

FOR LEASE

600 - 66,980 SF
WAREHOUSE/DISTRIBUTION



1930 HANAHAN RD, HANAHAN, SC 29406



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THE OFFERING

UNIT	SIZE	LEASE RATE	NNN	AVAILABLE DATE
1400B	66,980 SF	\$7.75	\$2.50	Q1
1400E	0.75 AC & 600 SF Office	\$5,500/Month	\$2.50	Q1
1500	40,341 SF	\$7.75	\$2.50	Q1



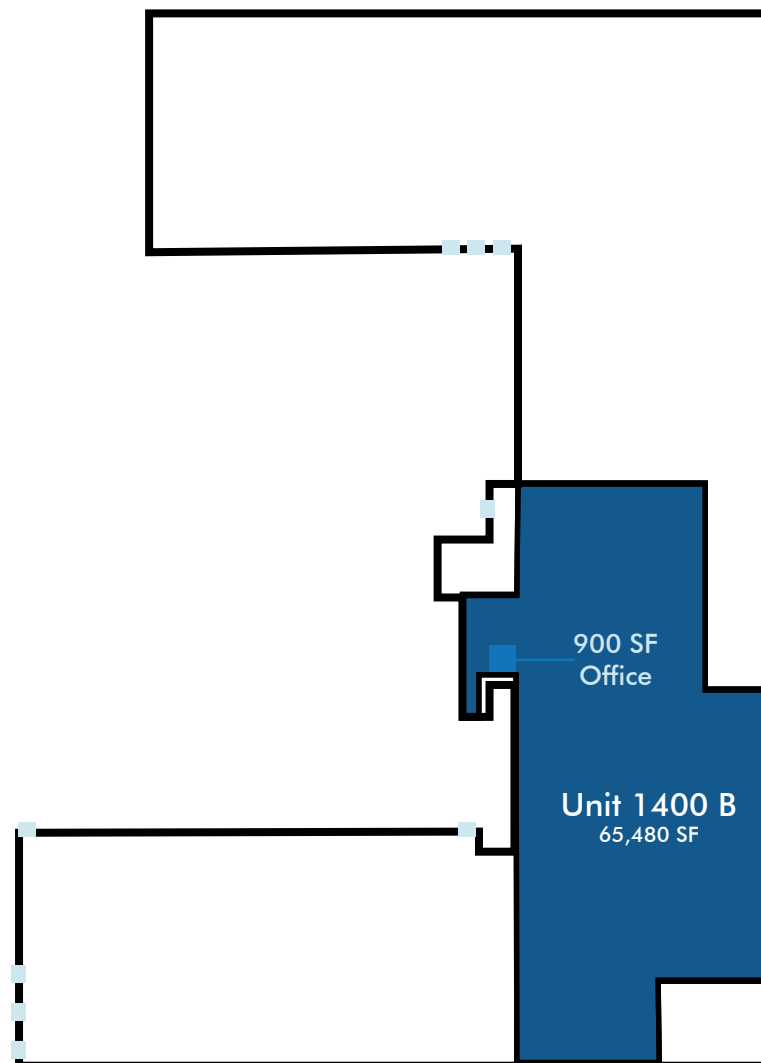
PROPERTY SPECS

TAX ID/APN	475-08-00-003
BUILDING TOTAL	258,542 SF
SPACE AVAILABLE	600 SF - 66,980 SF
LEASE RATE	\$7.75 PSF NNN
NNN	\$2.50 PSF NNN
COUNTY	Charleston
MUNICIPALITY	City of Hanahan
YEAR BUILT	1975
ZONING	M1 - Light Industrial
PARKING	Surface

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UNIT 1400B SPECS

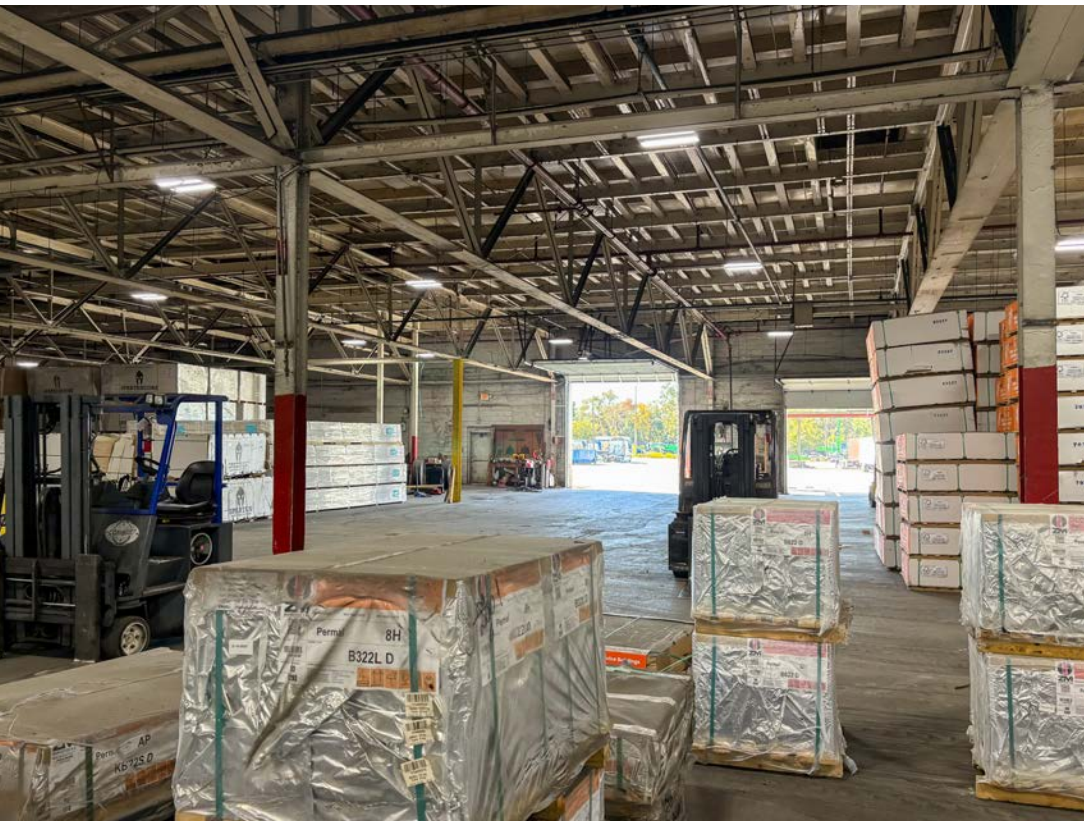
UNIT SIZE	66,980 SF
OFFICE SF	1,500 SF
WAREHOUSE SF	65,480 SF
LEASE RATE	\$7.75 PSF NNN
NNN	\$2.50 PSF NNN
CLEARANCE HEIGHT	14' - 22'
CENTER HEIGHT	22'
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Three Phase/ 600 Amp/ 480V
DRIVE-IN DOORS	(1) 12'x14', (1) 14'x14'
DOCK HIGH DOORS	(1) 10'x10'
COLUMN SPACING	20'
VENTILATION	Yes
PARKING	6-8 Spaces
TRAILER PARKING	Yes
RESTROOMS	2



UNIT 1400B



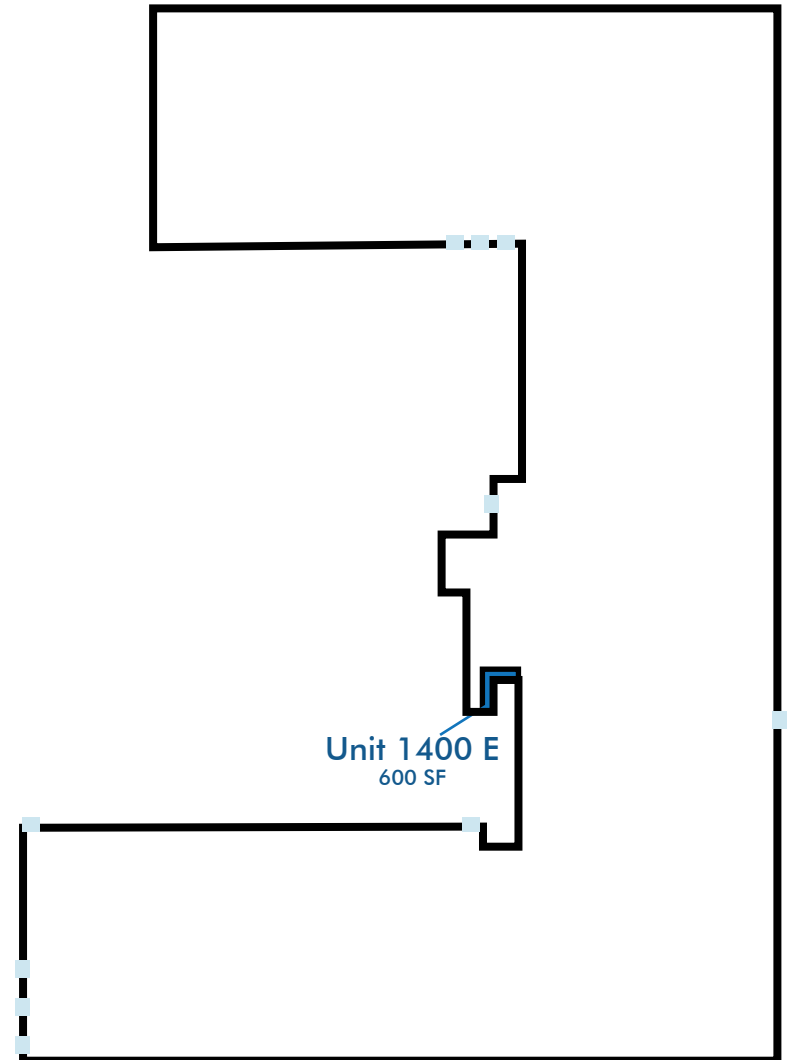
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UNIT 1400E SPECS

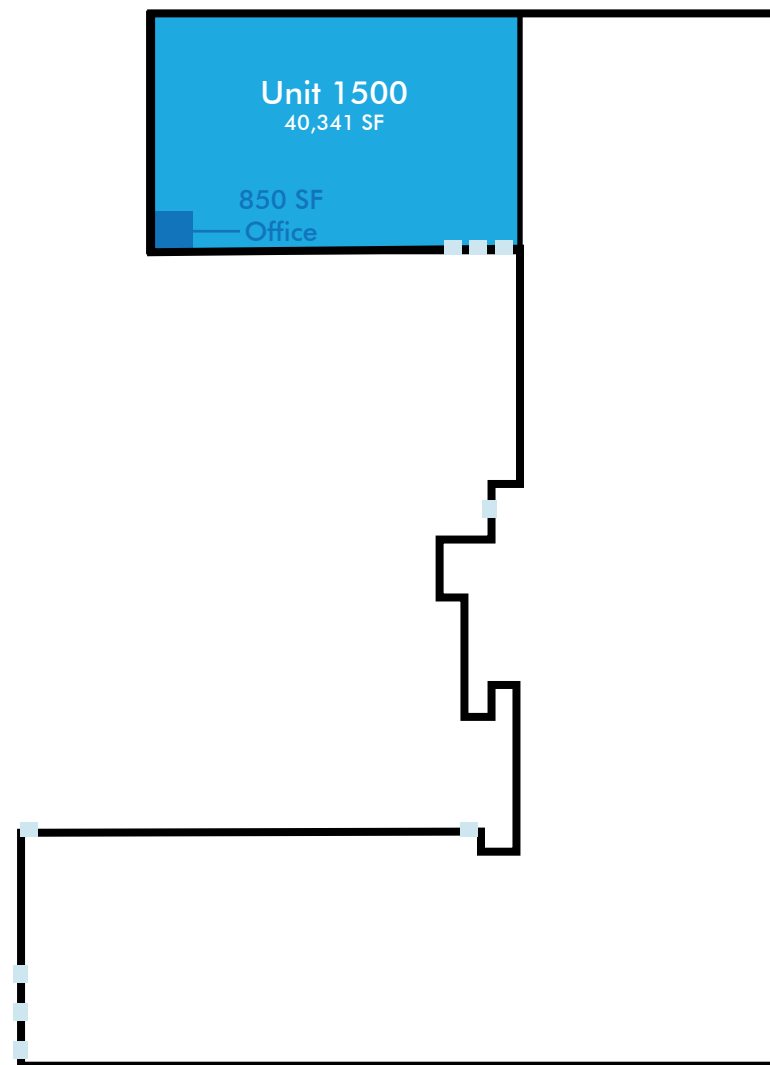
UNIT SIZE	600 SF
LAYDOWN YARD	0.75 AC
LEASE RATE	\$5,500/Month
NNN	\$2.50 PSF NNN
HEATING/COOLING	100%
TRAILER PARKING	20 Trailer Spaces



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UNIT 1500 SPECS

UNIT SIZE	40,341 SF
OFFICE SF	850 SF
WAREHOUSE SF	39,491 SF
LEASE RATE	\$7.75 PSF NNN
NNN	\$2.50 PSF NNN
CLEARANCE HEIGHT	20' - 26'
CENTER HEIGHT	26'
HEATING/COOLING	Office only
LIGHTING	Fluorescent
POWER	Three Phase/ 350 Amp
DRIVE-IN DOORS	(2) 8'x10', (1) 12'x12'
DOCK HIGH DOORS	(1) 14'x14'
EAVE HEIGHT	20'
VENTILATION	Yes
PARKING	10 Spaces
TRAILER PARKING	20
SKYLIGHTS	Yes



UNIT 1500

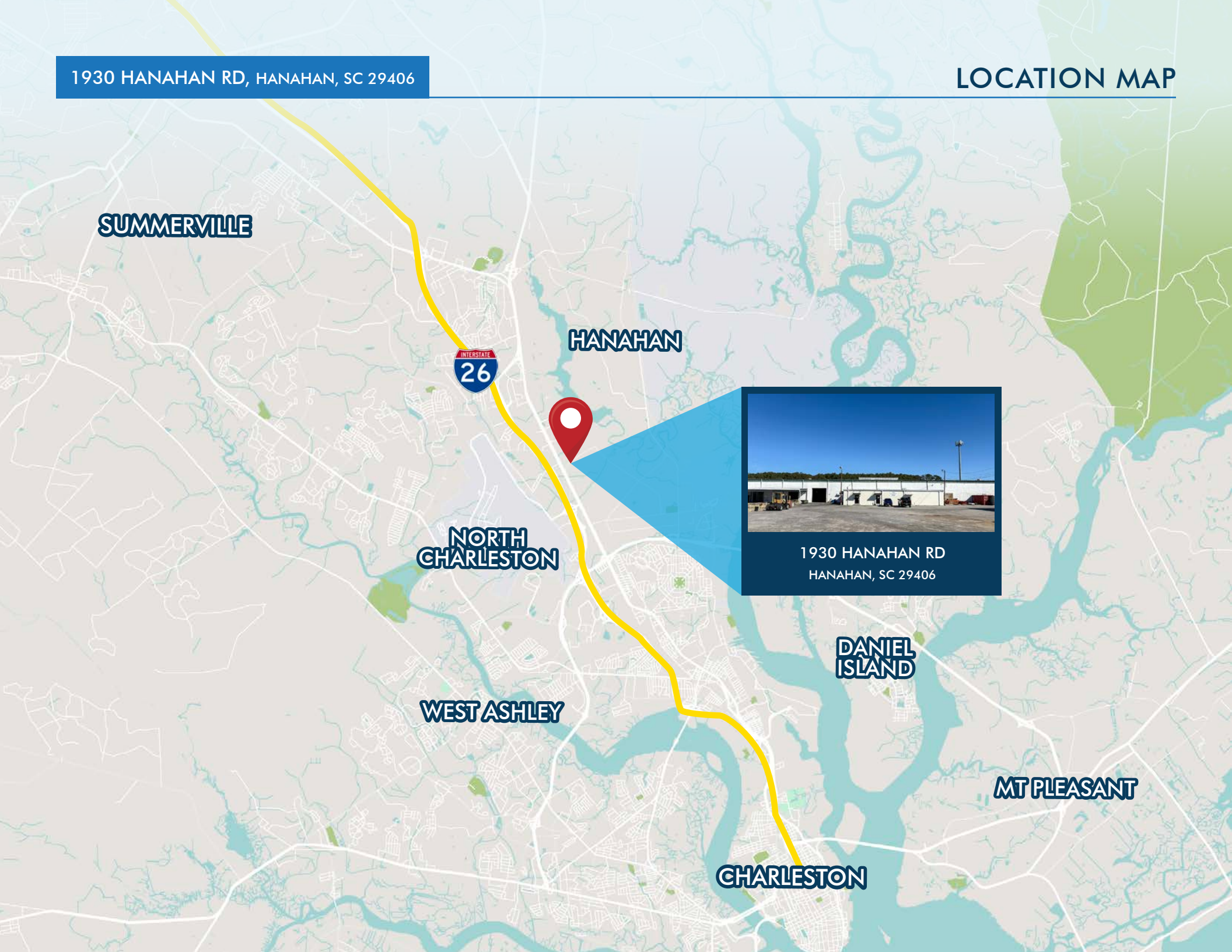


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LOCATION MAP



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