

# FOR LEASE

2,827 - 5,852 SF FLEX

FENCED LAYDOWN YARD

4748 FRANCHISE ST,  
NORTH CHARLESTON, SC 29418



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## LANDLORD IMPROVEMENTS

### 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





## LANDLORD IMPROVEMENTS

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OLD FACADE



NEW FACADE





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**STONO**  
SUITES  
ON FRANCHISE  
A  
B Plane Wood LLC  
C Sectional Warehouse  
D For Lease  
E For Lease  
4748



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PROPERTY PHOTOS





# SITE PLAN

4748 FRANCHISE ST, NORTH CHARLESTON, SC 29418

**SUITE A**  
5,852 SF

**SUITE D**  
4,500 SF

**SUITE A-2**  
2,827 SF

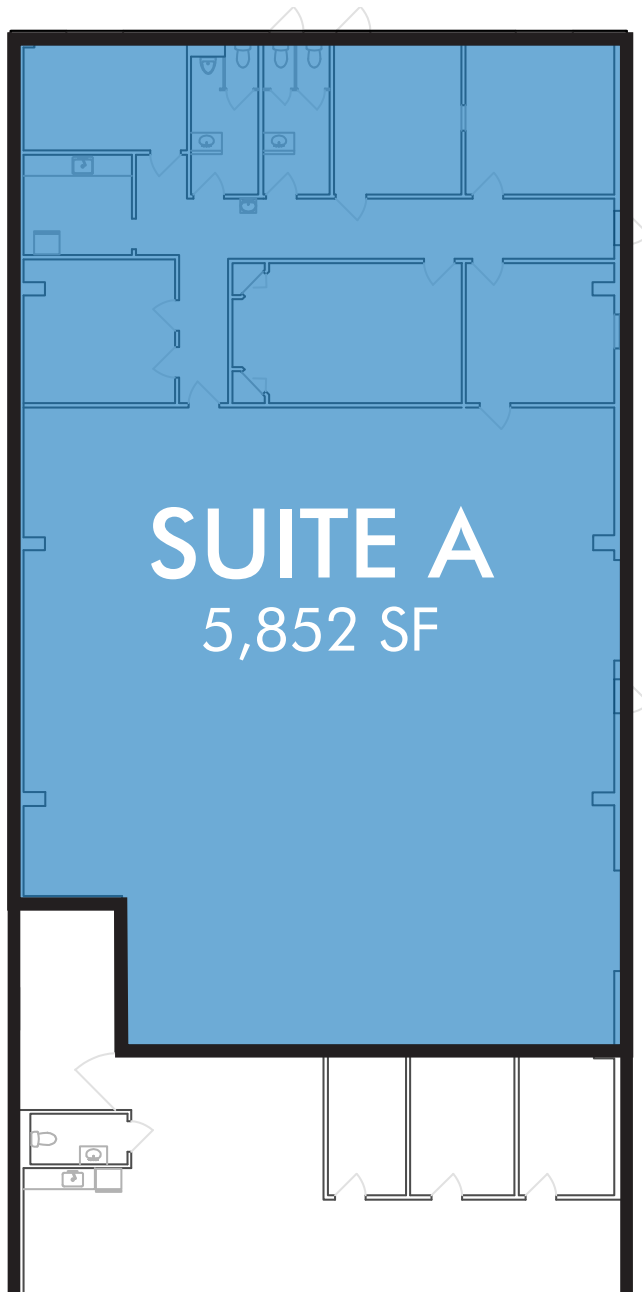
**SUITE A-1**  
3,025 SF

**LAYDOWN YARD**  
3,750 SF

SUITE	SIZE	Rate	NNN
A Single Tenant	5,852 SF	\$7,560/MTH \$15.50 PSF	\$1,916/MTH \$3.93 PSF
A-1 Two Tenant	3,025 SF	\$4,160/MTH \$16.50 PSF	\$990/MTH \$3.93 PSF
A-2 Two Tenant	2,827 SF	\$3,890/MTH \$16.50 PSF	\$925/MTH \$3.93 PSF
SUITE D	4,500 SF	\$5,625/MTH \$15.00PSF	\$1,473.75/MTH \$3.93 PSF
Laydown Yard	3,750 SF	\$750/Month Gross	N/A

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## FRANCHISE ST



## SINGLE TENANT SCENARIO

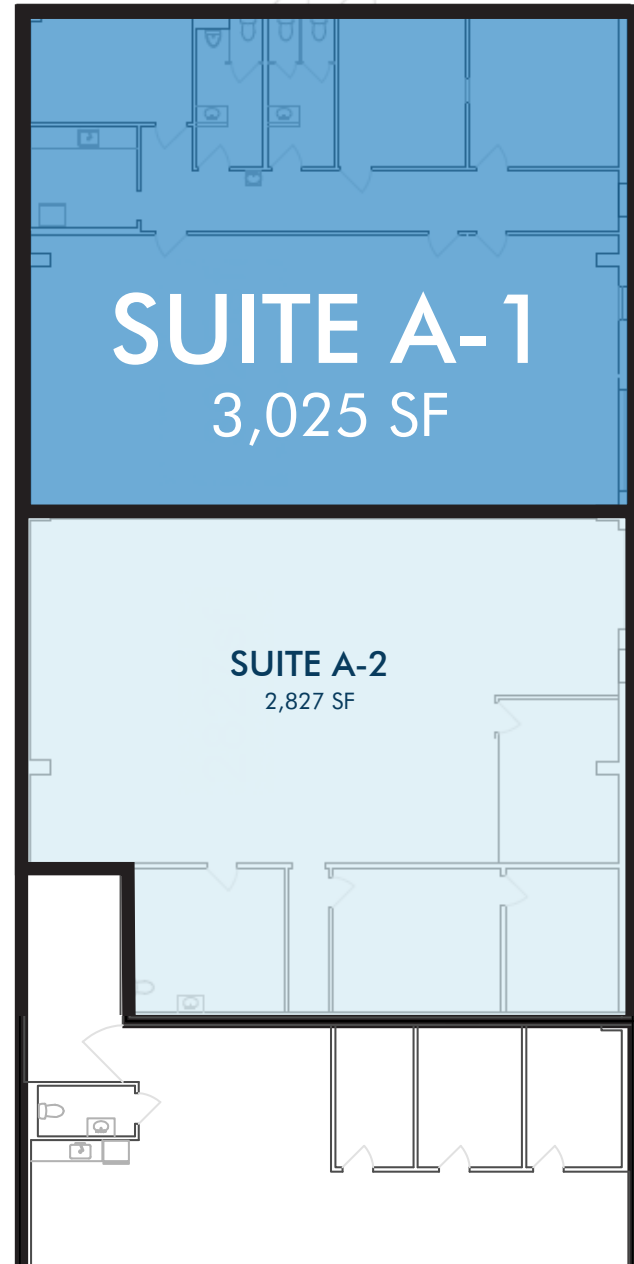
### SUITE A SPECIFICATIONS

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

## SUITE A-1 SPECIFICATIONS

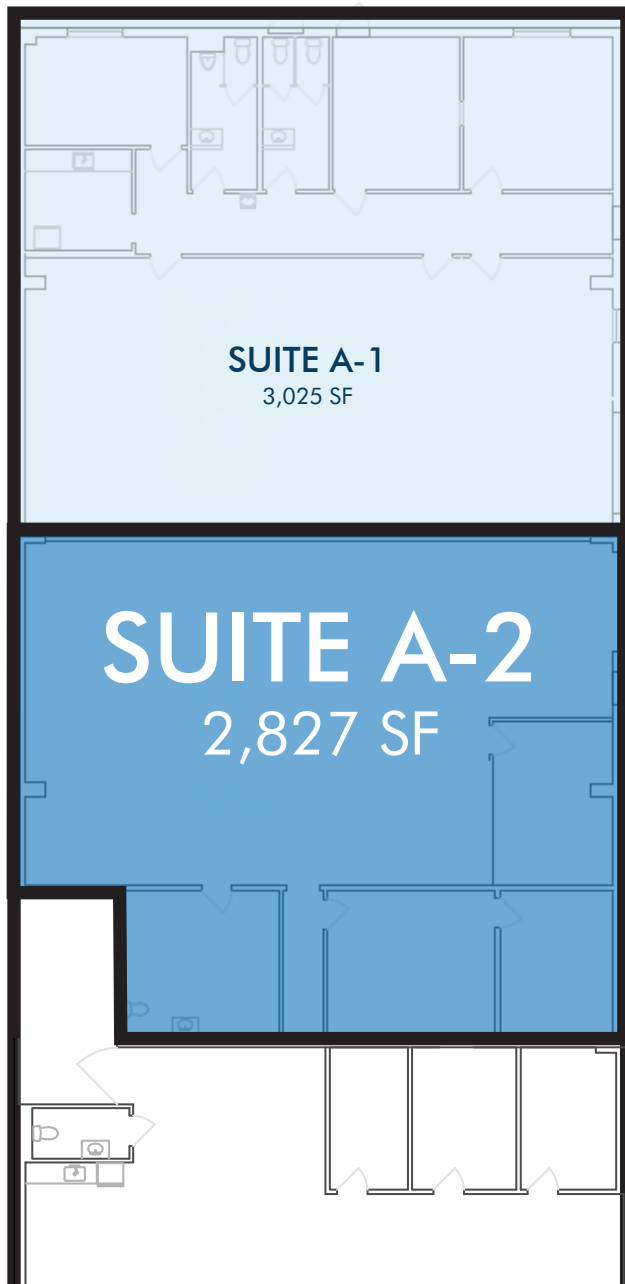
SPACE AVAILABLE	3,025 SF
AVAILABLE	September 2025
OFFICES	3
BATHROOMS	2
LEASE RATE	\$4,160/MTH \$16.50 PSF
LEASE TYPE	NNN
OPERATING EXPENSES	\$990/MTH \$3.93 PSF
CLEAR HEIGHT	13'7"
POWER	200 AMPS/3-PHASE
LOADING	One Drive-In Door
PARKING RATIO	11 Spaces (3.73/1,000 RSF)
COLUMNS	Clear Span
FLOOR SIZE/TYPE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

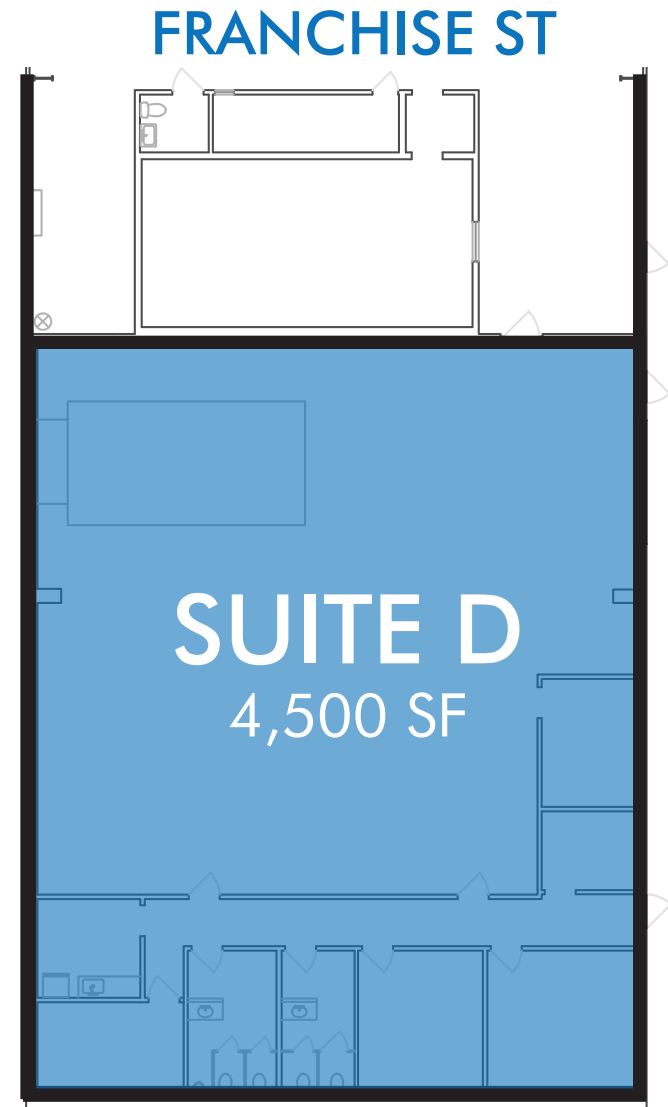


## SUITE D

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### SUITE D SPECIFICATIONS

SPACE AVAILABLE	4,500 SF
AVAILABLE	January 2026
OFFICE SF	1,400 SF
WAREHOUSE SF	3,100 SF
LEASE RATE	\$15.00 PSF
LEASE TYPE	NNN
OPERATING EXPENSES	\$1,473.75/MTH \$3.93 PSF
EAVE HEIGHT	14'
POWER	200 AMPS/3-PHASE
DRIVE IN DOOR	(1) 10' x 12'
PARKING RATIO	20 Spaces (3.73/1,000 RSF)
COLUMNS	Clear Span
FLOOR SIZE/TYPE	Slab
HEAT	100%
AIR CONDITIONING	100%
LIGHTING	Fluorescent





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LAYDOWN YARD

## LAYDOWN YARD SPECIFICATIONS

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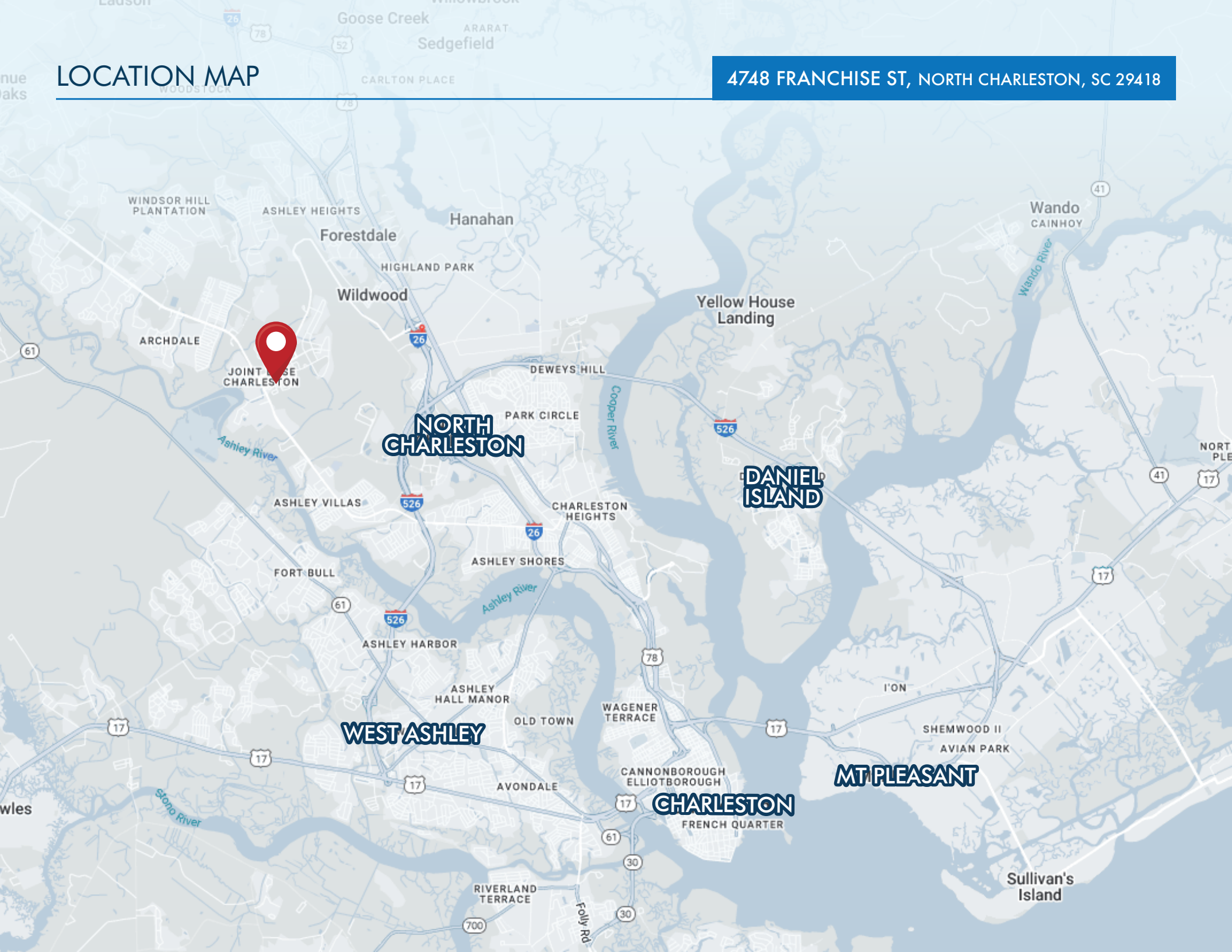
LAYDOWN YARD  
3,750 SF





# LOCATION MAP

4748 FRANCHISE ST, NORTH CHARLESTON, SC 29418





# LOCATION MAP



DORCHESTER RD

ASHLEY PHOSPHATE RD

PATRIOT BLVD

FRANCHISE ST





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**STONO**  
GROUP

**Harbor**  
COMMERCIAL PARTNERS

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