

OFFERING MEMORANDUM
1023 Legrand Blvd.
Charleston SC 29492

21 COMMERCIAL

FOR LEASE



Built 1997



**Warehouse/
Office Space**



**15,000sft-
50,000sft**



\$1.00 - 1.30/SF/MO

PROPERTY DESCRIPTION

SHORT TERM LEASE AVAILABLE!

Distribution warehouse space with up to 2,475 square feet of office space for lease in Cainhoy Park. This is a prime location serving Charleston, SC. Easy in and easy out, located less than a mile from I-526 and adjacent to Clements Ferry Road, arguably the closest proximity to all Charleston Ports. In 2020, the warehouse was painted inside and out and is in good condition. 12 dock doors with pit levelers, 12' wide x 14' high drive in door, new LED warehouse lights and 6 restrooms. The roof was updated around 2021 and has a 5-year no leak guarantee and a 20-year warranty. Building is parallel to Clements Ferry Road, providing excellent visibility and is nestled in a beautiful natural setting, with green areas and no metal walled buildings, making for a beautiful and convenient location for headquartering your operations. This is a sub-lease opportunity.

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Century 21 Properties Plus COMMERCIAL

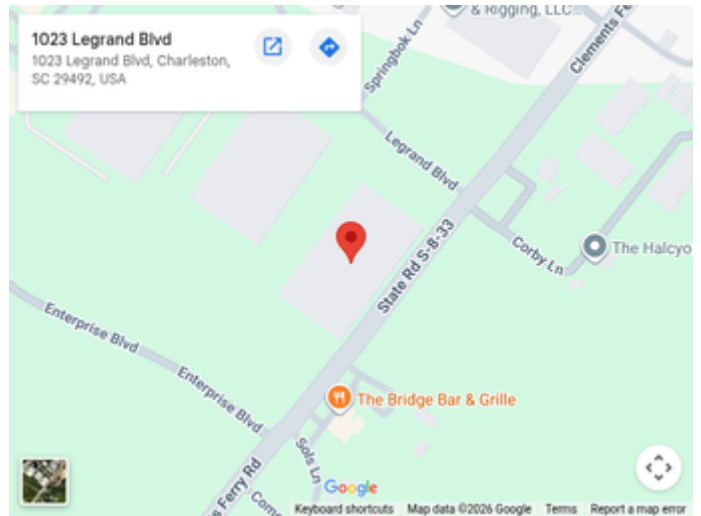
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PROPERTY HIGHLIGHTS

- Offering sublease of 15,000sft to 50,000sft
- Excellent location to ports and interstate
- Office space with 32 parking spaces available
- 12 dock doors with levelers
- Short Term Lease Available

Scan for 3D render of office space



Nearby

SCPA Wando Terminal
I-26 West

Distance

7 miles
6 miles

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