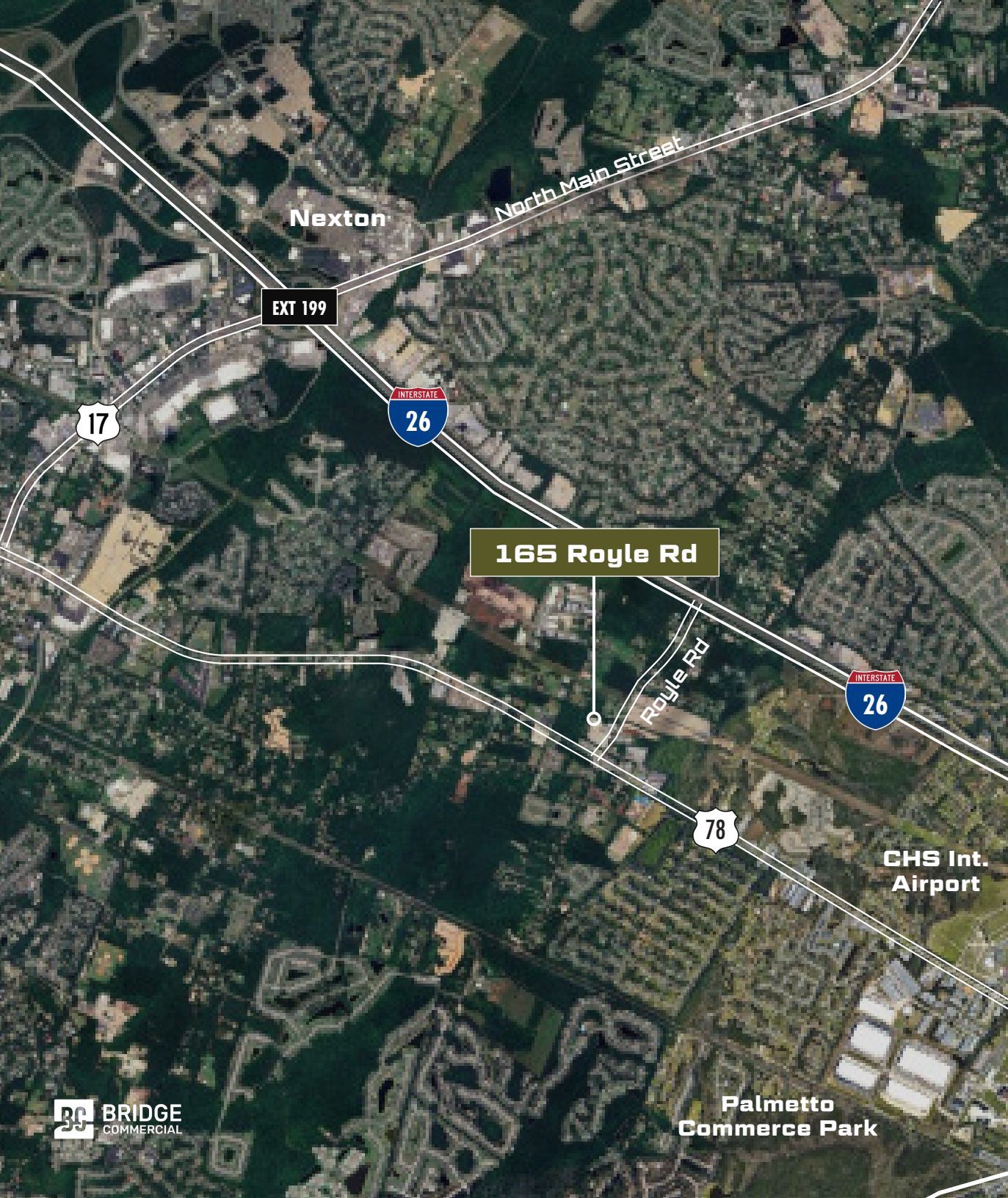




165 royle road

ladson, south carolina 29456

5,000-11,000 SF Warehouse on 1.85 Acres



165 Royle Road

Located directly off Royle Road in Ladson, SC, 165 Royle provides high visibility and a central location for a variety of users looking to service the Charleston market. Ownership has made significant renovations to improve the property for Tenants' needs.

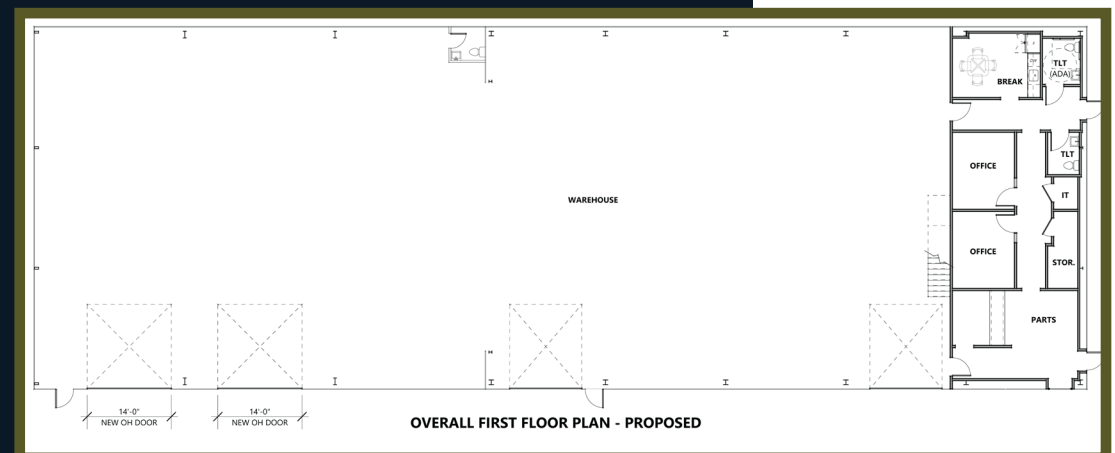
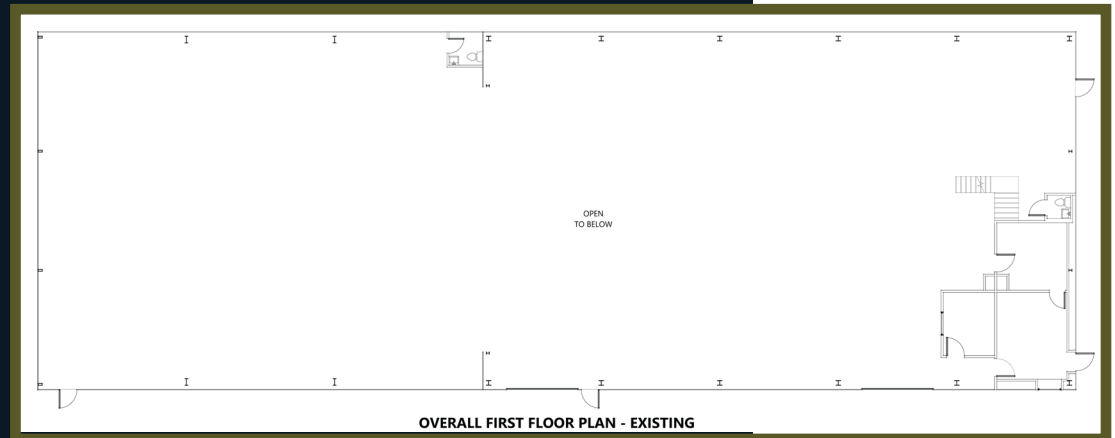
The Highlights

- » Located 2 miles from I-26 via Exit 206
- » ±11,000 SF warehouse on 1.85 acres
- » Significant site renovations currently in process
- » Convenient access to major infrastructure
- » Potential subdivision available ??



The Plan & Specs

Existing Floor Plan | 1st Floor



Proposed Floor Plan | 1st Floor

ADDRESS 165 Royle Rd, Ladson, SC

COUNTY Ladson, South Carolina

ZONING Light Industrial (LI)

PARCEL ID 232-0002-100

SITE SIZE 1.85 Gross Acres

BUILDING SF Warehouse - Est. 10,000 SF
Mezzanine - Est. 5,000 SF
Office - Est. 5,000 SF

LOADING Two (2) Drive Through Doors
One (1) Dock Well Position

HEIGHT Est. 16' - 18'

POWER 3 Phase (Heavy Power)

CONDITION Metal building, concrete parking lot, large graveled yard for storage

ASKING RATE Contact Broker for Pricing

LEASE TYPE NNN

165 Royle Road, Ladson, SC

Completed Improvements

Site Re-Graveling | Asphalt Patch Work | Concrete Patch Work | Fencing & Gate Replacement | Roof Replacement | HVAC System Repairs | MEP Repairs | Overhead Door Repairs | Loading Dock Repairs | Building Exterior Repairs | Bathroom Renovations | Office Fit-Out | Warehouse Fit-Out





165 Royle Road - Potential
Subdivision

A

Suite A
5,000 SF
~ 0.5 Acres

B

Suite B
5,000 SF
~ 0.75 Acres

165 Royle Road, Ladson, SC

Interior Photos



5,000-11,000 SF Warehouse on 1.85 Acres

Ladson, South Carolina 29456

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