



# Industrial Sale or Lease

## CONTACT

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## 26,776 SF Logistics-Ready Facility for Sale or Lease in Port Royal, SC

### 1812 Mascaro Lane | Port Royal, SC

This industrial facility at 1812 Mascaro Lane in Port Royal, SC 29935 offers 26,776 square feet of building space with a functional layout designed for logistics operations. The property includes a 1,355 square foot loading dock, office area and warehouse storage. Located in Beaufort County on Port Royal Island, the facility provides access to the greater Lowcountry region and is suited for moving and storage operations, distribution or other industrial uses requiring warehouse space and loading dock infrastructure. The property is available for sale or lease.

# BUILDING OVERVIEW



PROPERTY GALLERY



FOR LEASE/SALE



## Key Details

<b>Address</b>	1812 Mascaro Ln	
<b>Location</b>	Port Royal, SC	
<b>TMS</b>	R110 008 000 033B 0000	
<b>Building Size</b>	26,776 SF	
<b>Improvements</b>	Partial new roof/insulation	
<b>Parking Spaces</b>	3 Truck 13 Car	
<b>Zoning</b>	Industrial	
<b>Rentable Area</b>	Office	800 SF
	Warehouse	25,976 SF
	Total	26,776 SF
<b>Dock Doors</b>	4 Dock Doors	
<b>Lighting</b>	LED	

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## Site Plan or Map



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