



LEASE RATE:	\$5.45/SF NNN
AVAILABLE SF:	62,221 SF
SITE SIZE:	8.4 ACRES
TMS #:	409-12-00-003
ZONING:	LIGHT INDUSTRIAL
ESTIMATED EXP:	\$1.18/SF

SUMMARY

Well positioned industrial/distribution warehouse with retail visibility. Situated at the transportation hub of Charleston and minutes from Boeing and the Charleston International Airport. Interstate frontage just off I-26 at Montague Avenue and close proximity to I-526. Centrally located for the Charleston Ports.

New Ownership - investing heavily in the asset. New roof and LED lighting. Ample parking for employees and multiple trailer drop/staging options.

FOR MORE INFORMATION CONTACT:

DUNSTON POWELL, CCIM dunston@carolinacre.com

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- Proposed new facade with signage
- Dock Doors: 5 doors on the covered common dock with room for 12 trucks/trailers
- Drive in Doors: None but room to add if required
- Ceiling Height: 22'
- Sprinkler: Wet System
- Power: 120/240 v 400A 3 Phase
- Lighting: Landlord has added new 16,000 lumens LED lights throughout the warehouse with motion sensors
- Roof: Landlord has installed a new Firestone 060 TPO single ply roof including new insulation , gutters, downspouts, and flashing



- Office: Landlord is proposing to build out +/- 2,800 SF of new office space. Functional mezzanine above most of the office with concrete floor.
- Rail served: Inactive rail spur servicing the rear of the building that could be put back in service with minimal investment.
- Potential for up to 1 acre of outside storage subject to approval from N. Charleston

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Building Photos









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Property Location



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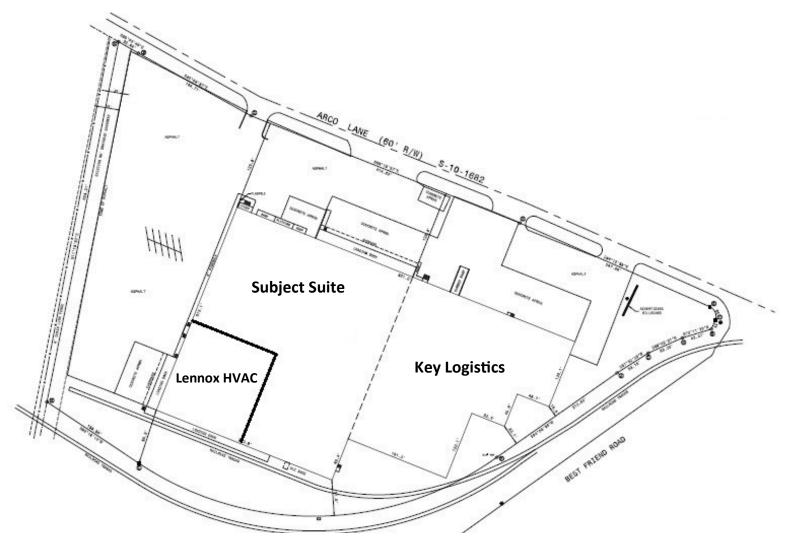
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Site Plan



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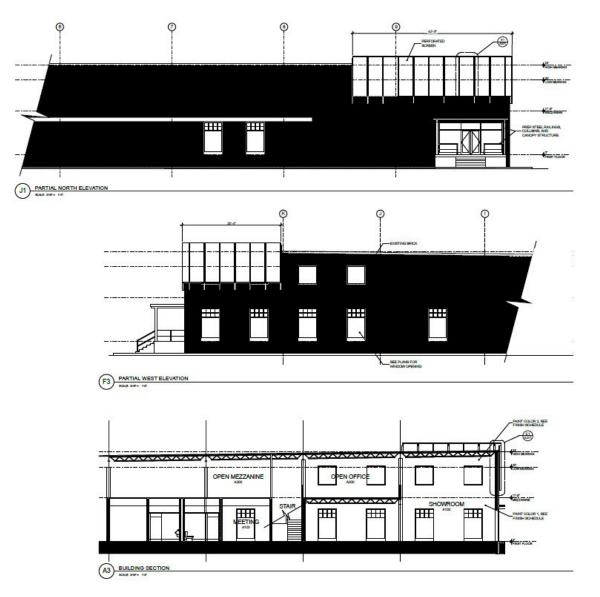
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Proposed Interior & Exterior Improvements



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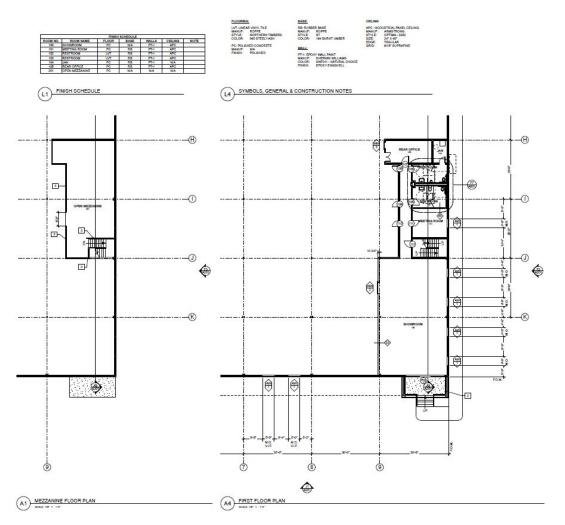
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Proposed Office Plan



The information contained herein has been obtained from sources deemed reliable but not warranted, guaranteed or represented as to the completeness for accuracy by Carolina Commercial, LLC.

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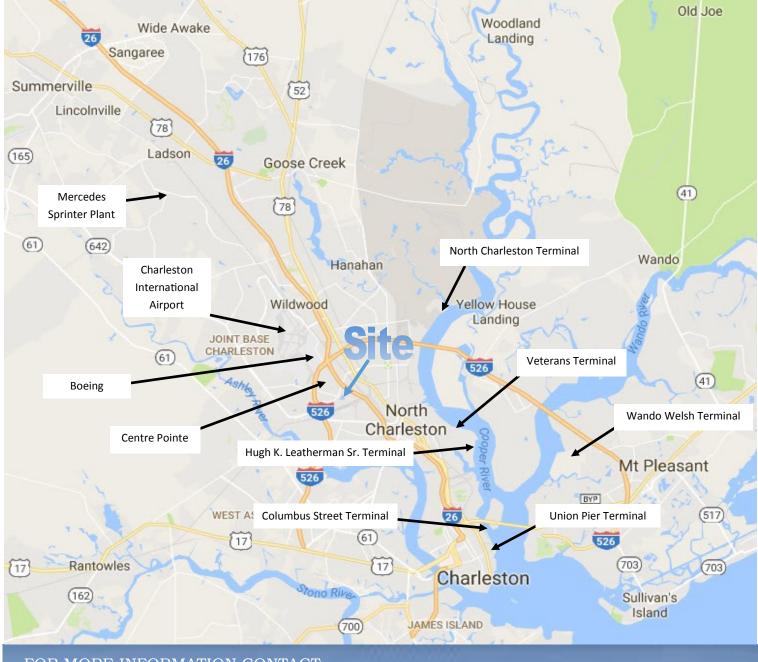
FOR LEASE

CAROLINA COMMERCIAL, LLC REAL ESTATE SOLUTIONS

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62,221 SF Warehouse Space

4401-A ARCO LANE, NORTH CHARLESTON, SC 29418



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