

## INDUSTRIAL SPACE FOR LEASE

1888 CLEMENTS  
FERRY ROAD  
CHARLESTON, SC 29492

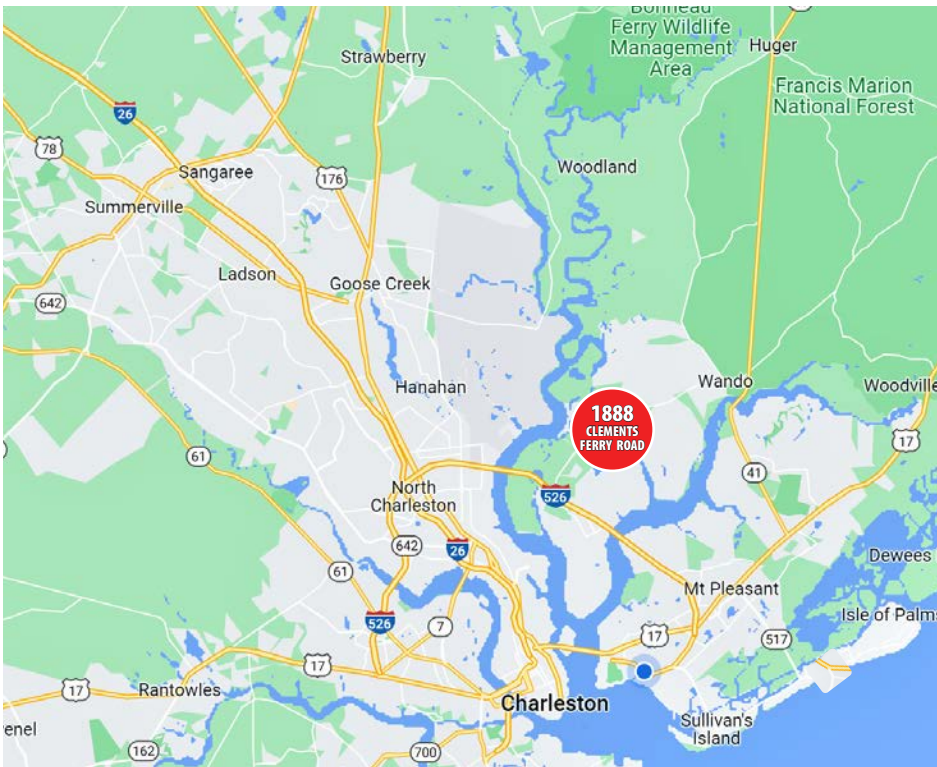


**Grace Moring**

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## OFFERING SUMMARY

<b>Address</b>	1888 Clements Ferry Road Charleston, SC 29483
<b>Tax Map #</b>	268-00-00-092
<b>Zoning</b>	Light Industrial
<b>County</b>	Berkeley County
<b>Municipality</b>	North Charleston
<b>Lease Rate</b>	\$11.00 SF/YR
<b>Lease Type</b>	NN
<b>Available SF</b>	26,250 SF
<b>Lay Down Yard</b>	2.0 Acres
<b>Lay Down Yard Rate</b>	\$16,000 MO/YR

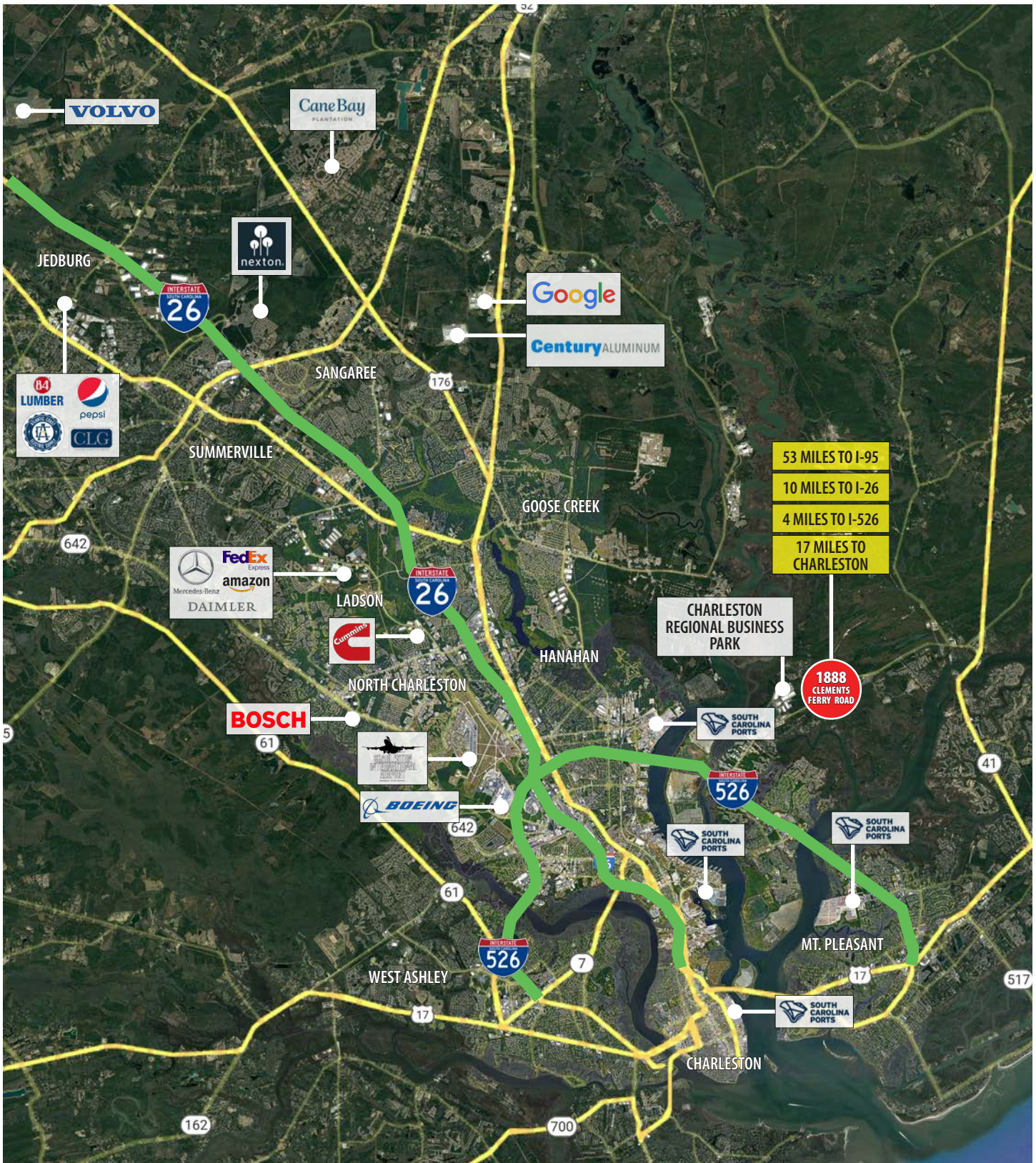
## THE PROPERTY

1888 Clements Ferry Road is located 4 miles off I-526 at Exit 23 in Charleston, SC (Cainhoy). The property consists of one (1) 26,250 square-foot building with 2.0 acres of additional lay down yard (\$16,000 per month). The warehouse sits on 23 acres, 5.5 acres is high ground. There is approximately 5 additional acres on site that could be developed and would support an additional expansion building of 25,000 square-feet.

The industrial building is in close proximity to I-526 connecting it to the I-26 Corridor, Daniel Island, The Charleston Port Terminals, North Mount Pleasant and The Charleston International Airport. Charleston Regional Business Park is less than 2 miles away with tenants Cube Work, Kontane Logistics, Regal Logistics, Sam's Club DC Distribution and the UPS Center.

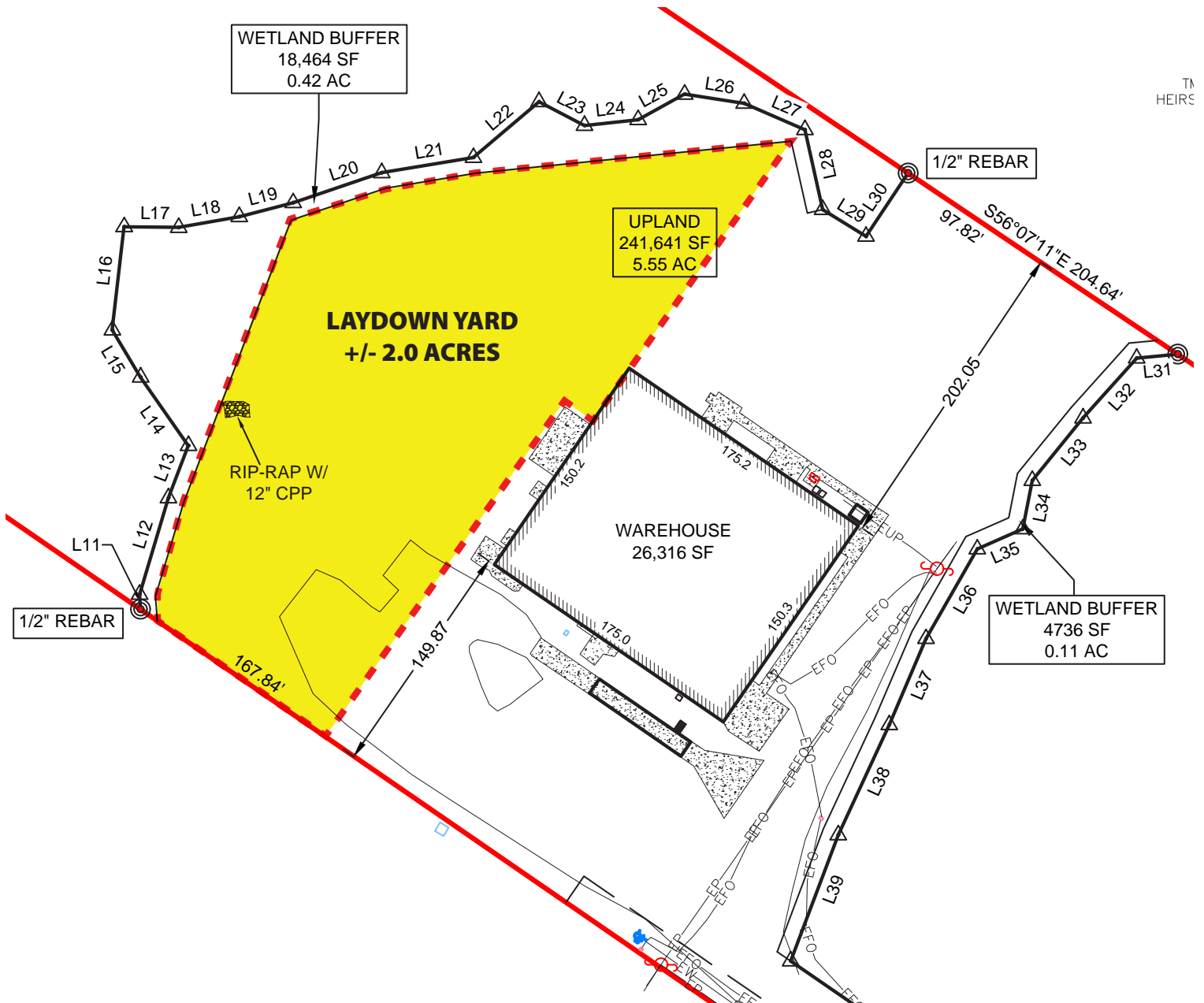


# LOCATION



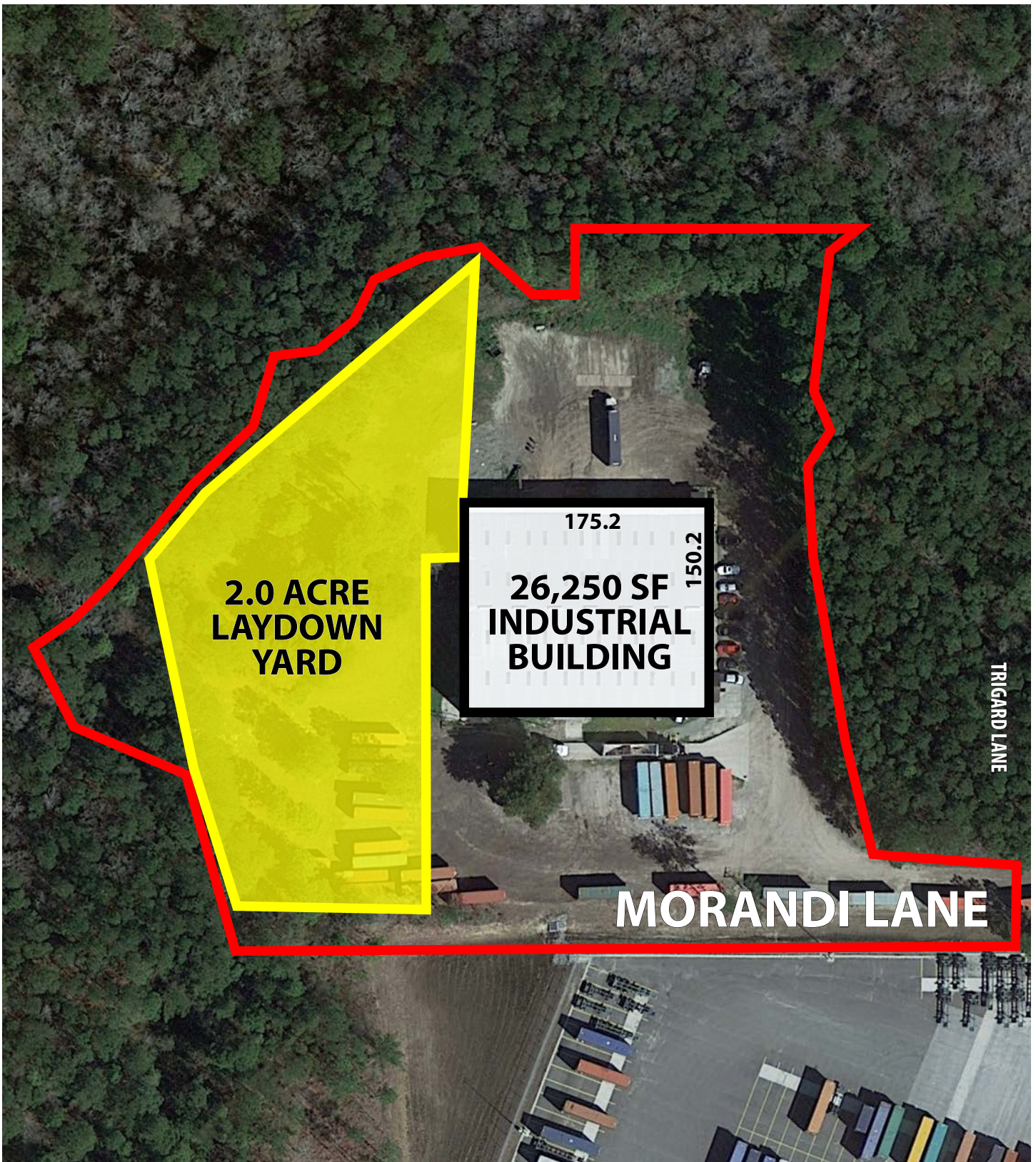


# SITE PLAN



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HEIRS

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