

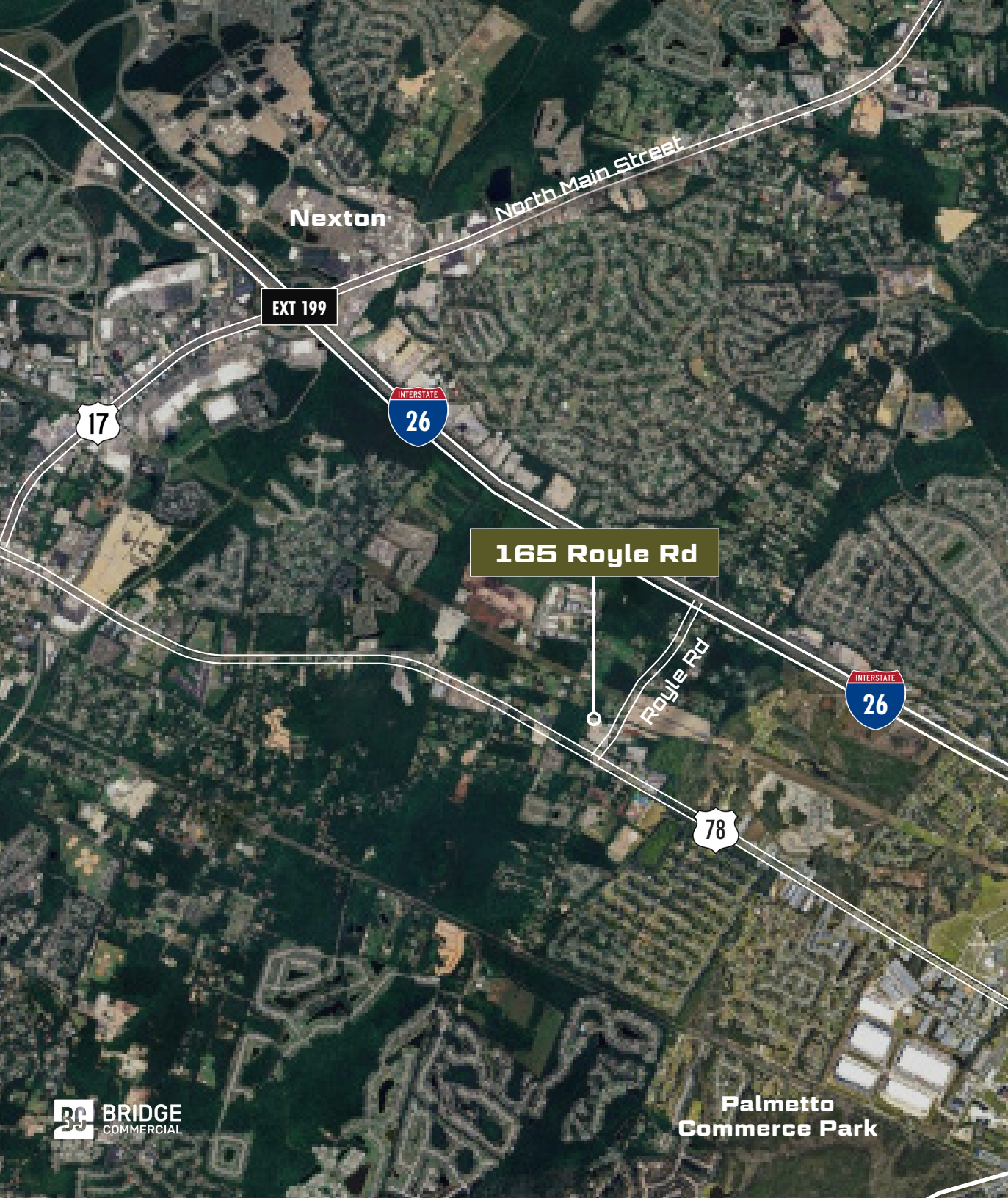


165

ROYLE ROAD

ladson, south carolina 29456

5,000-11,000 SF Warehouse on 1.85 Acres



165 Royle Road

Located directly off Royle Road in Ladson, SC, 165 Royle provides high visibility and a central location for a variety of users looking to service the Charleston market. Ownership has made significant renovations to improve the property for Tenants' needs.

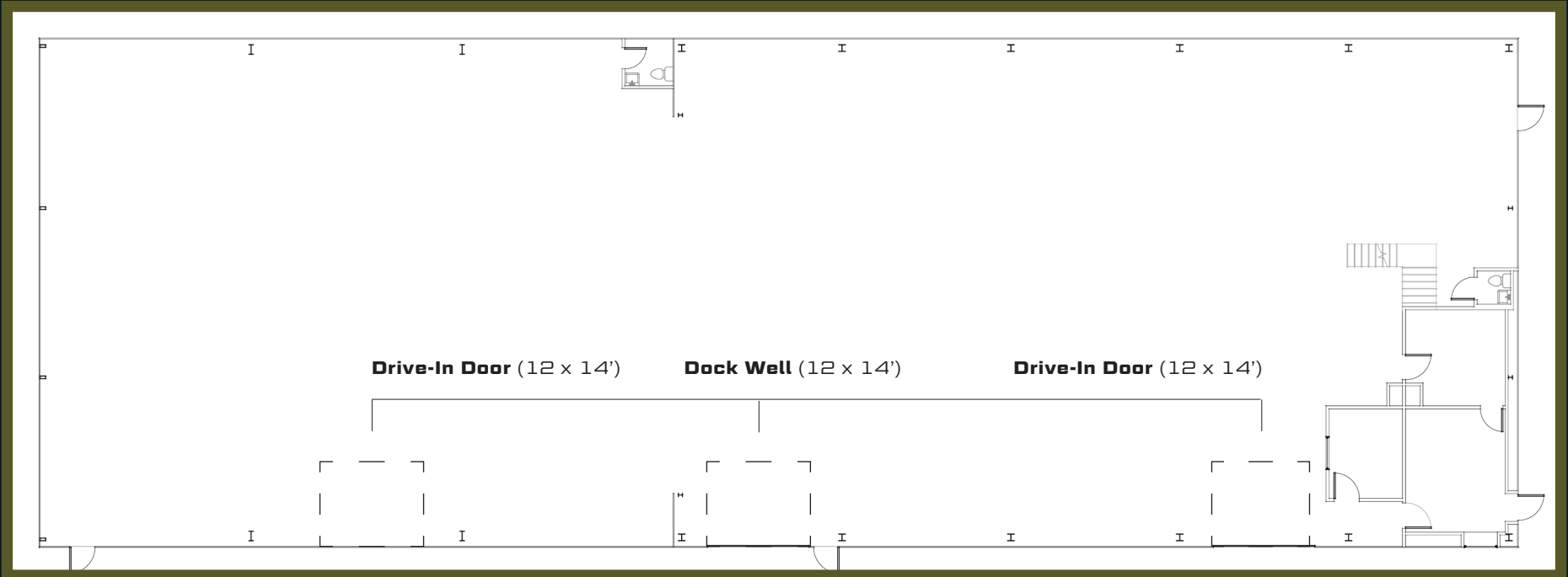
The Highlights

- » Located 2 miles from I-26 via Exit 206
- » ±11,000 SF warehouse on 1.85 acres
- » Significant site renovations currently in process
- » Convenient access to major infrastructure
- » Potential subdivision available



The Plan & Specs

Existing Floor Plan | 1st Floor



ADDRESS	165 Royle Road	LOADING	Two (2) Drive Through Doors / One (1) Dock Well Position
COUNTY	Ladson, South Carolina	HEIGHT	Est. 16' - 18'
ZONING	Light Industrial (LI)	POWER	3 Phase (Heavy Power)
PARCEL ID	232-0002-100	CONDITION	Metal bldg, concrete lot, large graveled yard for storage
SITE SIZE	1.85 Gross Acres	ASKING RATE	Contact Broker for Pricing
BUILDING SF	Warehouse: 10,200 SF / Office: 800 SF	LEASE TYPE	NNN

165 Royle Road, Ladson, SC

Completed Improvements

Site Re-Graveling | Asphalt Patch Work | Concrete Patch Work | Fencing & Gate Replacement | Roof Replacement | HVAC System Repairs | MEP Repairs | Overhead Door Repairs | Loading Dock Repairs | Building Exterior Repairs | Bathroom Renovations | Office Fit-Out | Warehouse Fit-Out





165 Royle Road - Potential

Subdivision

A

Suite A
6,000 SF
~ 0.85 Acres

B

Suite B
5,000 SF
~ 1.00 Acres

165 Royle Road, Ladson, SC

Additional Photos





5,000-11,000 SF Warehouse on 1.85 Acres

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