

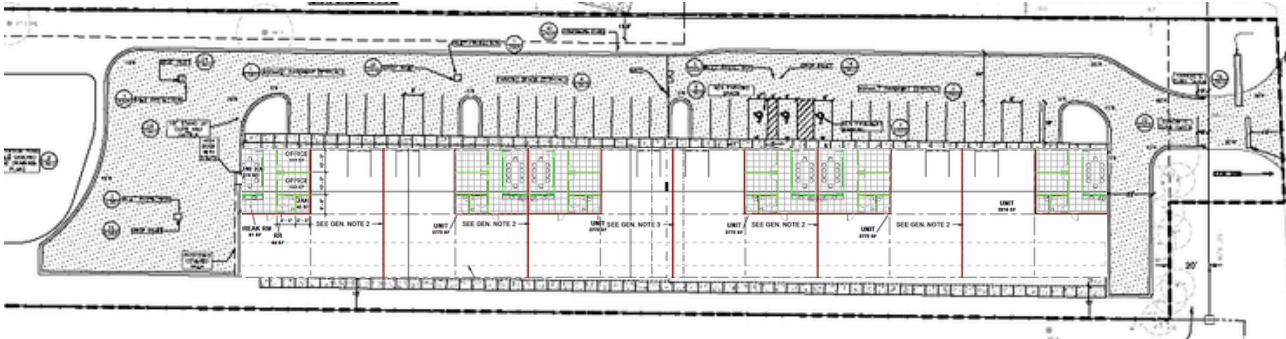
# 24,000 SF FLEX SPACE AVAILABLE DELIVERING JULY 2026!

2828 Clements Ferry Rd  
Charleston, SC

## PROPERTY HIGHLIGHTS

Located just over 300 yards from I-526 on ramp, avoid gridlock with ease of access to high growth areas and your customers. This brand new space will be move in ready. Each unit includes conditioned office area equipped with ADA restroom, a conference room, two private offices and a 10x10 roll up door.

|                     |   |                     |   |
|---------------------|---|---------------------|---|
| <b>AVAILABLE SF</b> | 24,000 SF Available<br>Demisable to +/-4,000 SF                     | <b>COUNTY</b>       | Berkeley County                               |
| <b>ZONING</b>       | GENERAL COMMERCIAL<br><a href="#">LINK TO ZONING</a>                | <b>CLEAR HEIGHT</b> | 18'3" in front. Ceiling slopes in rear to 16' |
| <b>PARKING</b>      | 35 spaces (1.46 per 1000 SF) with a truck turn for freight vehicles | <b>COLUMNS/SLAB</b> | Clear span, 6" slab                           |



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Disclaimer - The information contained herein is deemed reliable but should be verified and is not warranted by Adams Property Group, LLC.

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**PROPERTY PHOTOS**



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