



FOR LEASE

±2,150 - 5,046-SF Flex/Office Opportunity Inside I-526

1007 Bankton Circle, Hanahan, SC 29410



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For Lease | 1007 Bankton Circle

Property Overview

Property Description

1007 Bankton Circle offers two suites for lease in a well-maintained flex industrial park in North Charleston, each with a private entrance from the parking lot.

Suite E provides a versatile $\pm 5,046$ SF industrial/flex opportunity, combining office and approximately 1,800 SF of fully conditioned warehouse space with an 8' x 9' roll-up door, 9' clear height (under sprinklers), 10' ceiling height, 208V/120V three-phase power and a fully sprinkled interior. The suite is suited for warehouse, distribution, light manufacturing or service-oriented users.

Suite D offers a $\pm 2,150$ SF office opportunity with a functional layout, suited for a variety of office or professional users.

Suite Breakdown

Suite E | $\pm 5,046$ SF

- Flexible office and warehouse layout
- Private entrance from the parking lot
- $\pm 1,800$ -SF fully conditioned warehouse

Suite D | $\pm 2,150$ SF

- Functional office layout
- Private entrance from the parking lot

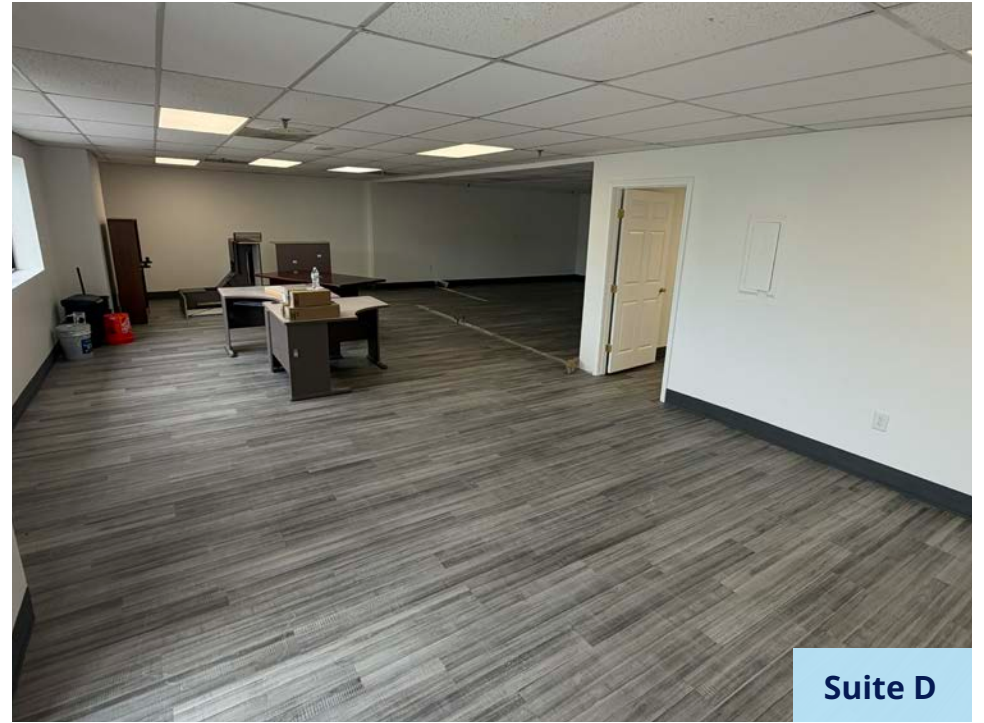


Property Features

- Lease Rate: \$15 PSF, NNN
- NNN Fees: \$6.00 PSF
- TMS #: 266-09-00-022
- Roll-up door: 8' W x 9' H
- Clear height: 9' (under sprinklers)
- Ceiling height: 10'
- Warehouse dimensions: 42' W x 43' 6" D
- HVAC: Fully conditioned
- Fire protection: Fully sprinkled
- Electrical: 208V / 120V, 3-phase power
- Parking: 77 spaces around the property

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Property Photos



Suite D



Suite E



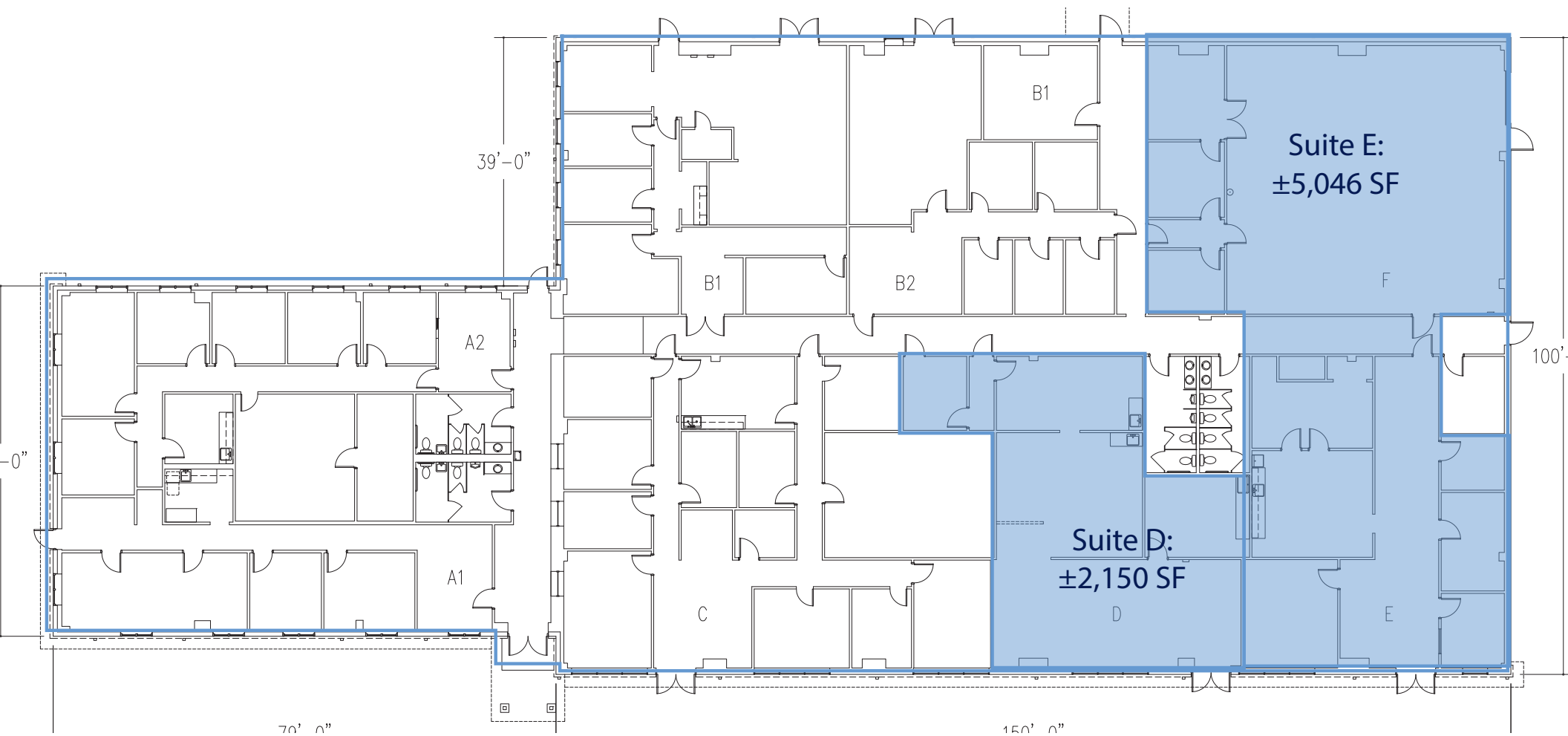
Suite E



Suite D

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Floor Plan



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Aerial Overview

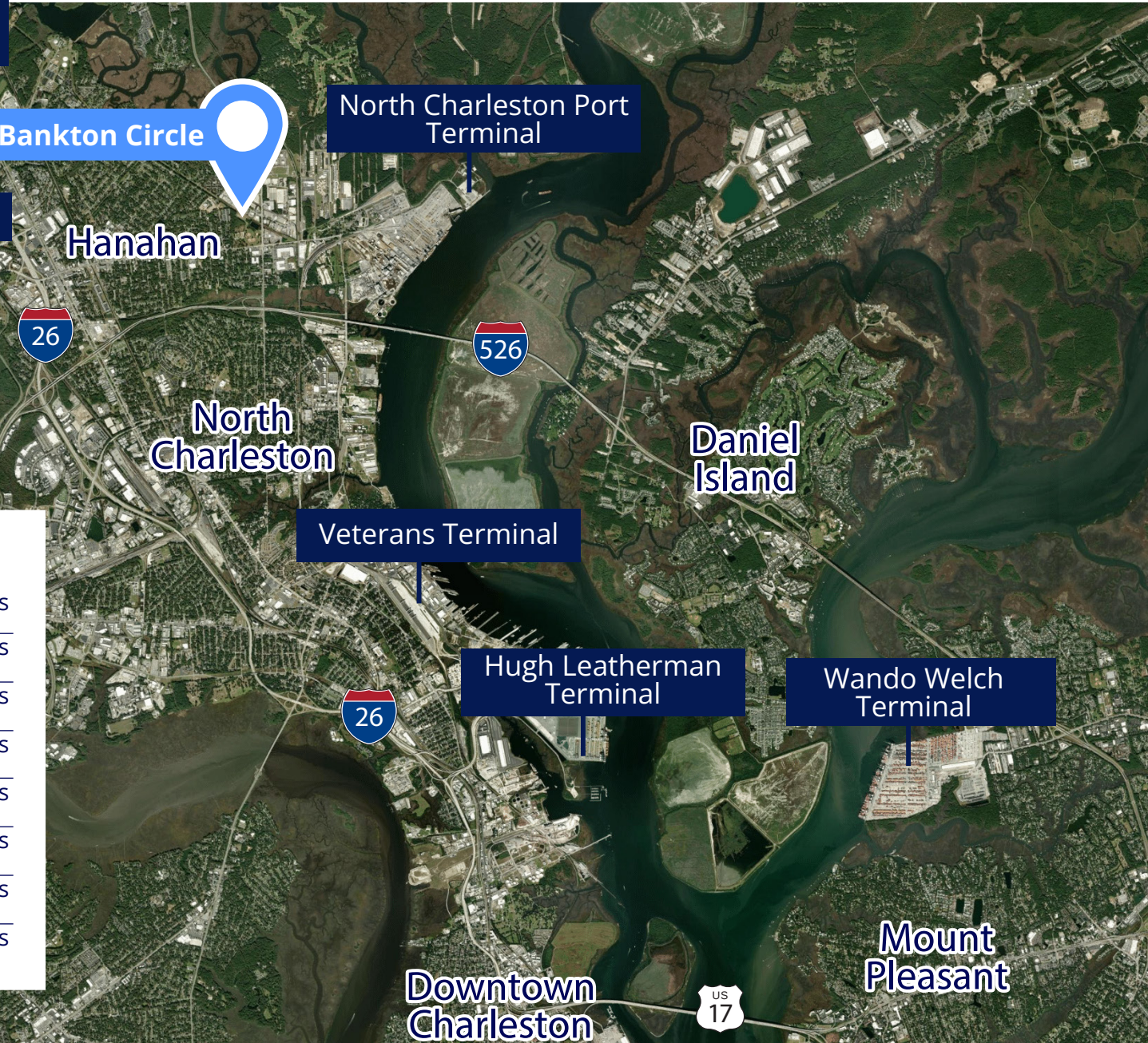


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Location Overview

Key Distances

I-26	±2.8 miles
I-526	±1.4 miles
17	±13 miles
CHS International Airport	±6.6 miles
North Charleston Terminal	±2.0 miles
Veterans Terminal	±4.6 miles
Hugh Leatherman Terminal	±7.8 miles
Wando Welch Terminal	±10.8 miles





Contact

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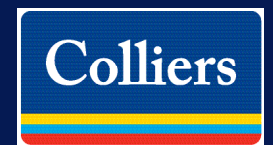
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