

6,000 - 12,000 SQ.FT AVAILABLE

FOR LEASE

10342 HIGHWAY 78

## NEW CONSTRUCTION INDUSTRIAL PARK

CONVENIENTLY LOCATED ON HWY 78 NEAR ROYLE RD.



RE/MAX SOUTHERN SHORES  
Robert Pratt  
(843) 343-6085:cell  
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**RE/MAX**  
COMMERCIAL®

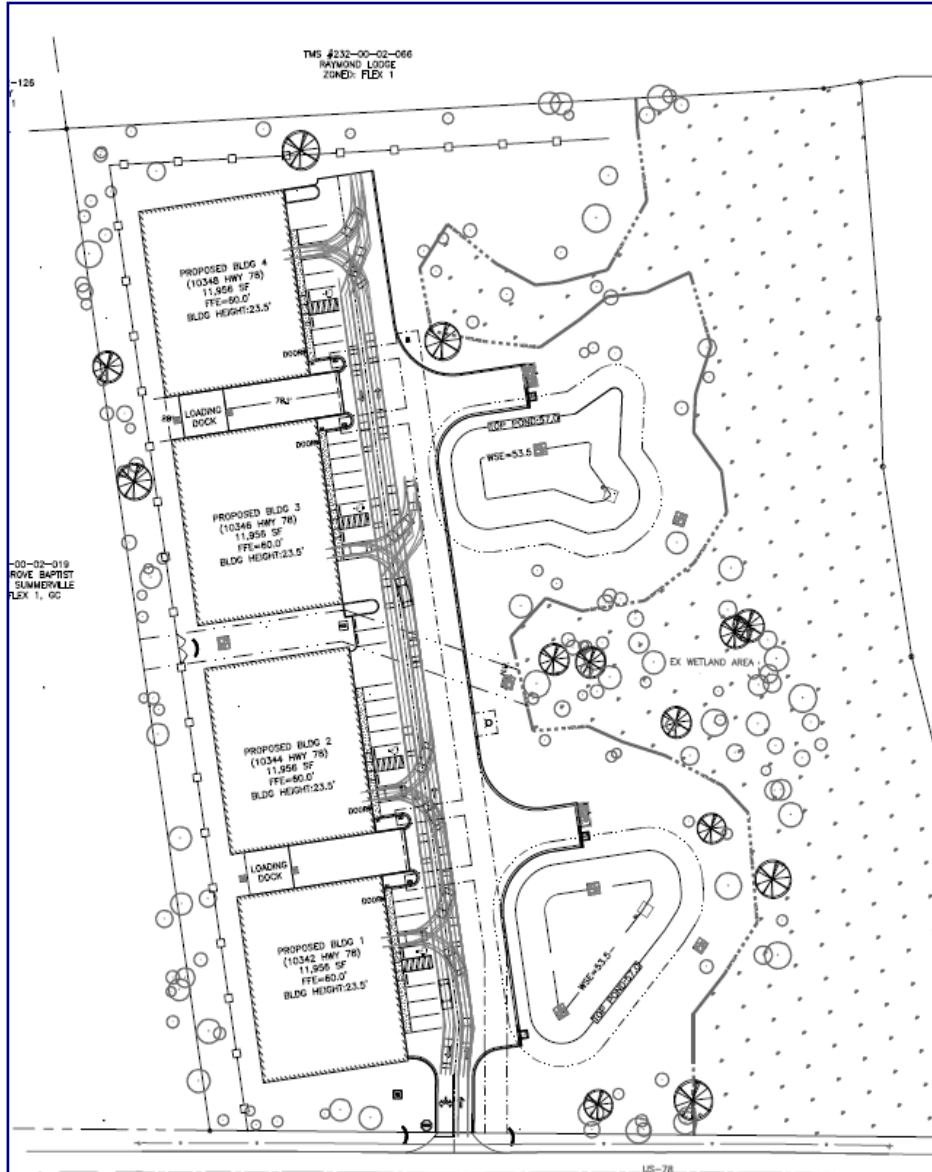
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- 48,000sf Available in New Construction Industrial Park. Four 12,000sf buildings with 3 of those buildings divided into 6,000sf spaces. All buildings have 3 phase power. The 6,000sf spaces have one (1) 200 amp panel and the 12,000sf building has two (2) 200 amp panels.
- 6,000sf: Monthly base rent of \$15/sf + NNN fees currently estimated at \$3.00/sf. (NNN includes taxes, insurance, common area maintenance, water.) Total monthly rent is \$9,000.
- 12,000sf: Monthly base rent of \$13/sf + NNN fees currently estimated at \$3.00/sf. (NNN includes taxes, insurance, common area maintenance.) Total monthly rent is \$16,000.
- Office area includes open reception/flex area, 2 private offices, and bathroom.
- Warehouse has one 10' drive in door and 1 bathroom. 4 of the warehouses have loading docks. 18' at the low eave and 22' at the peak.
- Heated and cooled office area with reception, two private offices, bathroom and kitchenette.
- Excellent location on Highway 78 near the Royle Rd. intersection
- Zoned LI in Berkeley County. TMS # 232-00-02-010



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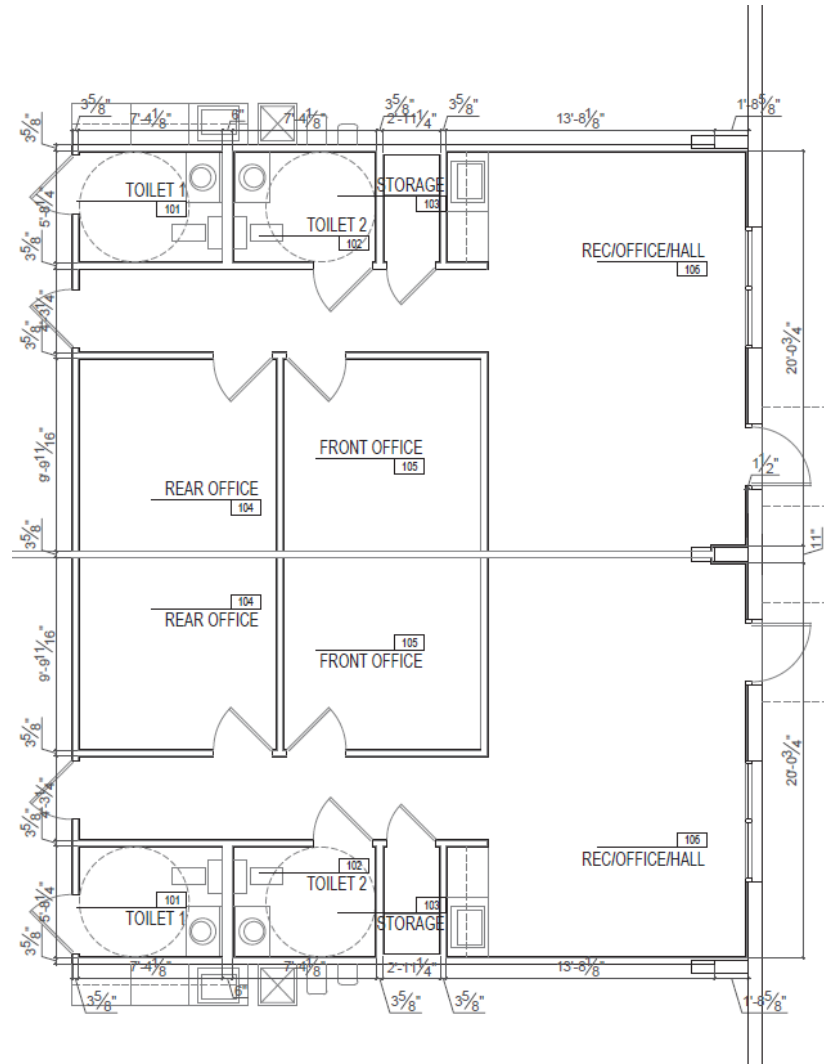
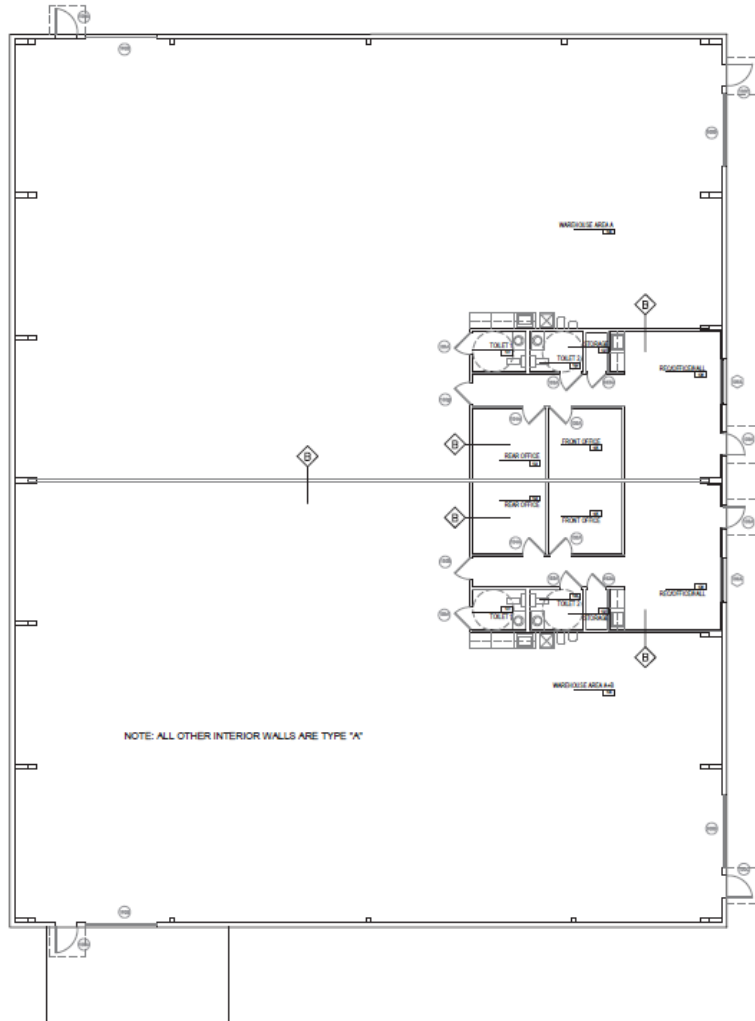
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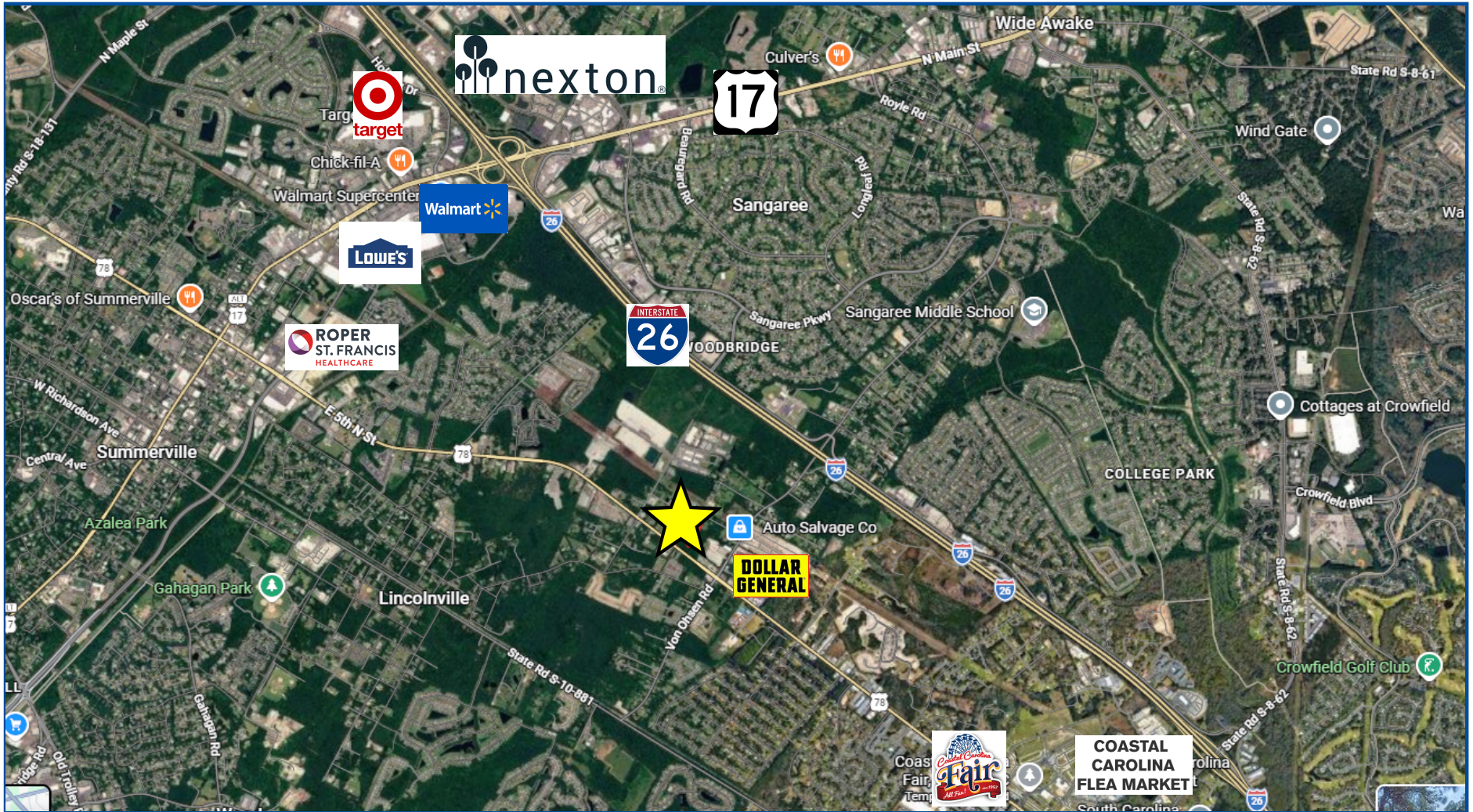
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