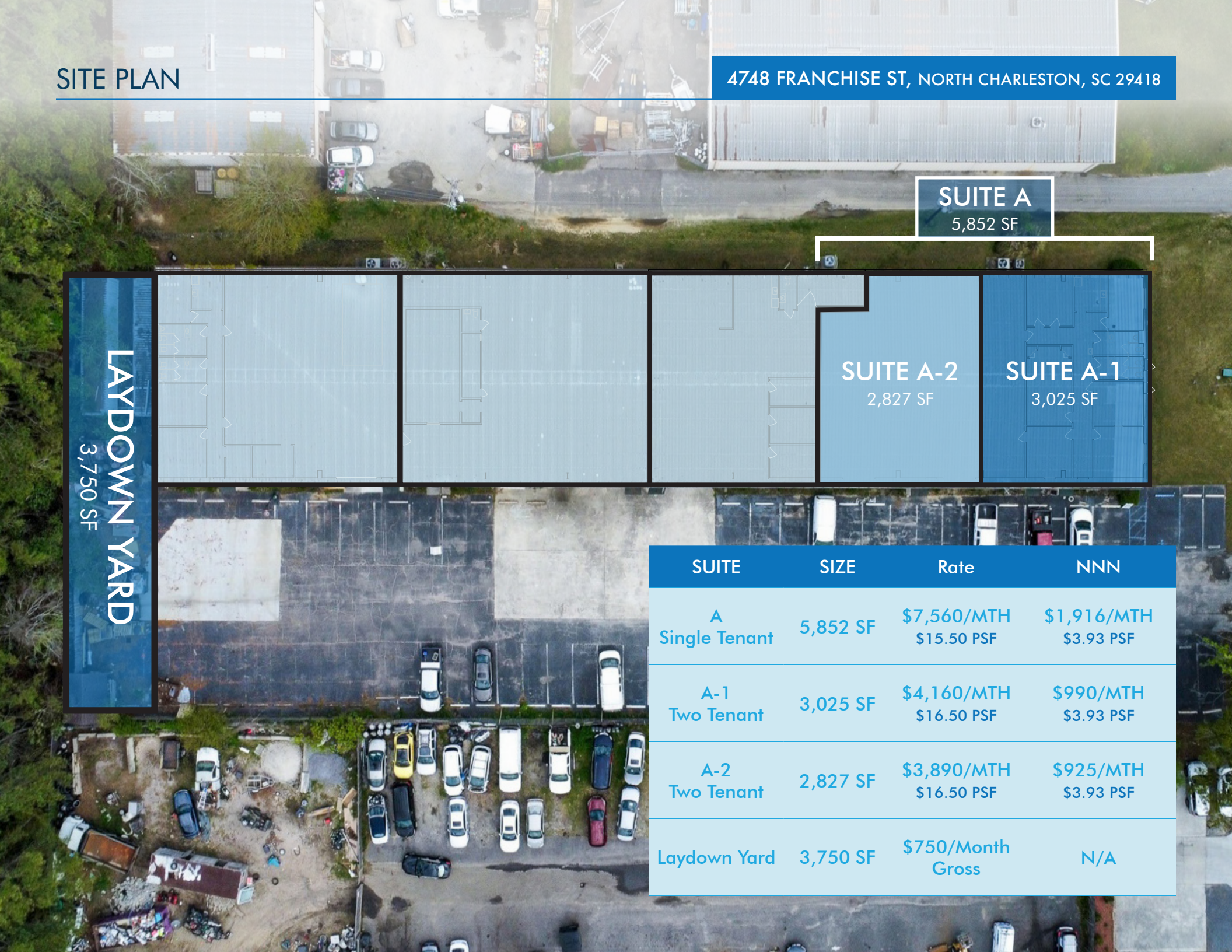
4748 FRANCHISE ST, NORTH CHARLESTON, SC 29418



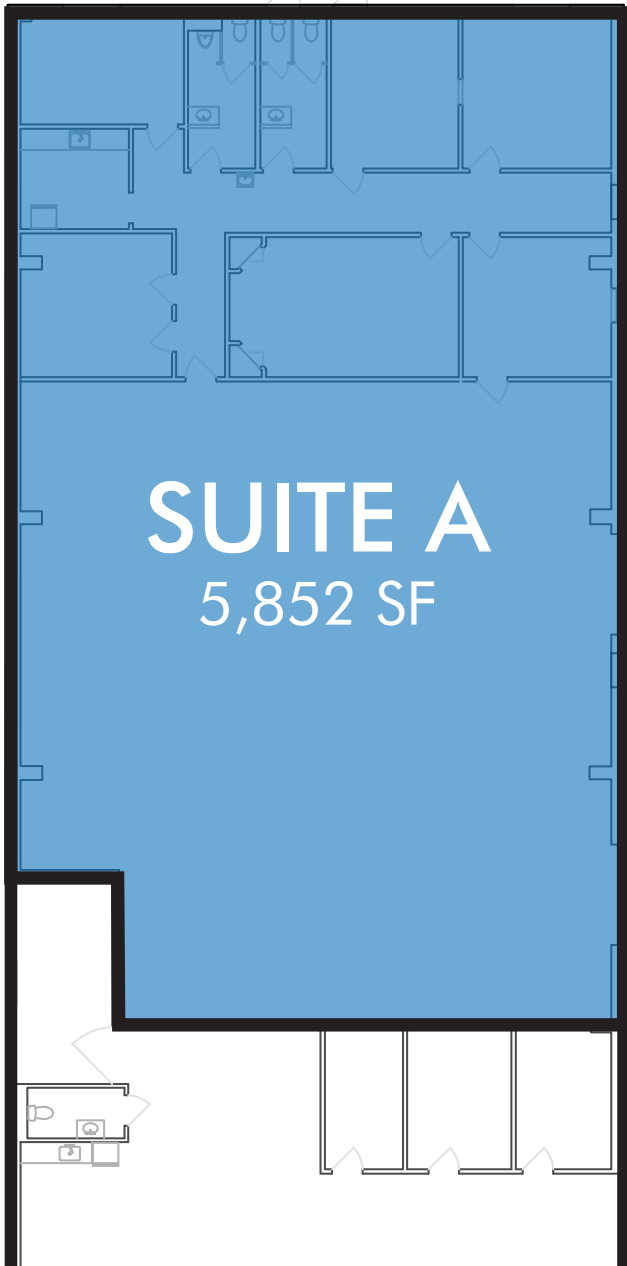
PROPERTY PHOTOS

SITE PLAN

4748 FRANCHISE ST, NORTH CHARLESTON, SC 29418



FRANCHISE ST



SINGLE TENANT SCENARIO

SUITE A SPECIFICATIONS

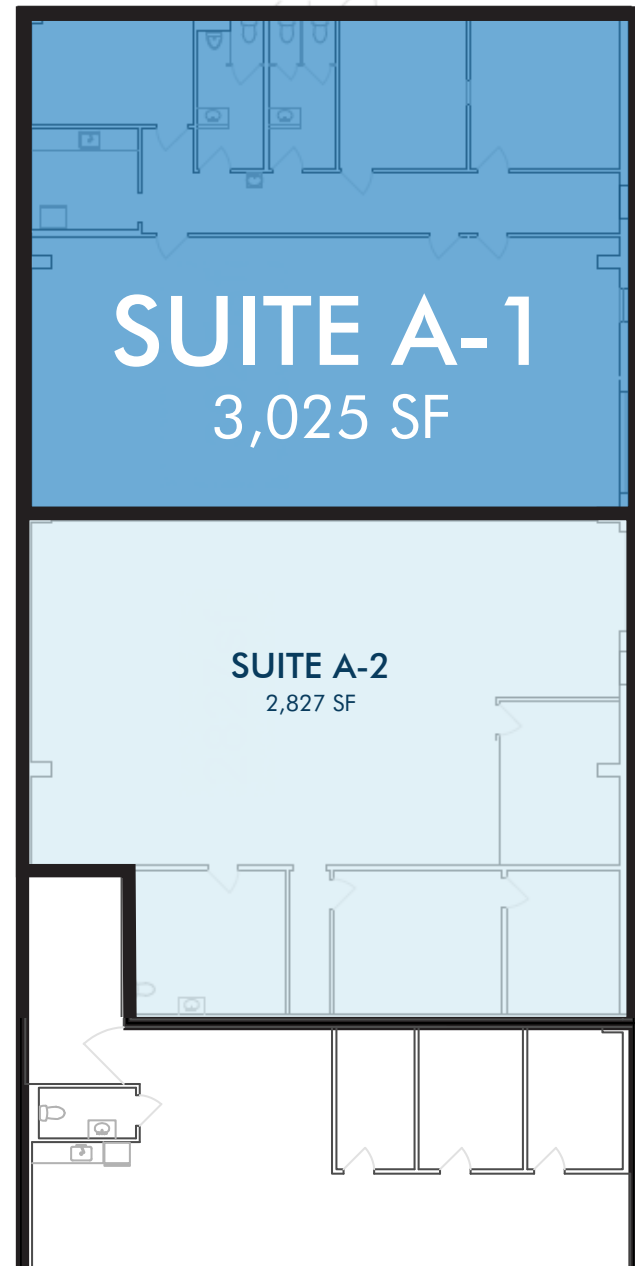
SPACE AVAILABLE	5,852 SF
AVAILABLE	Now
OFFICE SIZE	2,200 SF
WAREHOUSE SIZE	3,382 SF
LEASE RATE	\$7,560/MTH \$15.50 PSF
LEASE TYPE	NNN
OPERATING EXPENSES	\$1,916/MTH \$3.93 PSF
CLEAR HEIGHT	13'7"
POWER	3-PHASE
LOADING	Two Drive-In Doors
PARKING RATIO	21 Spaces (3.73/1,000 RSF)
COLUMNS	Clear Span
FLOOR SIZE/TYPE	Slab
HEAT	In Office Only
AIR CONDITIONING	In Office Only
LIGHTING	LED

TWO TENANT SCENARIO

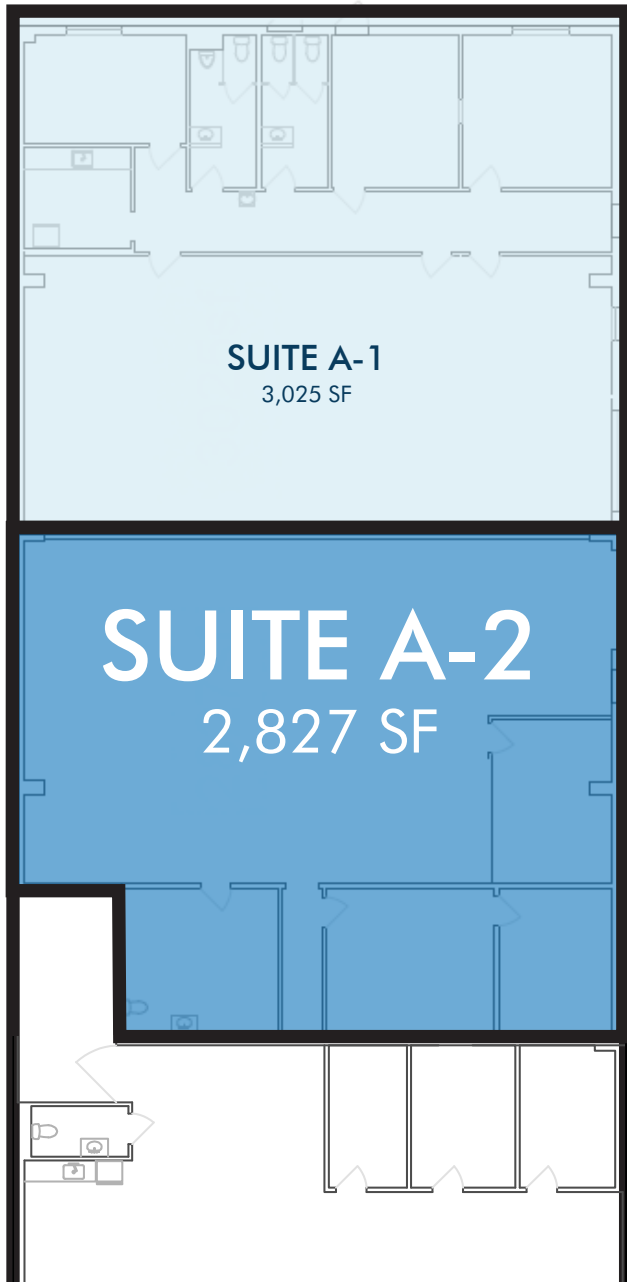
SUITE A-1 SPECIFICATIONS

SPACE AVAILABLE	3,025 SF
AVAILABLE	September 2025
OFFICES	3
BATHROOMS	2
LEASE RATE	\$4,160/MTH \$16.50 PSF
LEASE TYPE	NNN
OPERATING EXPENSES	\$990/MTH \$3.93 PSF
CLEAR HEIGHT	13'7"
POWER	200 AMPS/3-PHASE
LOADING	One Drive-In Door
PARKING RATIO	11 Spaces (3.73/1,000 RSF)
COLUMNS	Clear Span
FLOOR SIZE/TYPE	Slab
HEAT	In Office Only
AIR CONDITIONING	In Office Only
LIGHTING	LED

FRANCHISE ST



FRANCHISE ST



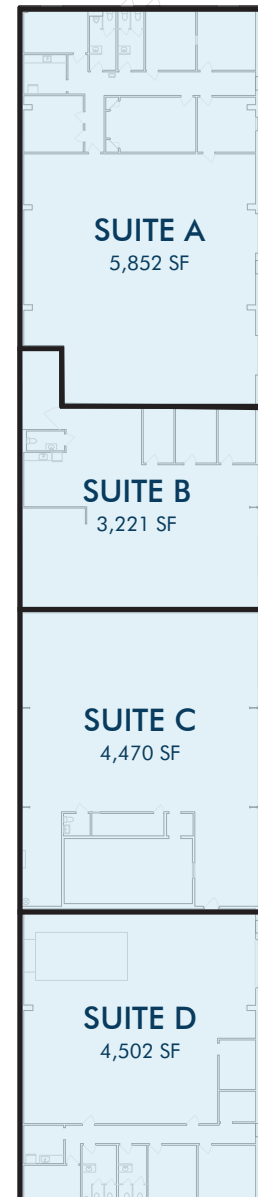
SUITE A-2 SPECIFICATIONS

SPACE AVAILABLE	2,827 SF
AVAILABLE	September 2025
OFFICES	2-3
BATHROOMS	1
LEASE RATE	\$3,890/MTH \$16.50 PSF
LEASE TYPE	NNN
OPERATING EXPENSES	\$925/MTH \$3.93 PSF
CLEAR HEIGHT	13'7"
POWER	200 AMPS/3-PHASE
LOADING	One Drive-In Door
PARKING RATIO	10 Spaces (3.73/1,000 RSF)
COLUMNS	Clear Span
FLOOR SIZE/TYPE	Slab
HEAT	In Office Only
AIR CONDITIONING	In Office Only
LIGHTING	LED

LAYDOWN YARD

LAYDOWN YARD SPECIFICATIONS

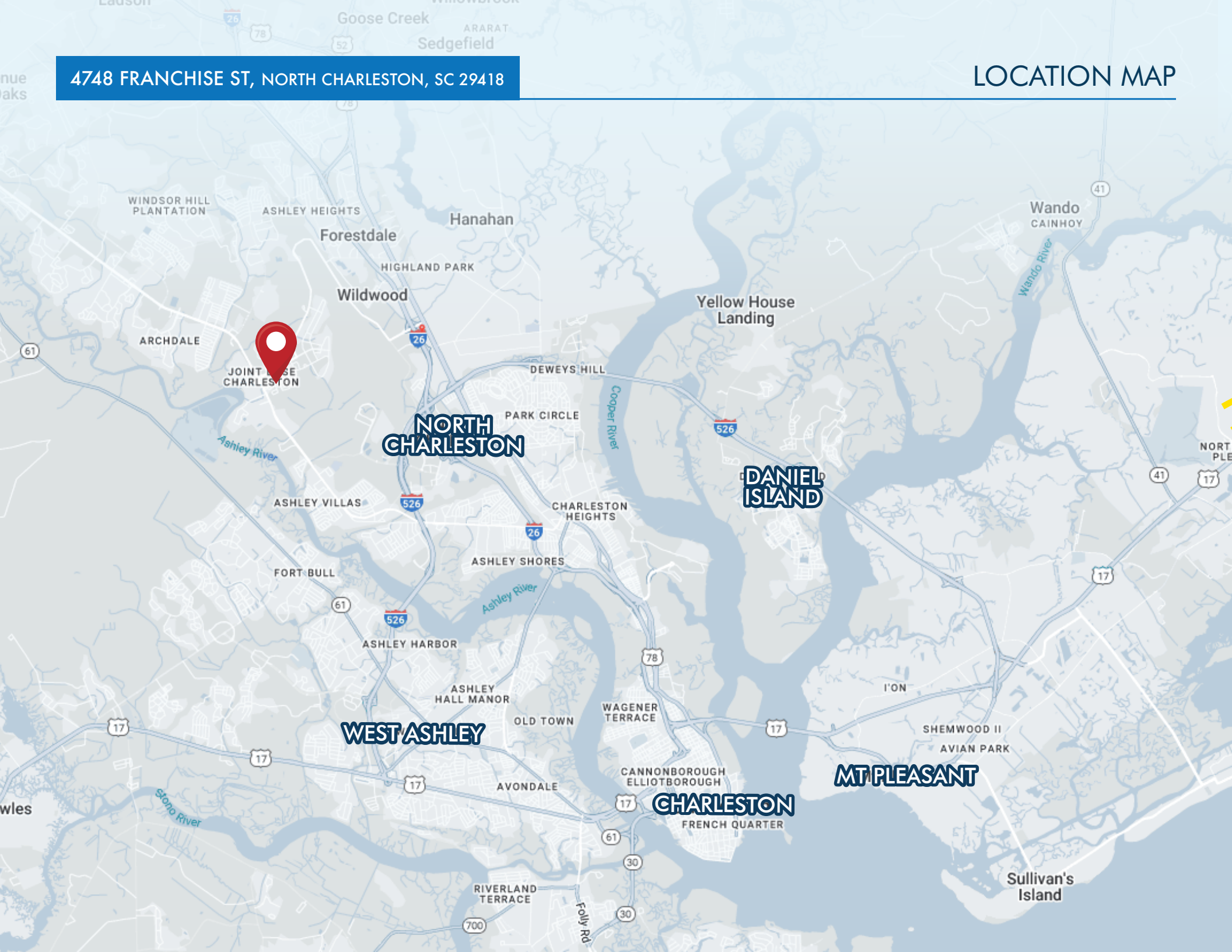
SPACE AVAILABLE	3,750 SF (Fenced)
RATE	\$750/MTH Gross



LAYDOWN YARD
3,750 SF

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LOCATION MAP



LOCATION MAP

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