



For Lease

INDUSTRIAL PROPERTY

1445 GREENLEAF ROAD

CHARLESTON, SC 29405

for more information, please contact:

■ **JOSEPH TECKLEBURG** PRINCIPAL 843.343.2268 joseph@cctre.com

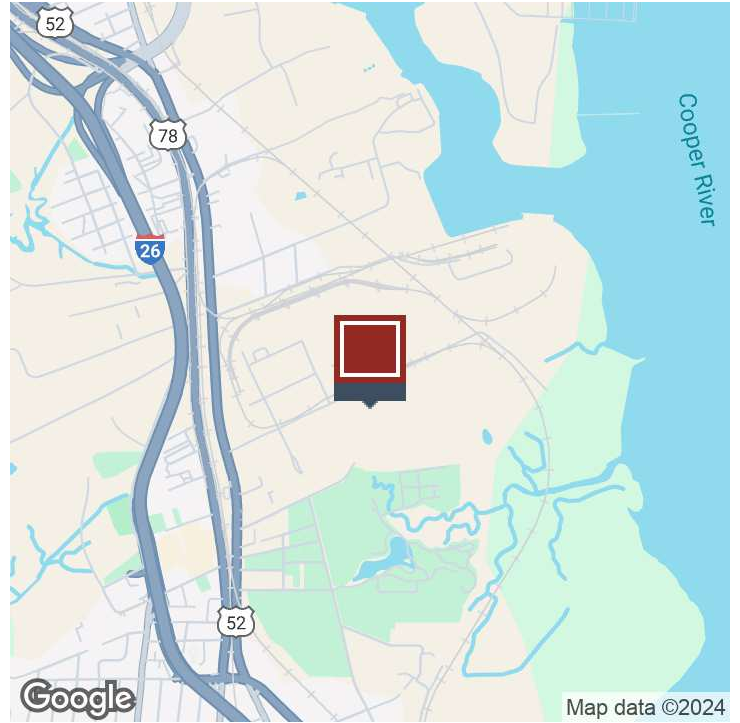
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OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	23,537 SF
Available SF:	4,600 - 23,537 SF
Lot Size:	
Zoning:	HI - Heavy Industrial

PROPERTY OVERVIEW

Located in the Upper Peninsula, this space is conveniently located to downtown Charleston, I-26, the port, and many other major infrastructure points. There is approximately 1,500 sf of dock dock space to handle tractor trailers and shared parking directly in front of the building. The entire space is broken into five contiguous bays that are similar in size. They currently have walls in between the bays that the Owner can demolish for the right tenant. Bays #1-5 are available and total approximately 23,537 square feet - see attached floor plan.

PROPERTY HIGHLIGHTS

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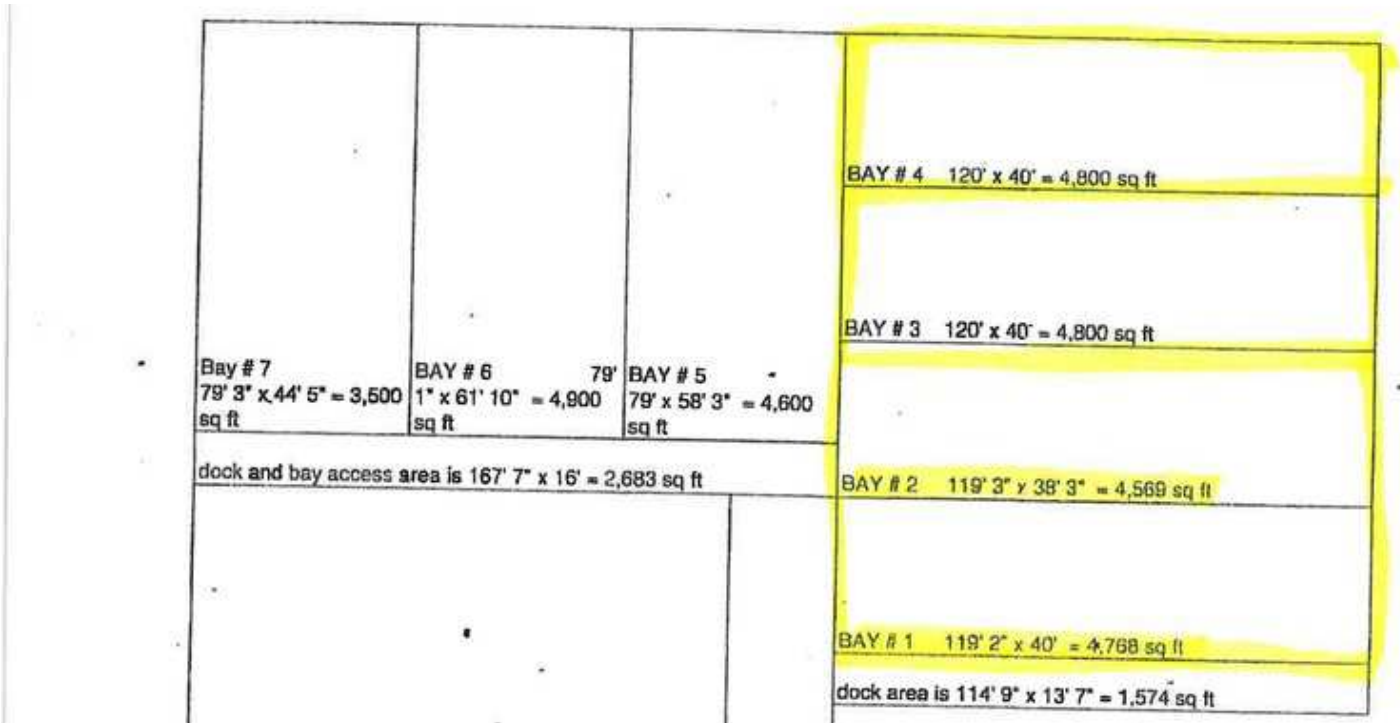
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,600 - 23,537 SF	Lease Rate:	\$9.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bay #1	Available	4,600 - 23,537 SF	NNN	\$9.50 SF/yr	-

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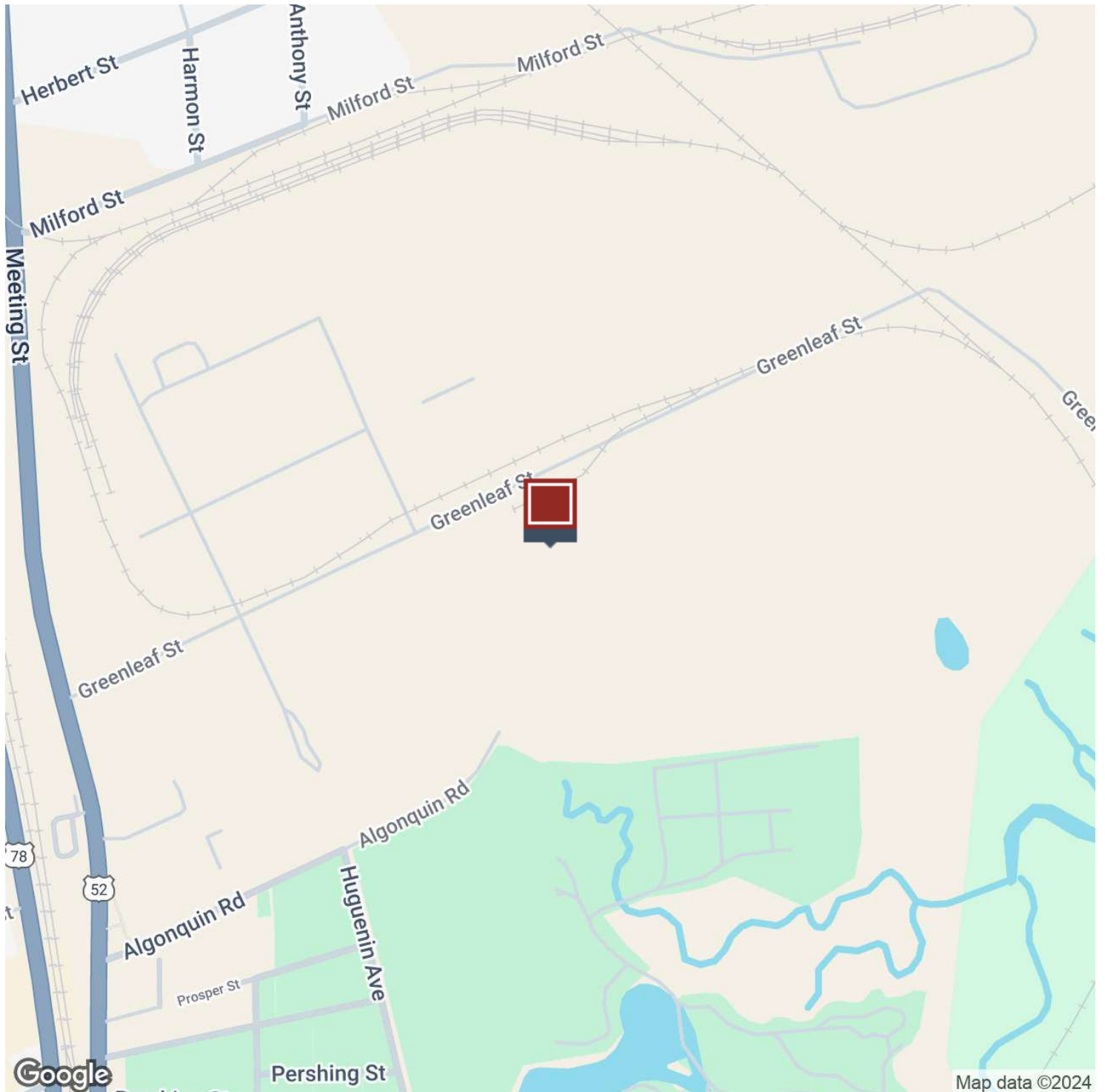
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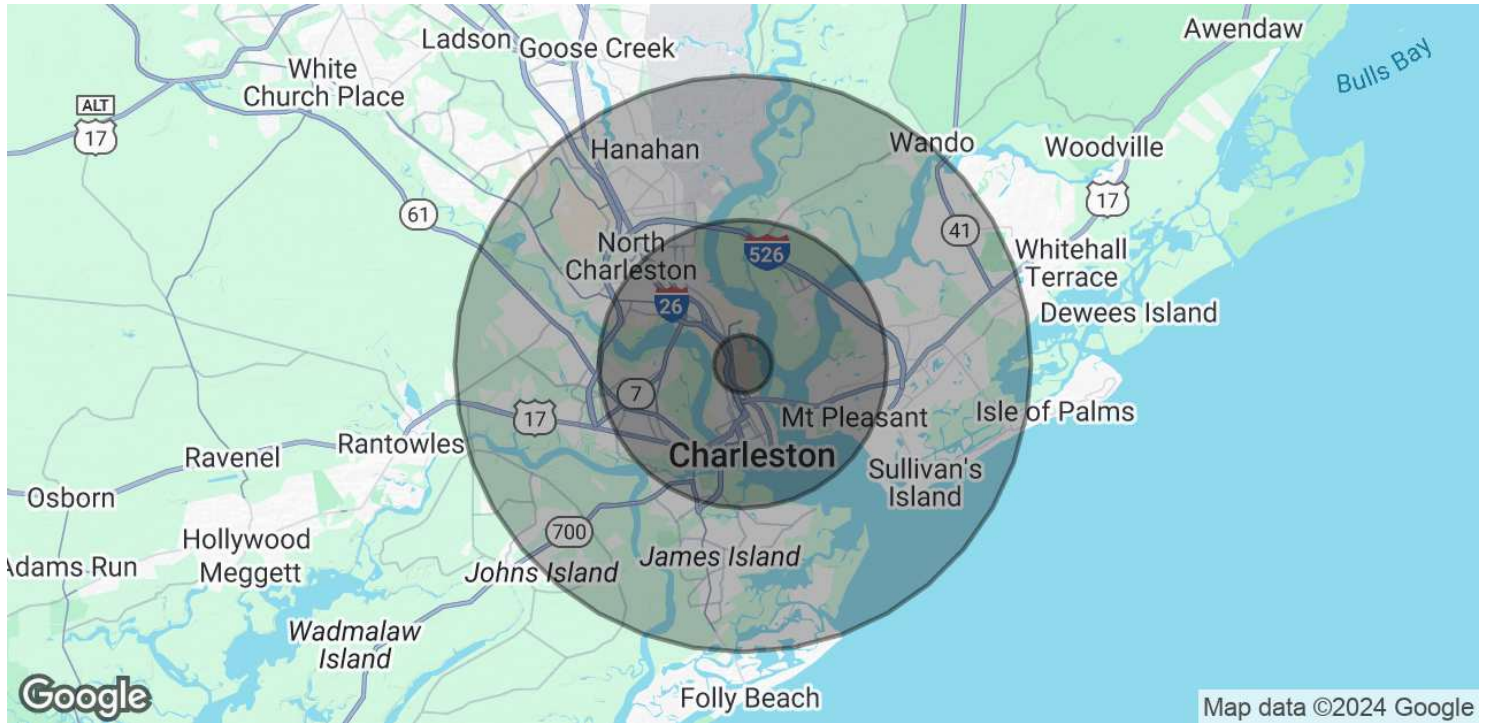
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,412	117,484	291,087
Average age	29.2	33.8	35.1
Average age (Male)	28.5	33.1	34.1
Average age (Female)	30.0	35.1	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	884	46,835	117,591
# of persons per HH	2.7	2.5	2.5
Average HH income	\$26,836	\$68,499	\$69,245
Average house value	\$557,602	\$348,664	\$315,670

* Demographic data derived from 2020 ACS - US Census

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