



**917 COMMERCE CIRCLE
HANAHAN, SC 29410**

NAI Charleston

**FOR SALE OR LEASE: ±25,560 SF INDUSTRIAL
MANUFACTURING/WAREHOUSE**

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SUMMARY

NAI Charleston is pleased to offer for sale or lease **917 Commerce Circle**: a manufacturing facility in a prime industrial location approximately one mile from I-526. The property features a total of $\pm 25,560$ SF, which includes $\pm 3,473$ SF of office space and $\pm 22,087$ SF of warehouse space. The air-conditioned manufacturing area is well-suited for heavy-duty operations, featuring multiple heavy power drops, compressor system with air hose drops throughout, and a robust 3-ton crane with the ability to extend from the interior warehouse to the exterior truck dock.

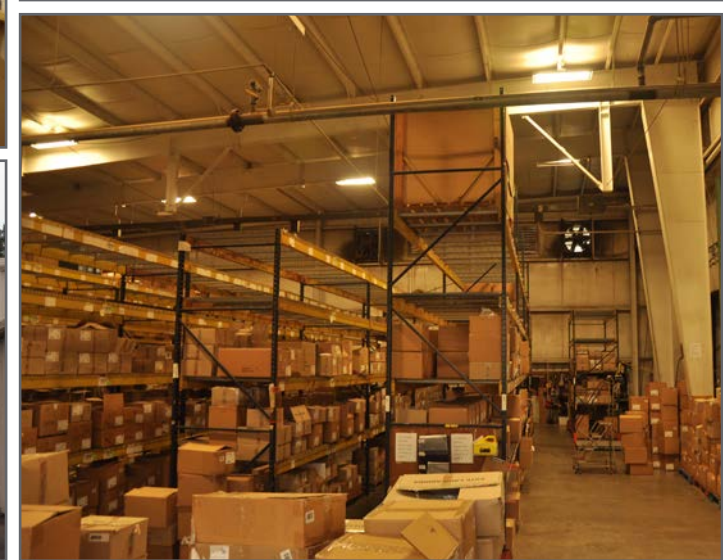
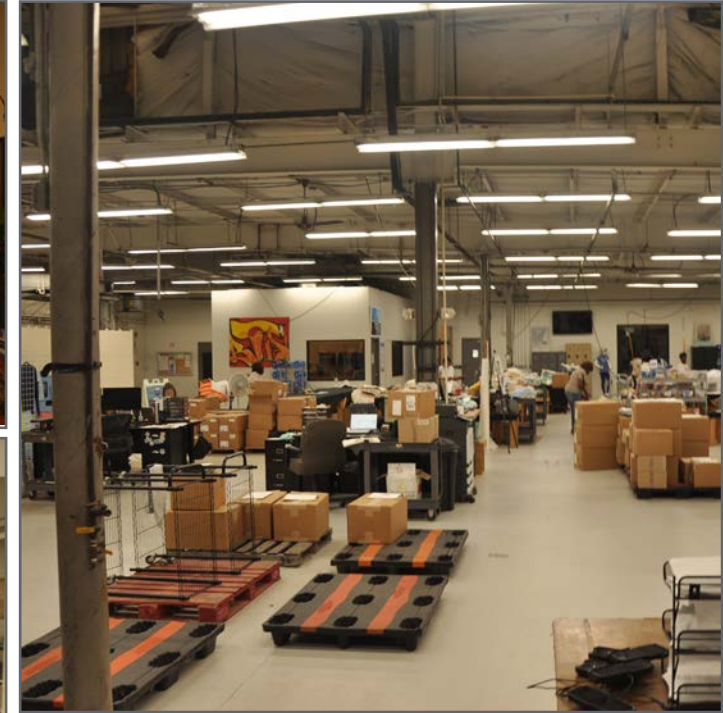
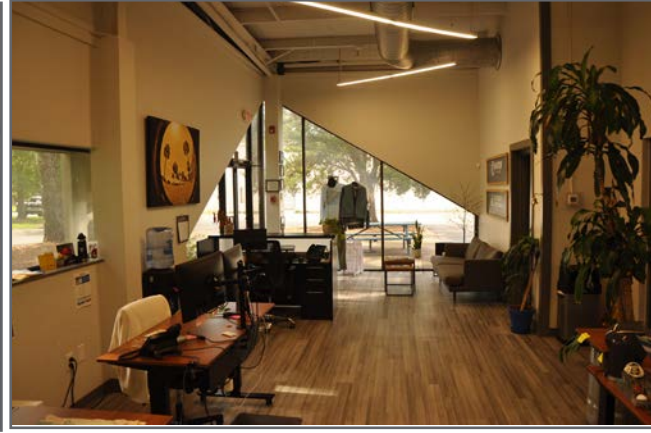
Additionally, the storage warehouse with 27' ceiling height is equipped with six exhaust fans, five roof vents, and bright fluorescent lighting for optimal ventilation and visibility. The facility offers excellent truck access via one dock-high loading door and two drive-in doors.



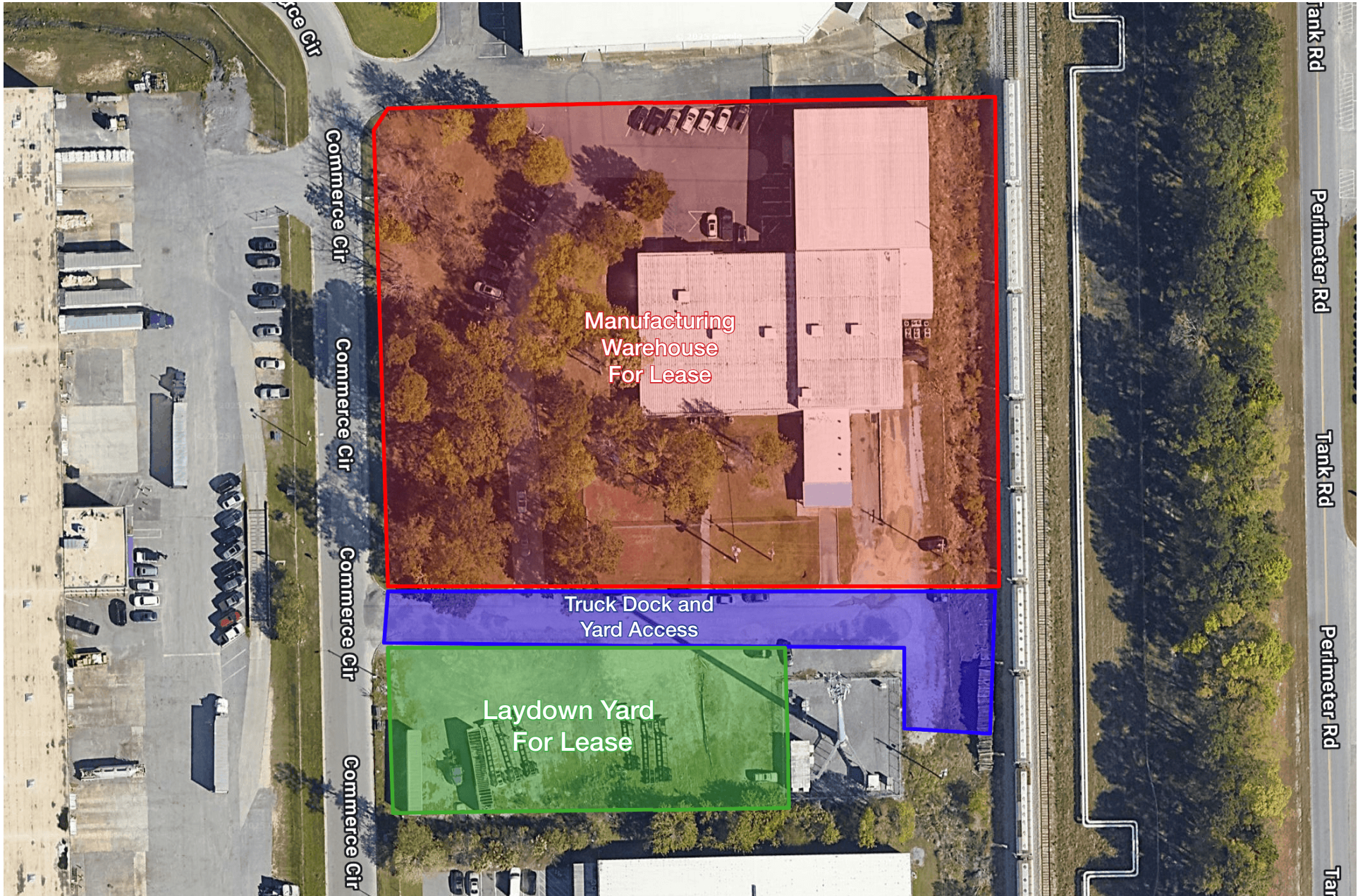
Offering Summary

Sale Price:	\$4,450,000
Lease Rate:	\$14/SF, NNN
Building Size:	$\pm 25,560$ Total SF $\pm 3,473$ Office SF $\pm 22,087$ Manufacturing/Warehouse SF
Laydown:	Half-acre laydown yard available for lease (\$3,500/month, NNN)
Loading:	(1) Dock-high loading door (2) Drive-In Doors
Parking:	Ample surface parking
Power:	1,200 AMP 3 phase 277/480 Volt Step-down Voltage 120/208
Access:	± 1 Mile from I-526
Zoning:	Industrial - City of Hanahan
County:	Berkeley County
TMS #:	266-09-00-017, -036, -037

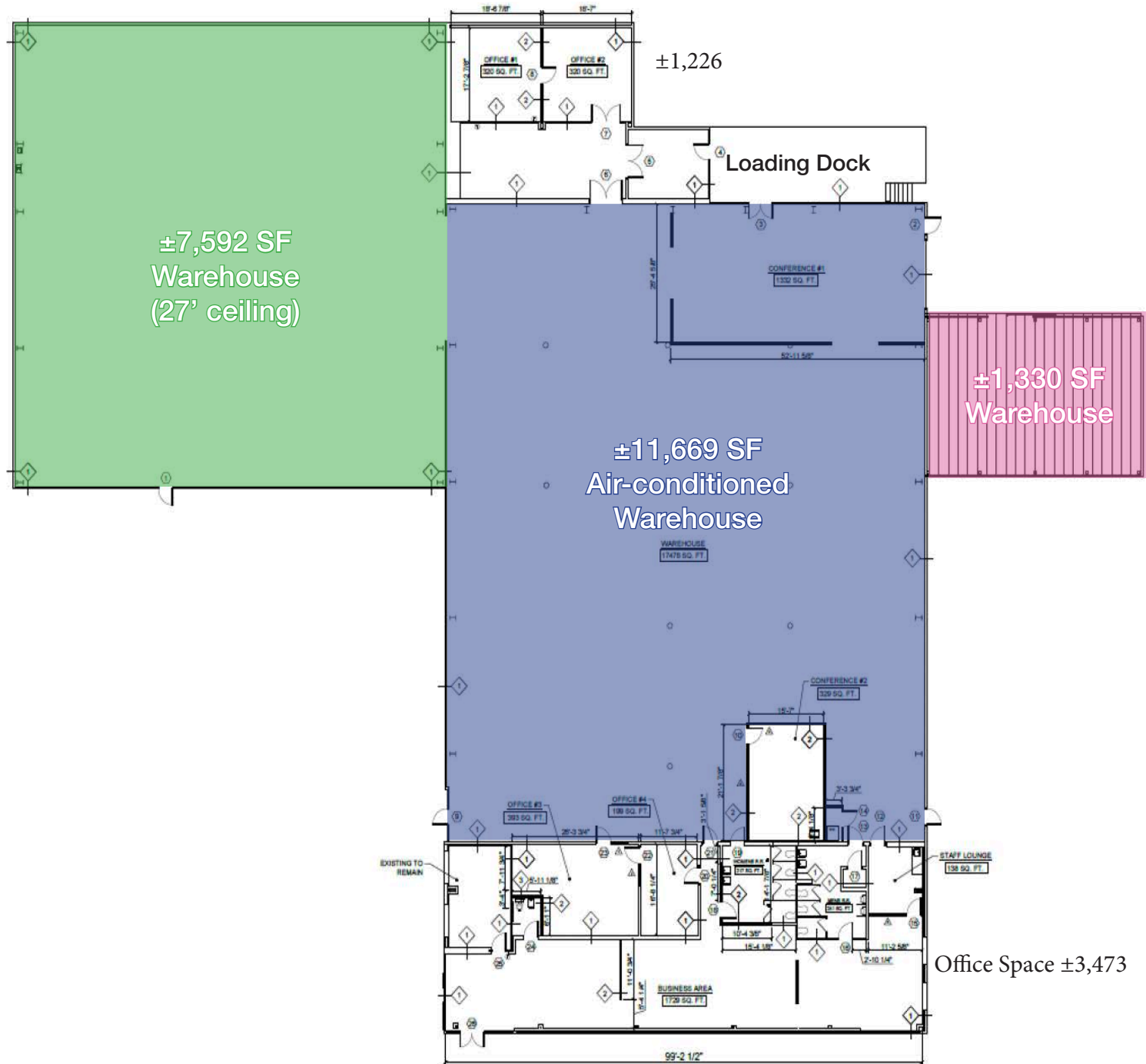
ADDITIONAL PHOTOS



AERIAL



FLOOR PLAN





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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Exclusively marketed by:

NAI Charleston