

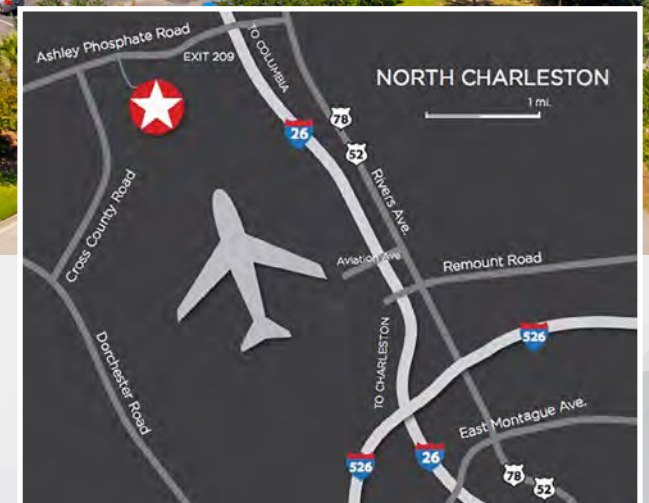
12,452/SF OFFICE/WAREHOUSE FOR LEASE



7271 INVESTMENT DR. | N. CHARLESTON, SC

**Conveniently located in the geographic center
of the Charleston region.**

Fully air-conditioned tilt-up concrete office/warehouse building consisting of 7,452 SF of office/lab space and 5,000 SF of warehouse. 3-phase electrical service. The facility has one (1) 10' x 14' grade level door and two (2) 10' x 12' dock high doors.



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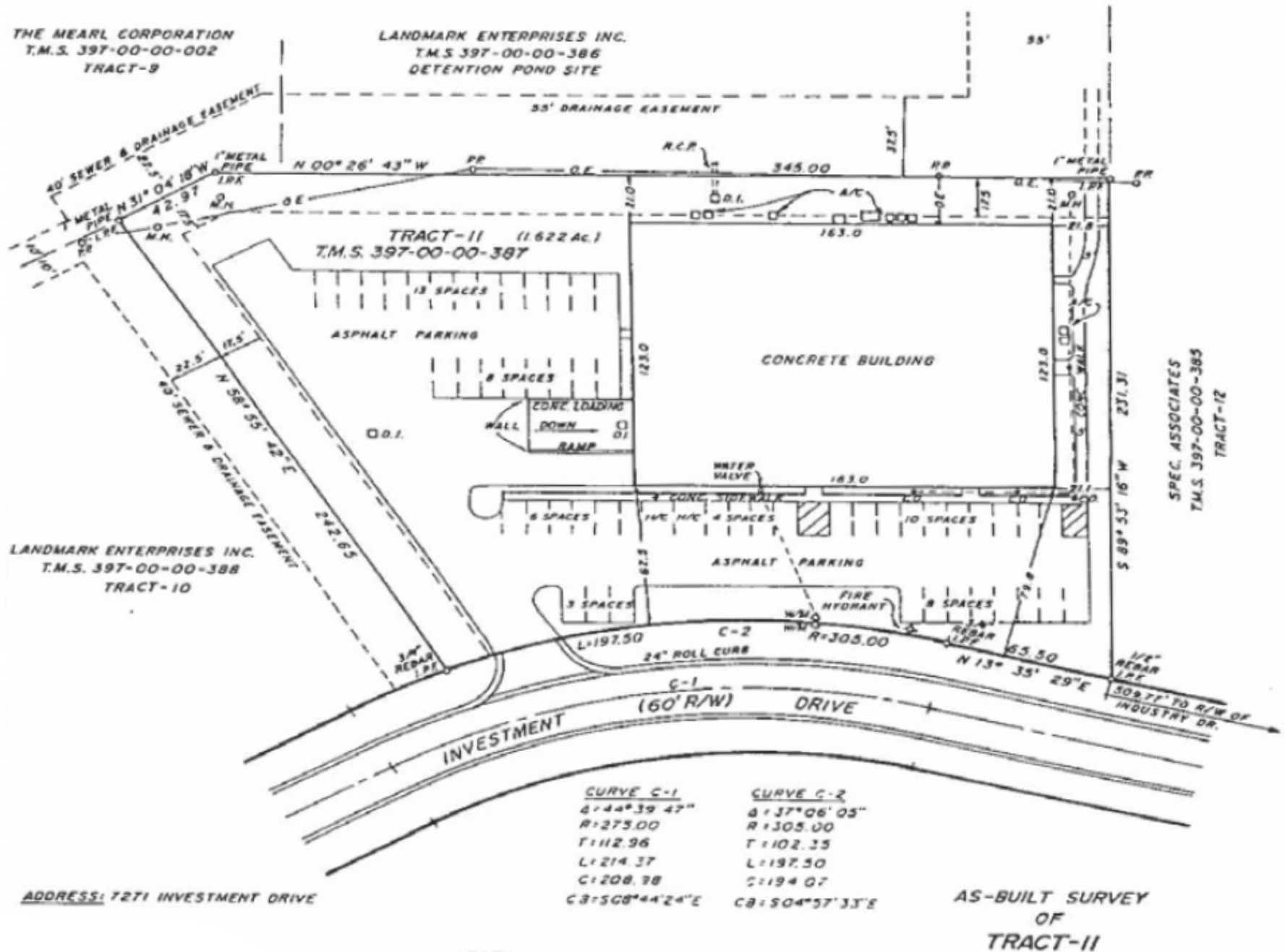
BUILDING SIZE:	20,072 SF
AVAILABLE:	12,452 SF
LOT SIZE:	1.62 acres
LOW EAVE HEIGHT:	20'
YEAR BUILT:	1992
ELECTRICAL:	3-phase
DOORS:	Two (2) Dock High One (1) Grade Level

LOCATION

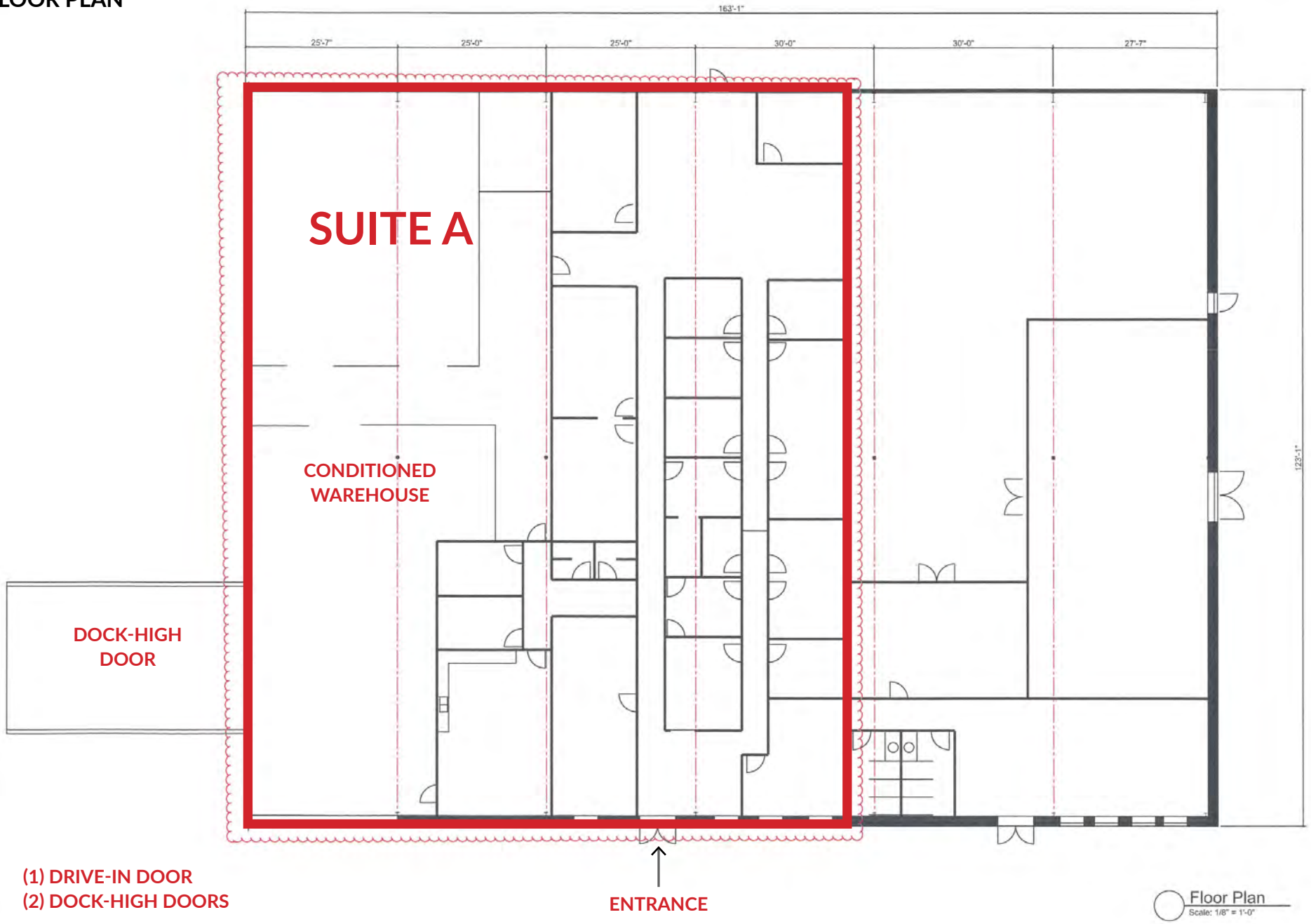
On Investment Drive off Ashley Phosphate Road in the geographic center of the region. Convenient access to 1-26, 1-526, Ashley Phosphate Road, Dorchester Road, and US Highway 52.

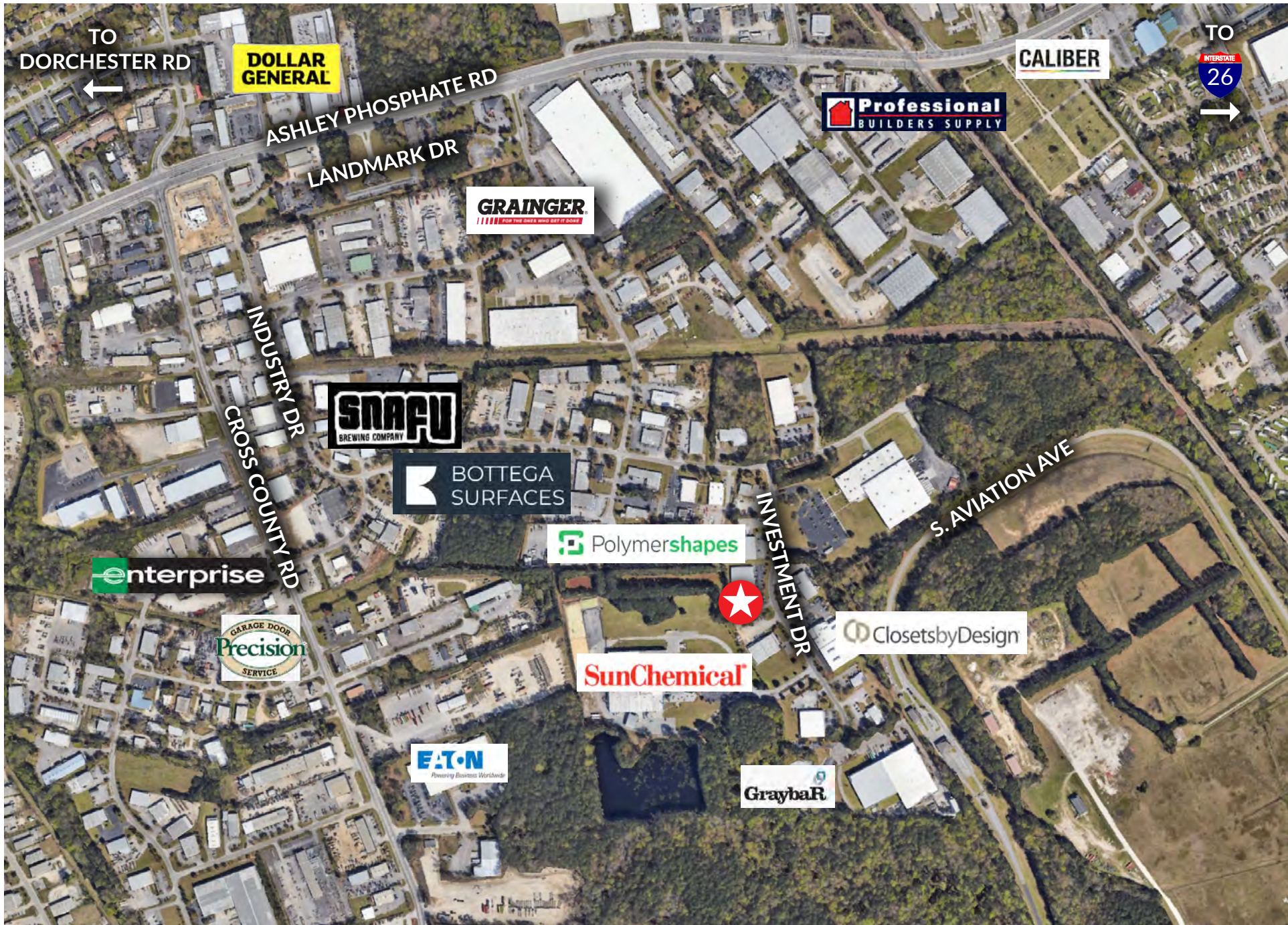


SITE PLAN



FLOOR PLAN





TO
DORCHESTER RD
←

**DOLLAR
GENERAL**

ASHLEY PHOSPHATE RD

LANDMARK DR

CALIBER

**Professional
BUILDERS SUPPLY**

TO
INTERSTATE
26
→

GRAINGER
FOR THE ONE WHO GETS IT DONE

CROSS COUNTY RD
INDUSTRY DR

SNAPU
BREWING COMPANY

**BOTTEGA
SURFACES**

Polymershapes

INVESTMENT DR

S. AVIATION AVE

enterprise

**Garage Door
Precision
SERVICE**



SunChemical

ClosetsbyDesign

EAT-N
Powering Business Worldwide

GraybaR







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OFFICE/WAREHOUSE
FOR LEASE

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N. CHARLESTON, SC

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