

131 Hanniford Drive

North Charleston, SC 29418



Property Overview

LEASE RATE:	\$12.50/RSF/YR
SQUARE FEET:	7,080 SF
LOT SIZE:	1 ACRE
COUNTY:	DORCHESTER
ZONING:	I - INDUSTRIAL
PARCEL ID:	172-15-15-021



Property Description

This recently renovated warehouse, located just off Ashley Phosphate, consists of 7,080 SF, including approximately 1,500 SF of conditioned office space on two floors. One acre secured with a fenced perimeter with two gated access points from Hanniford Drive. The building is equipped with 3-phase 480V power and features a 13' x 14' drive-in door, as well as a truck loading area with an additional 13' x 14' door, and offers a clear height of approximately 20'. The first floor provides two restrooms, a bullpen area, and a break room, while the second floor includes three private offices. The rental rate is \$12.50/RSF/year on a NNN basis, with estimated NNN expenses of \$4.19/RSF/year.

FOR LEASE

EDDIE BUXTON, CCIM, BIC
(843) 478-0346
EDDIE.BUXTON@PCPSC.COM

CONYERS HALLMAN
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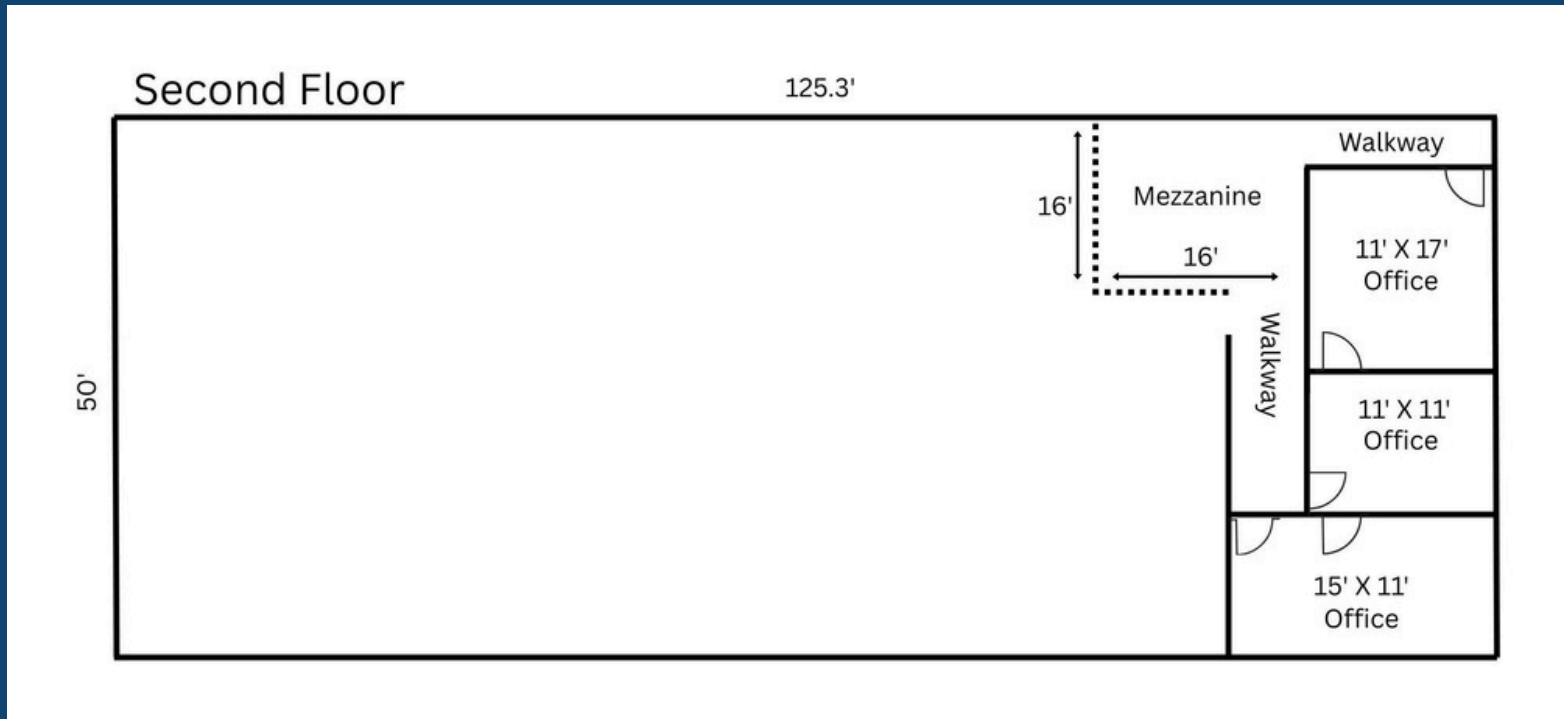
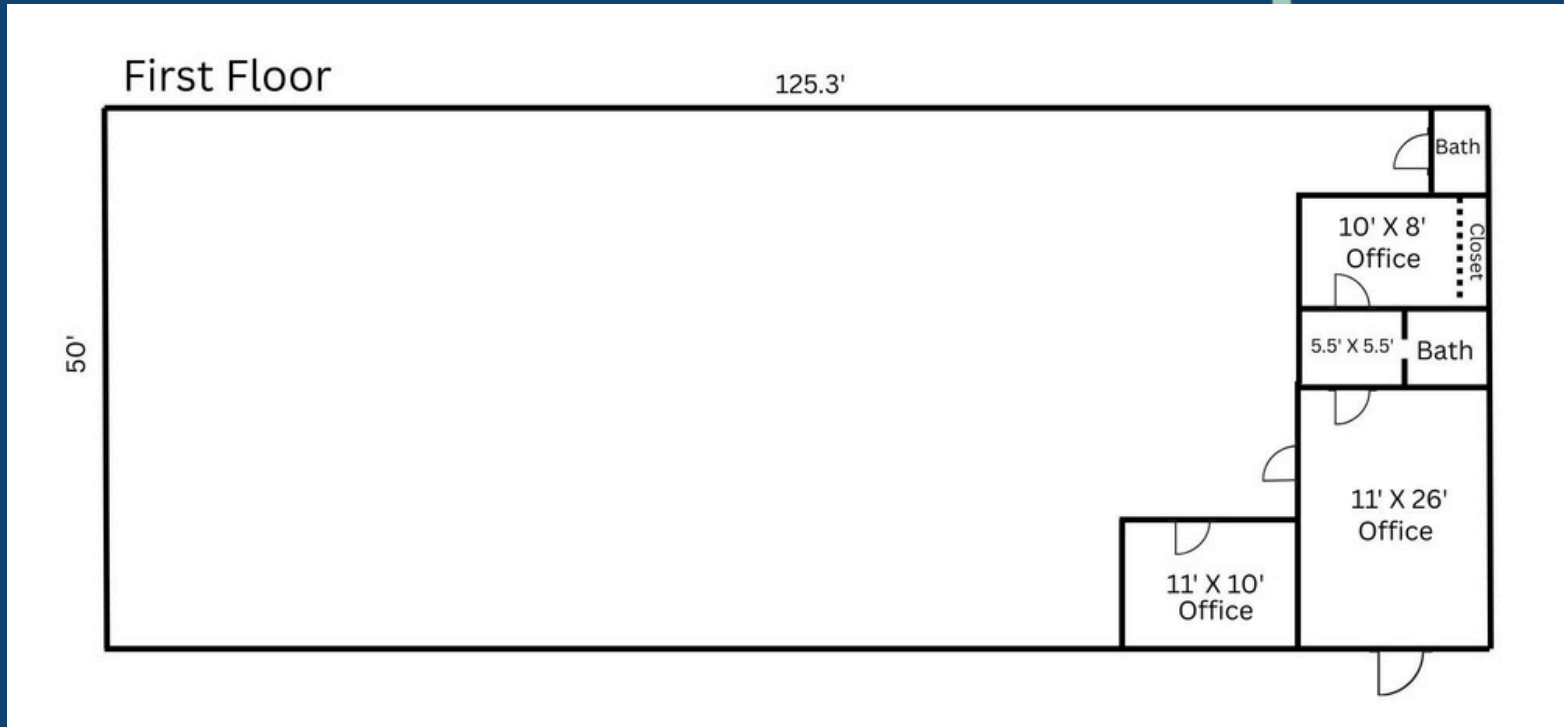
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