

FOR LEASE

2,400 SF WAREHOUSE/
OFFICE



4663 FRANCHISE ST, NORTH CHARLESTON, SC 29418



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PROPERTY DESCRIPTION

2,400 SF office/warehouse suite for lease located just off Dorchester Rd, in close proximity to the Charleston Airport/Air Force Base. Unit 105 consists of 520 SF of office space and 1,880 SF of warehouse space with one 12' x 12' ground level door. Zoned commercial light industrial. Estimated pass-throughs for taxes, insurance, and common area maintenance are \$3.50 psf annually.

OFFERING

UNIT	SIZE	LEASE RATE	LEASE TYPE
105	2,400 SF	\$13.50/PSF	NNN



PROPERTY SPECS

AVAILABLE SF	2,400 SF
OFFICE SF	520 SF
WAREHOUSE SF	1,880 SF
TOTAL BUILDING SIZE	12,000 SF
YEAR BUILD	1990
TAX ID/APN	181-04-04-006
ZONING	Commercial Light Industrial
COUNTY	Dorchester
DRIVE IN DOORS	(1) 12' x 12'
POWER	Single Phase
AIR CONDITIONING	Office Only
HEATING	Office Only
CLEAR HEIGHT	16'
PARKING	3

WAREHOUSE



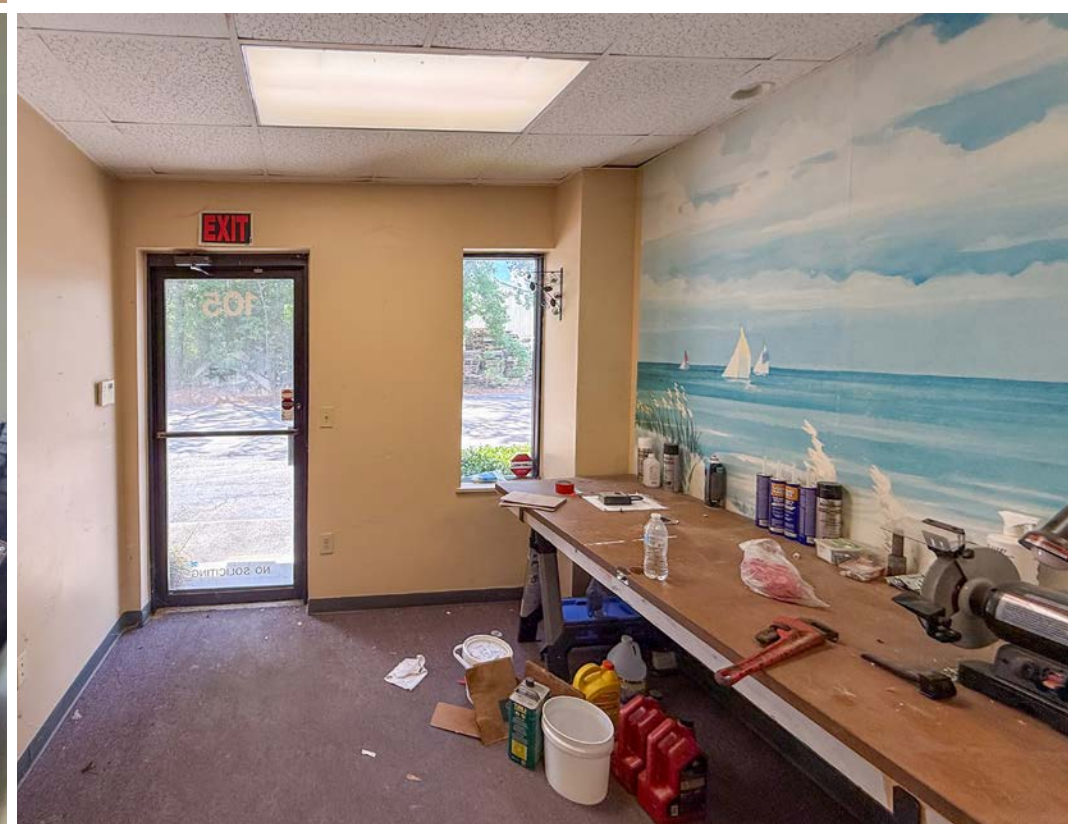
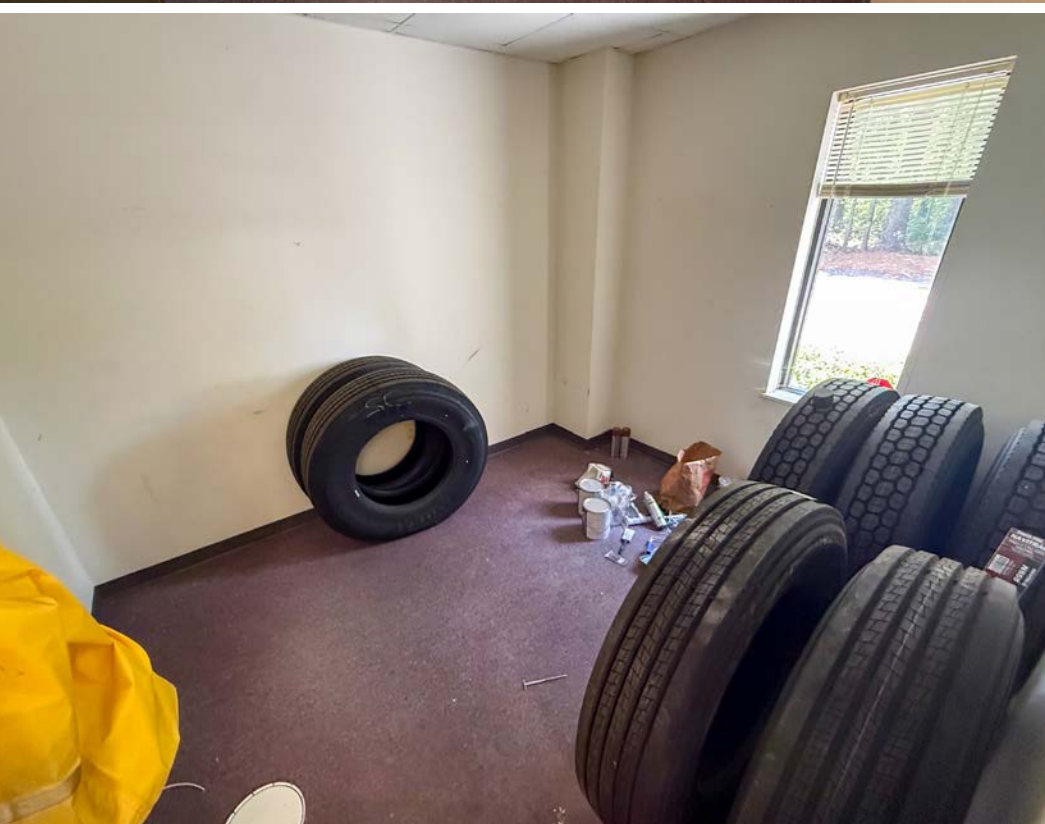
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OFFICE SPACE

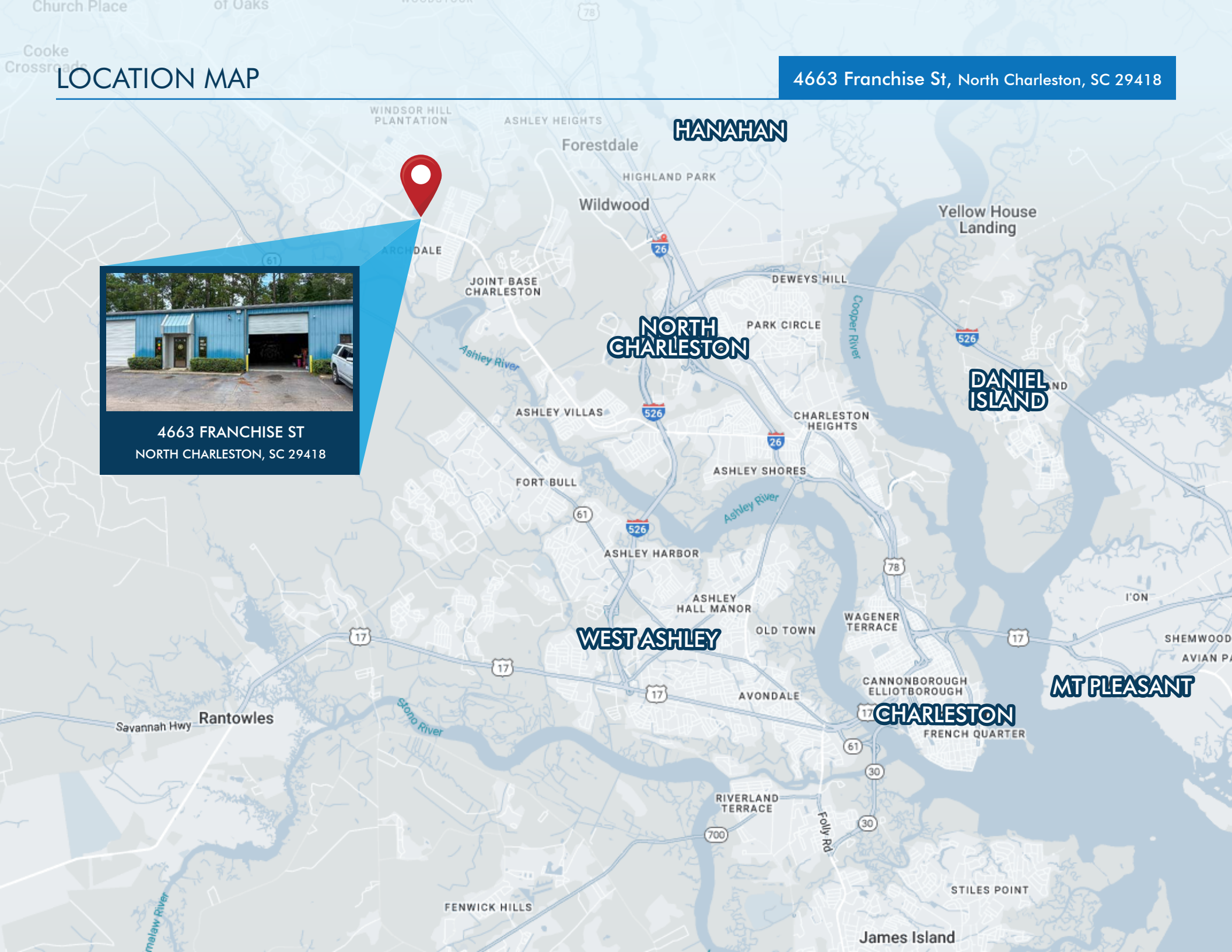


LOCATION MAP

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