

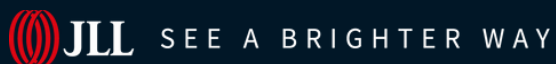
Rail served and fully air-conditioned



For Lease

80,000 RSF Available / 4.14 acres
Industrial Warehouse

**916 Commerce Circle
Hanahan, SC 29410**



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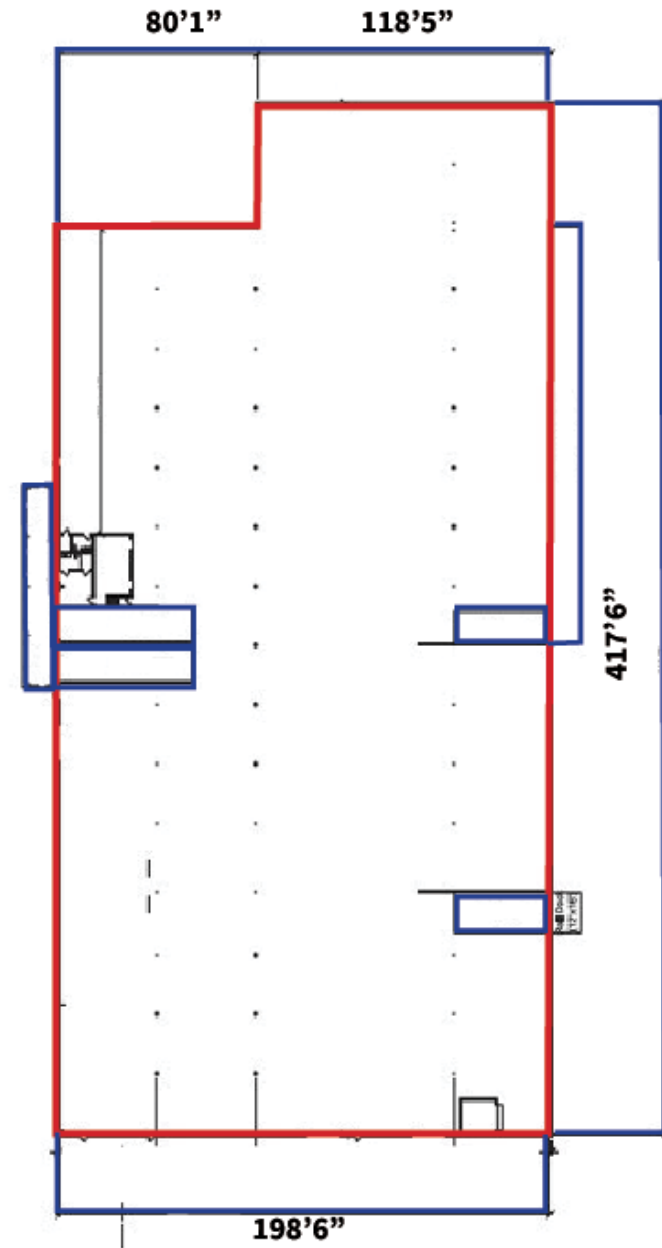
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Building SF	80,000 SF
Site size	4.20 acres
Office SF	1,600 SF
Clear height	24', 18.5' lowest part of joist
Column spacing	25' x 40', 80' x 25' centerline bay
Dock doors	80' loading docks, 8 dock positions
Drive-in doors	3
Rail doors	2, (1) positioned with 180' x 13' wide dock, (1) positioned with 14' x 13' dock
Sprinklers	Wet system
Lighting	LED
Flooring	SIKA Epoxy Mortar



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- Superior access to Charleston's Industrial Ports
- 0.75 miles to I-526
- 3.0 miles to I-26
- 55 miles to I-95



The building underwent major improvements including new sprinkler and security systems, perimeter fencing, new lighting, and resealed floors