

# FOR LEASE

30,000 - 60,960 SF  
WAREHOUSE/DISTRIBUTION



1930 HANAHAN RD, HANAHAN, SC 29406

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## THE OFFERING

| UNIT  | SIZE                                    | LEASE RATE                               | NNN    | AVAILABLE DATE |
|-------|-----------------------------------------|------------------------------------------|--------|----------------|
| 1400B | 30,000 - 60,960 SF<br>(+4 AC available) | \$6.00 PSF NNN<br>(+ \$5,500/Month/Acre) | \$1.90 | Aug 1, 2026    |
| 1400E | 2 AC &<br>600 SF Office                 | \$5,500/Month/Acre                       | -      | Aug 1, 2026    |
| 1500  | 40,341 SF<br>(+4 AC available)          | \$6.75 PSF NNN<br>(+ \$5,500/Month/Acre) | \$1.90 | Aug 1, 2026    |



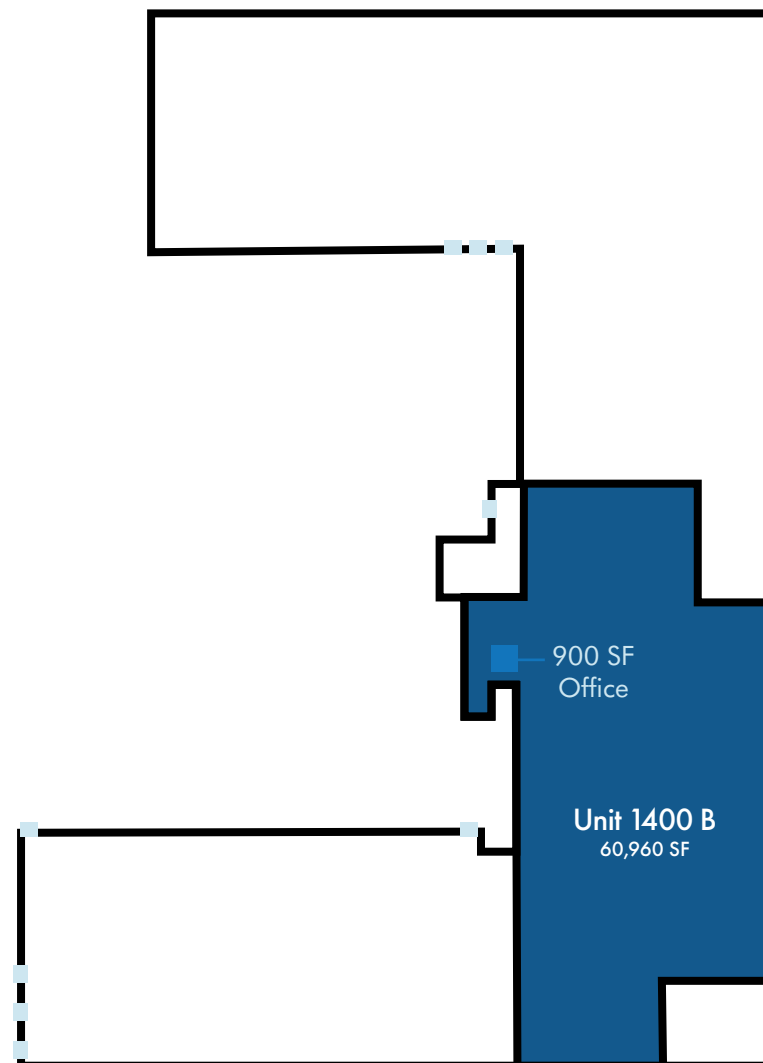
## PROPERTY SPECS

|                 |                                            |
|-----------------|--------------------------------------------|
| TAX ID/APN      | 475-08-00-003                              |
| BUILDING TOTAL  | 258,542 SF                                 |
| SPACE AVAILABLE | 600 SF - 60,960 SF                         |
| LEASE RATE      | \$6.00 PSF NNN                             |
| NNN             | \$1.90 PSF NNN<br>(Only Unit 1400B & 1500) |
| COUNTY          | Charleston                                 |
| MUNICIPALITY    | City of Hanahan                            |
| YEAR BUILT      | 1975                                       |
| ZONING          | M1 - Light Industrial                      |
| PARKING         | Surface                                    |

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## UNIT 1400B SPECS

|                         |                                                      |
|-------------------------|------------------------------------------------------|
| UNIT SIZE               | 30,000 - 60,960 SF                                   |
| OFFICE SF               | 900 SF                                               |
| WAREHOUSE SF            | 60,060 SF                                            |
| LEASE RATE              | \$6.00 PSF NNN                                       |
| NNN                     | \$1.90 PSF NNN                                       |
| LAYDOWN YARD            | Up to 4 Acres available at \$5500 per acre per month |
| CLEARANCE HEIGHT        | 14' - 22'                                            |
| CENTER HEIGHT           | 22'                                                  |
| HEATING/COOLING         | Office only                                          |
| LIGHTING                | LED                                                  |
| POWER                   | Three Phase/ 600 Amp/ 480V                           |
| LOADING DOCK HIGH DOORS | 3                                                    |
| COLUMN SPACING          | 20'                                                  |
| VENTILATION             | Yes                                                  |
| PARKING                 | 10 Spaces                                            |
| TRAILER PARKING         | 20 Spaces                                            |
| RESTROOMS               | 2                                                    |



UNIT 1400B



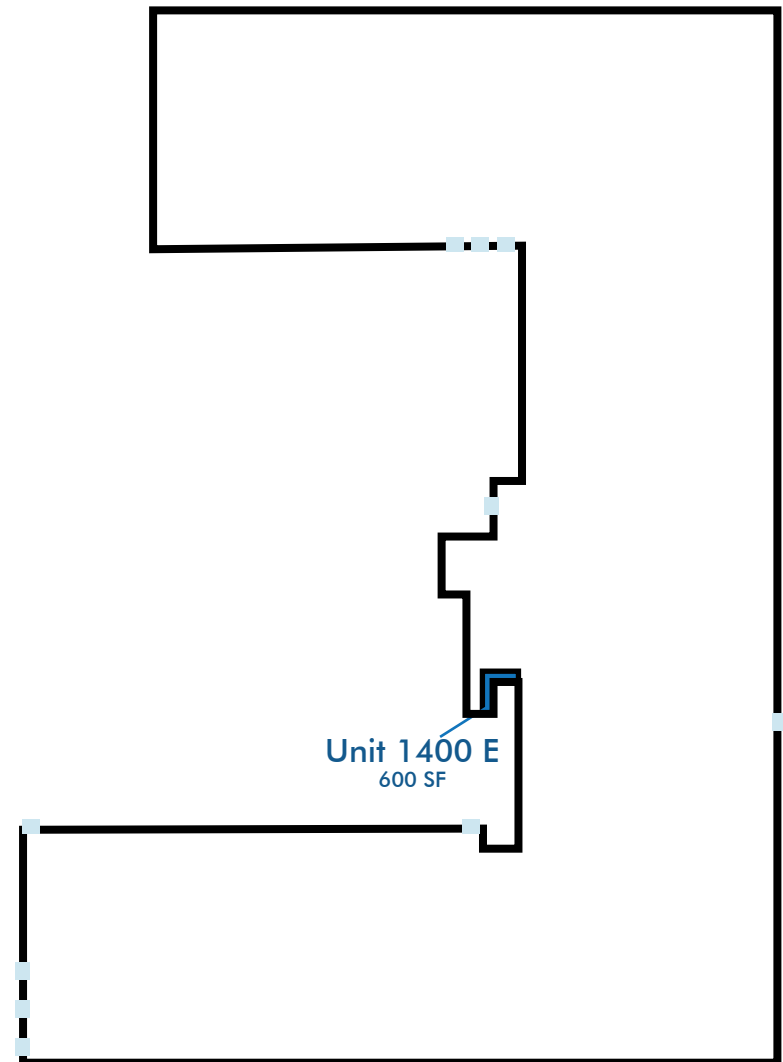
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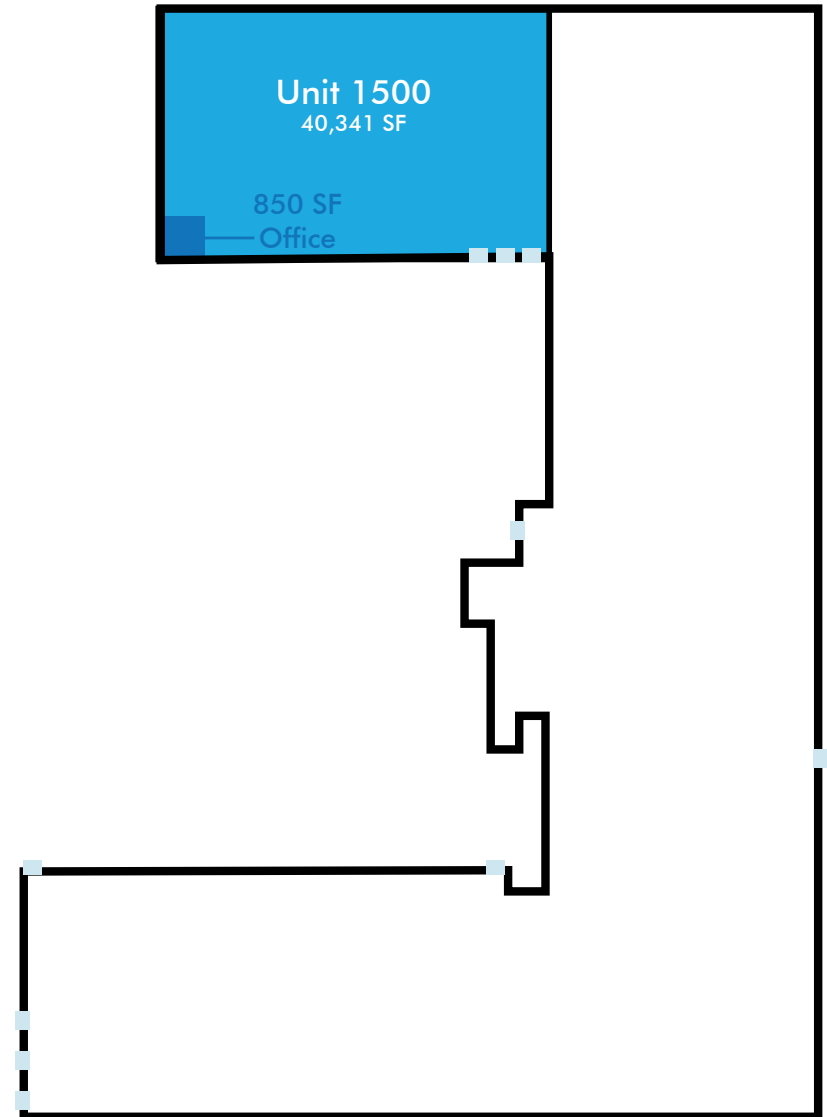
## UNIT 1400E SPECS

|                 |                    |
|-----------------|--------------------|
| UNIT SIZE       | 600 SF             |
| LAYDOWN YARD    | 2 AC               |
| LEASE RATE      | \$5,500/Month/Acre |
| HEATING/COOLING | Office only        |
| TRAILER PARKING | 20 Trailer Spaces  |



## UNIT 1500 SPECS

|                         |                                                      |
|-------------------------|------------------------------------------------------|
| UNIT SIZE               | 40,341 SF                                            |
| OFFICE SF               | 850 SF                                               |
| WAREHOUSE SF            | 39,491 SF                                            |
| LEASE RATE*             | \$6.75                                               |
| LAYDOWN YARD            | Up to 4 Acres available at \$5500 per acre per month |
| NNN                     | \$1.90 PSF NNN                                       |
| CLEARANCE HEIGHT        | 20' - 26'                                            |
| CENTER HEIGHT           | 26'                                                  |
| HEATING/COOLING         | Office only                                          |
| LIGHTING                | LED                                                  |
| POWER                   | Three Phase / 350 Amp                                |
| LOADING DOCK HIGH DOORS | 3                                                    |
| DRIVE-IN DOORS          | 1                                                    |
| EAVE HEIGHT             | 20'                                                  |
| VENTILATION             | Yes                                                  |
| PARKING                 | 10 Spaces                                            |
| TRAILER PARKING         | 20 Spaces                                            |
| SKYLIGHTS               | Yes                                                  |



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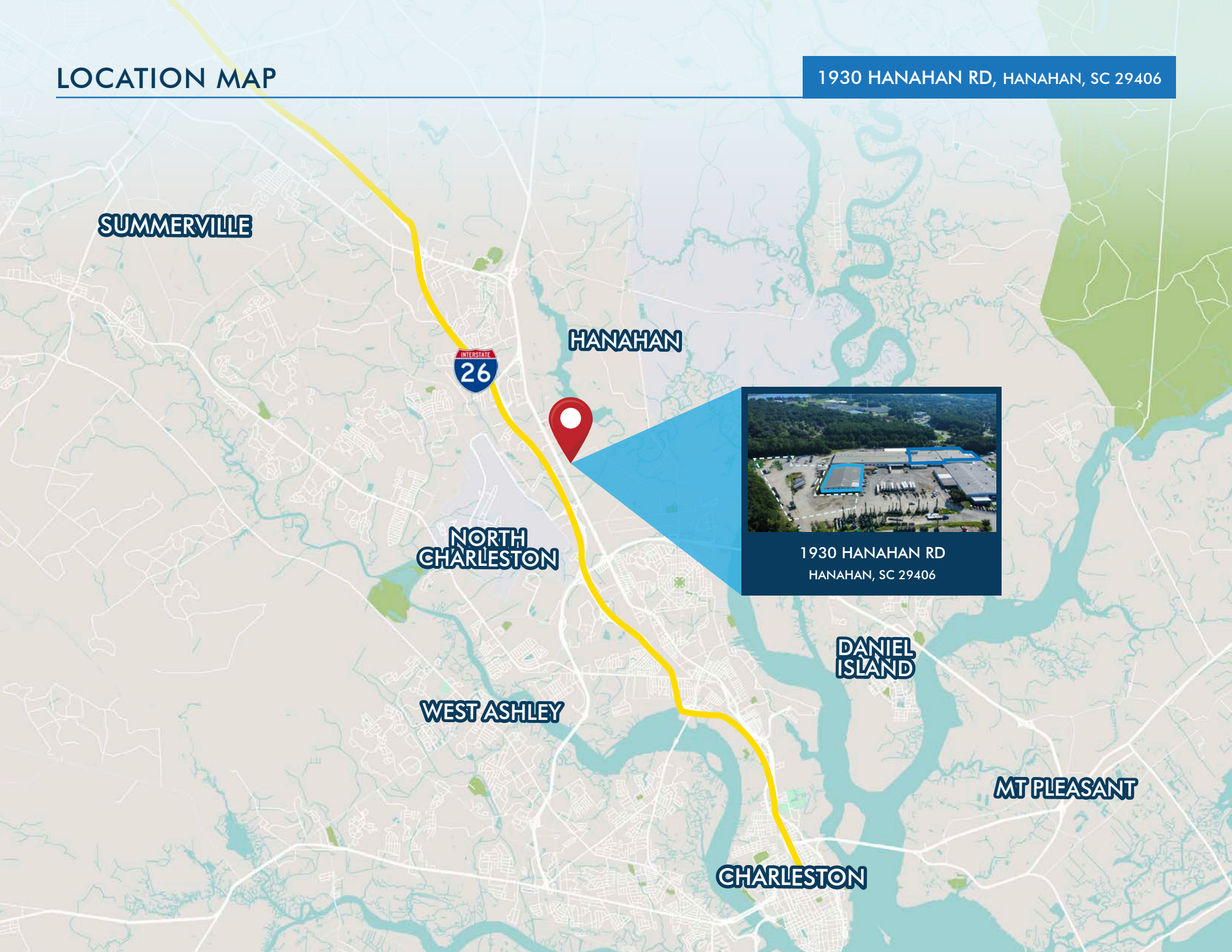


UNIT 1500



## LOCATION MAP

1930 HANAHAN RD, HANAHAN, SC 29406



SUMMERVILLE

HANAHAN

INTERSTATE  
26

NORTH  
CHARLESTON

WEST ASHLEY

DANIEL  
ISLAND

MT PLEASANT

CHARLESTON



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