

FOR LEASE

8,650 SF FREESTANDING
WAREHOUSE



7324 INDUSTRY DRIVE, NORTH CHARLESTON, SC 29418



7324 Industry Dr, North Charleston, SC 29418

PROPERTY DESCRIPTION

For lease, 8,650 SF freestanding warehouse located in Pepperdam Industrial Park. Conveniently located near Ashley Phosphate Rd and I-26, providing quick access to the greater Charleston market. 1,800 SF of conditioned office including two restrooms. The property features one dock high door and one drive-in door and is zoned M-1 light industrial.

Estimated taxes, insurance, and common area maintenance are \$2.14 PSF annually.

OFFERING

SIZE	LEASE RATE	LEASE TYPE
8,650 SF	\$12.00 PSF	NNN

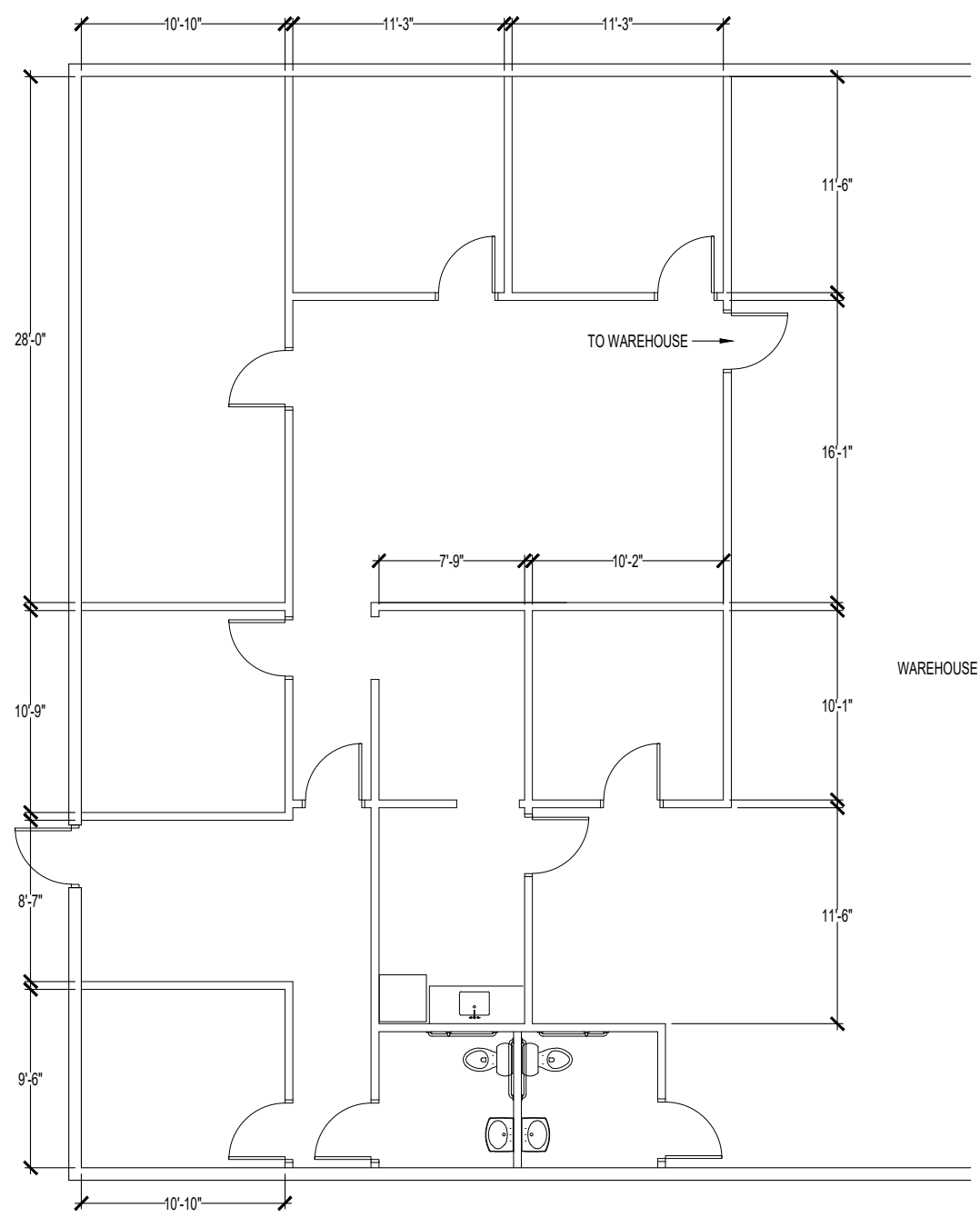


PROPERTY SPECS

AVAILABLE SF	8,650 SF
LOT SIZE	1 AC (Shared)
TAX ID/APN	397-00-00-114
MUNICIPALITY	City of North Charleston
ZONING	M-1 Light Industrial
COUNTY	Charleston
OFFICE	1,800 SF
DOCK HIGH DOORS	(1) 12' x 12' with Dock Well
DRIVE-IN DOORS	(1) 12'x12'
EAVE HEIGHT	14'
FLOORS	4' Concrete
GAS	At Road
HEAT	100%
LIGHTING	LED
PARKING	11-15 Spaces
POWER	3 Phase
RESTROOMS	(1) in Office and (1) in Warehouse
ROOF	Insulated Metal
SEWER	Yes
VENTILATION	Ridge Vents
WALLS	Insulated Metal

OFFICE FLOOR PLAN - 1,800 SF

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IMAGES

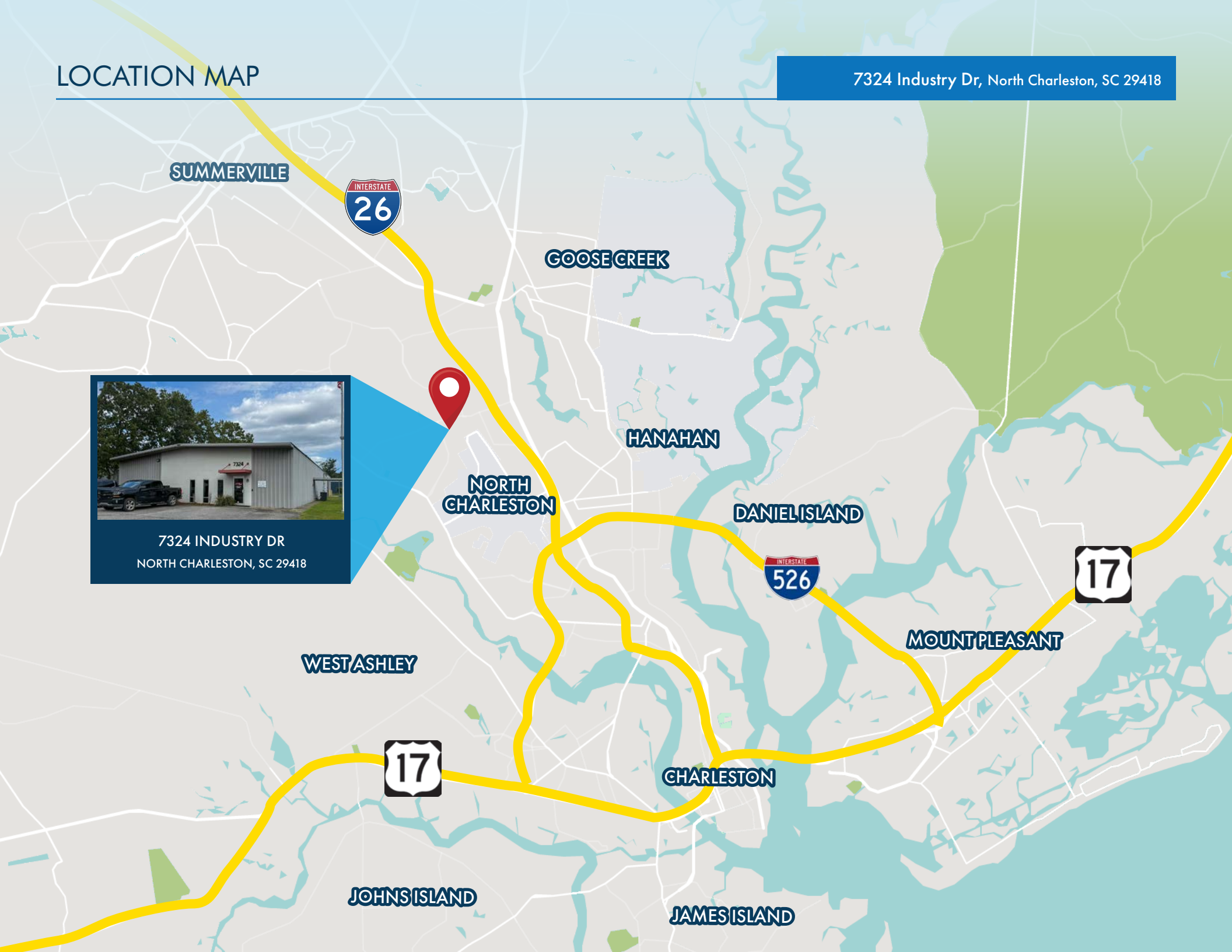


LOCATION MAP

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7324 INDUSTRY DR
NORTH CHARLESTON, SC 29418





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