

FOR SUBLEASE

CLASS A FLEX SPACE



2284 CLEMENTS FERRY RD, Charleston, SC 29492

Harbor
COMMERCIAL PARTNERS



22,596 SF
SIZE

\$18.00/SF NNN
LEASE RATE

\$5.34/SF
OPEX

PROPERTY HIGHLIGHTS

Located on the bustling Clements Ferry Rd. corridor within the Charleston Regional Business Center industrial park. The property is in close proximity to 526.



Ample Parking



Excellent Visibility and Signage



Class A Construction



Located within Professional Park Setting



125' Truck Court



PROPERTY DESCRIPTION

Completed in 2007, this building features a wet sprinkler system and is constructed with precast concrete, equipped with insulated glass storefronts. The property offers two suites, totaling 22,596 square feet, both of which include premium office finishes, while the warehouse areas are fully climate-controlled. The site provides 65 dedicated parking spaces and full truck access at the rear.



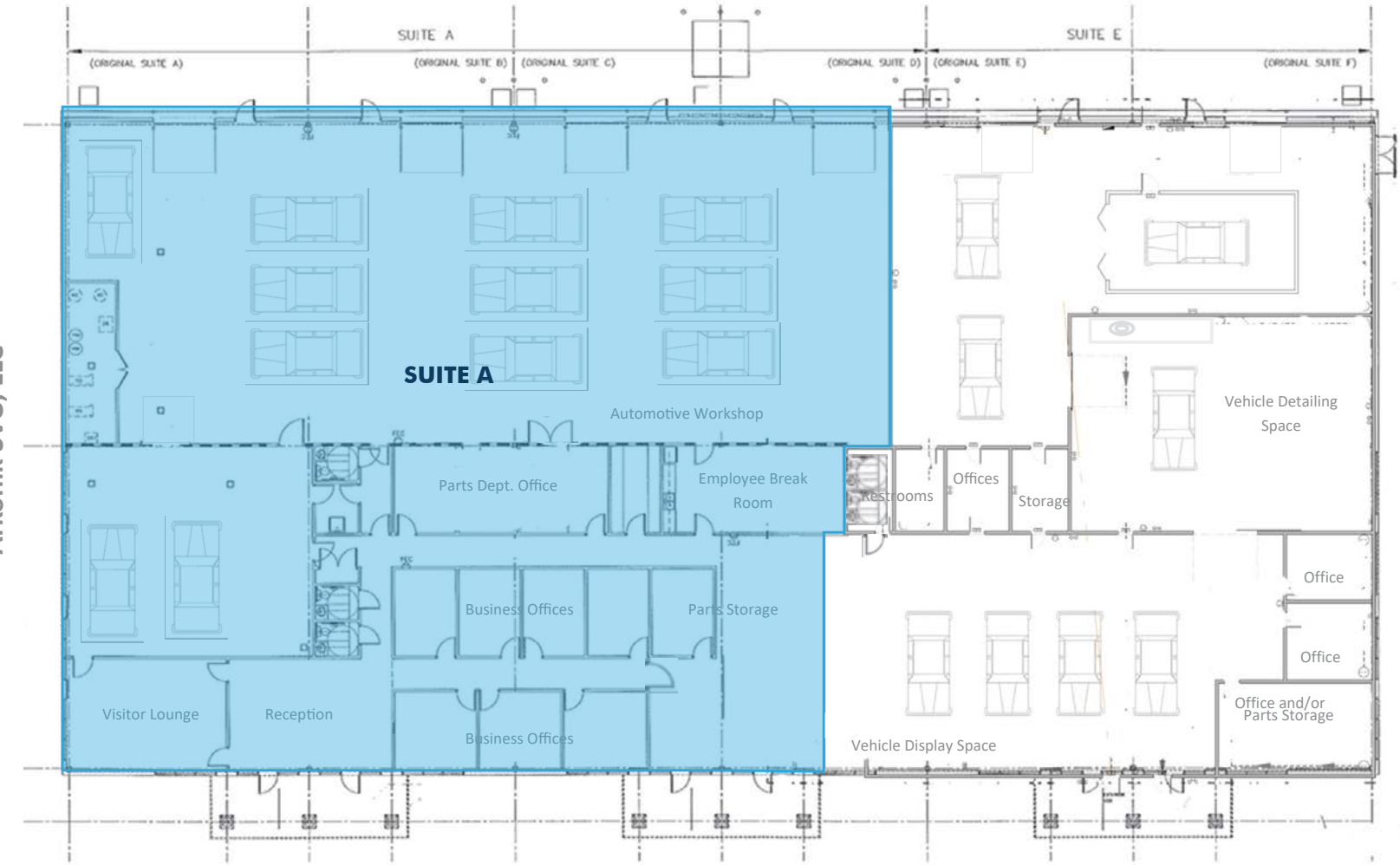
BUILDING SPECS

PARCEL ID	267-00-00-139
COUNTY	BERKELEY
OFFICE SF INDUSTRIAL SF	6,937 SF 7,106 SF
BUILDING CLASS	A
YEAR BUILT	2007

SUITE A

SIZE	14,043 SF
CLEAR HEIGHT	18' - 22'
DRIVE-IN DOORS	FOUR 10'X12'
HEAT/COOL	YES
PARKING	65 SPACES
TRAILER PARKING	N/A
LIGHTING	LED
EXTERIOR TYPE	CONCRETE
POWER	200V / 3-PHASE
SPRINKLERS	YES
WATER/SEWER	PUBLIC

2284 Clements Ferry Rd. Charleston, SC 29492
 Arkonik SVO, LLC





BUILDING SPECS

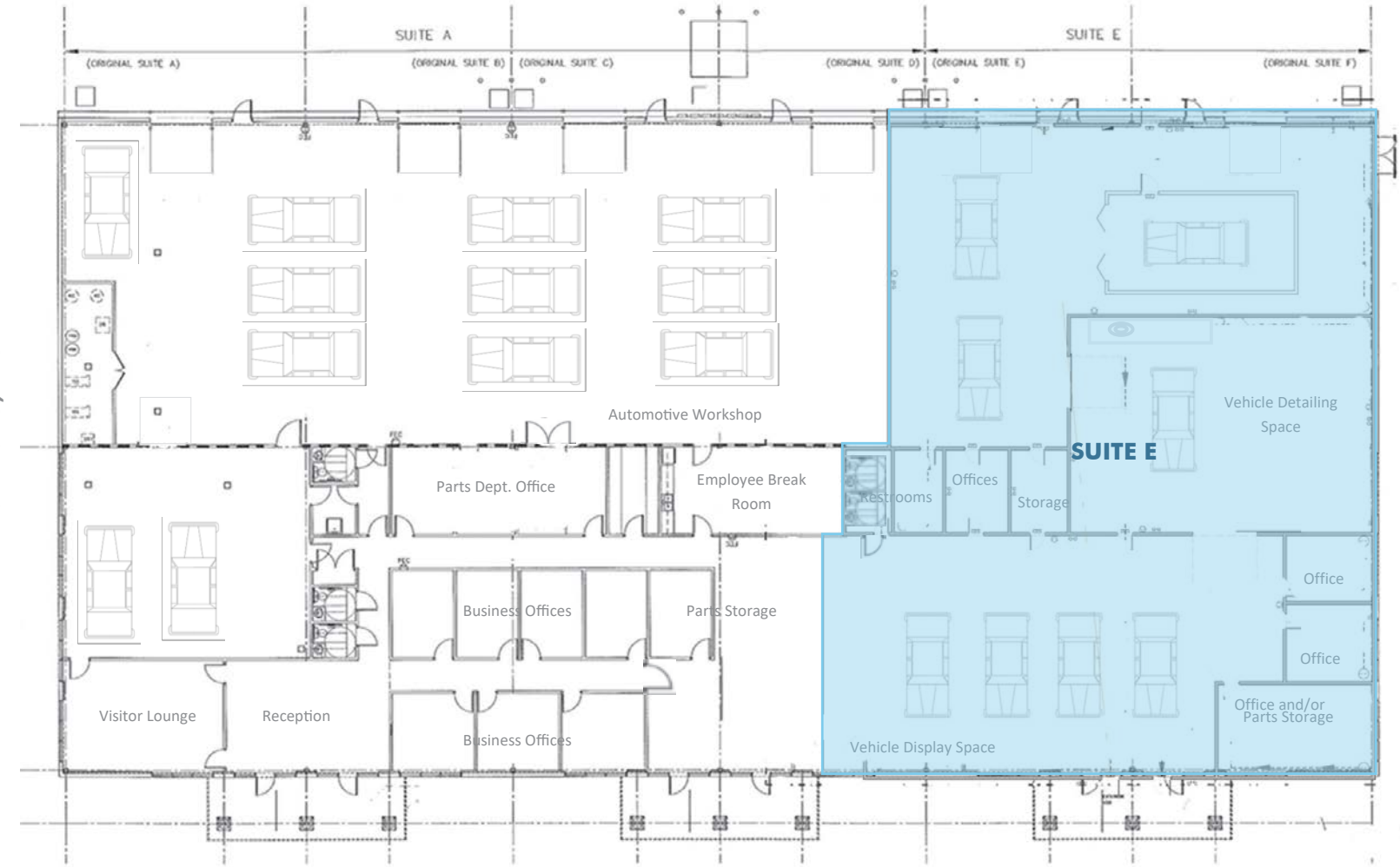
PARCEL ID	267-00-00-139
COUNTY	BERKELEY
OFFICE SF INDUSTRIAL SF	5,677 SF 2,876 SF
BUILDING CLASS	A
YEAR BUILT	2007

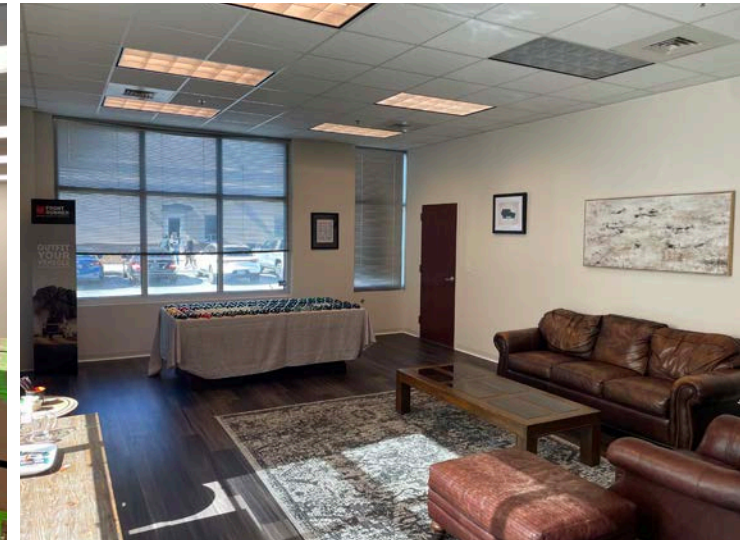
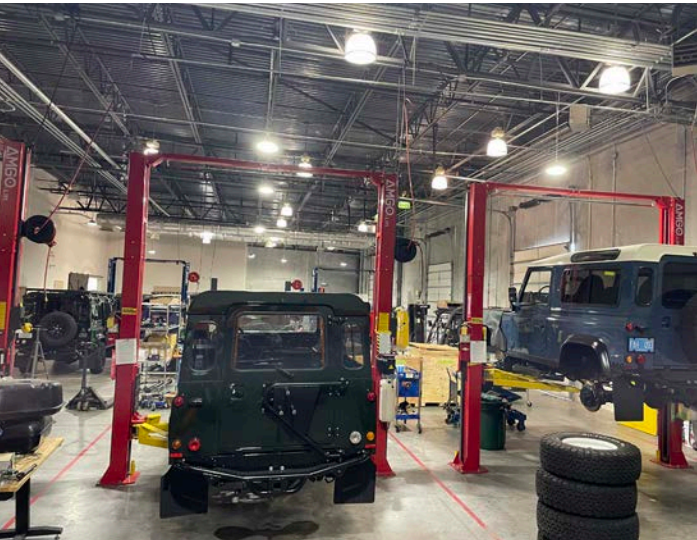
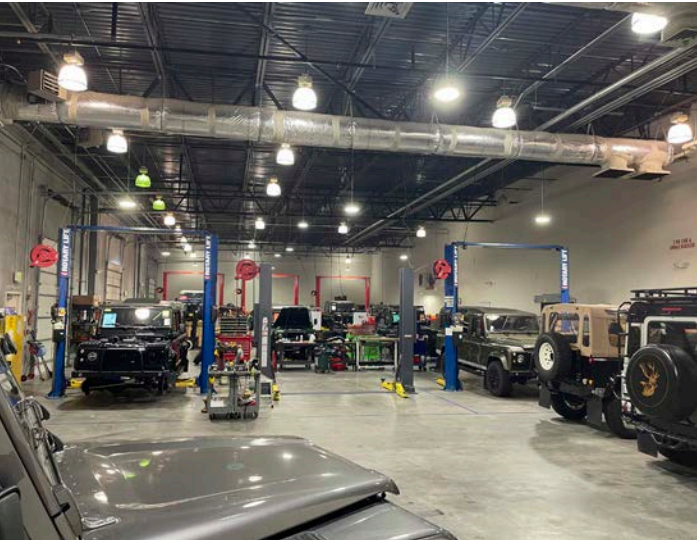
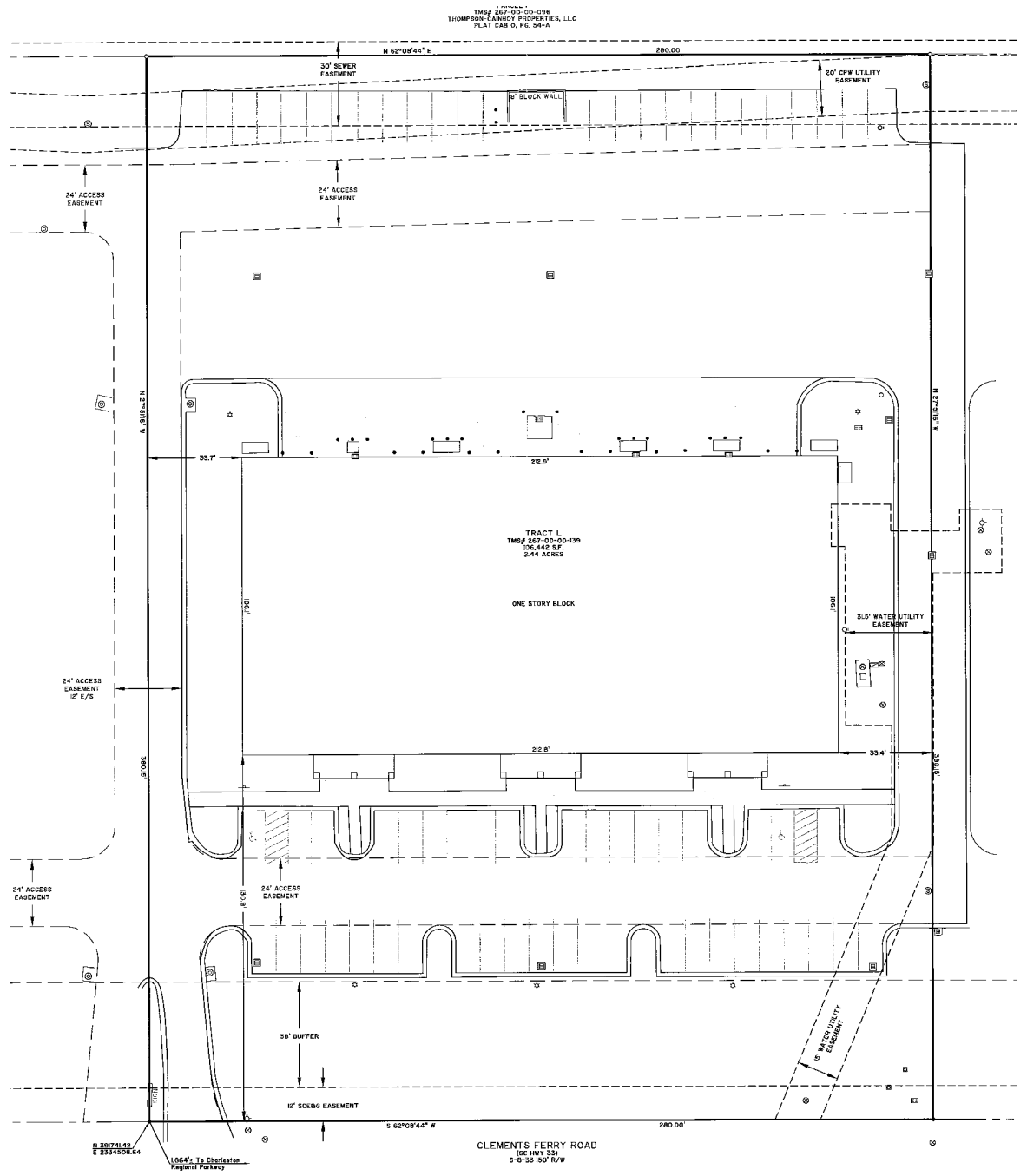
SUITE E

SIZE	8,553 SF
CLEAR HEIGHT	18' - 22'
DRIVE-IN DOORS	TWO 10'X12'
HEAT/COOL	YES
PARKING	65 SPACES
TRAILER PARKING	N/A
LIGHTING	LED
EXTERIOR TYPE	CONCRETE
POWER	200V / 3-PHASE
SPRINKLERS	YES
WATER/SEWER	PUBLIC

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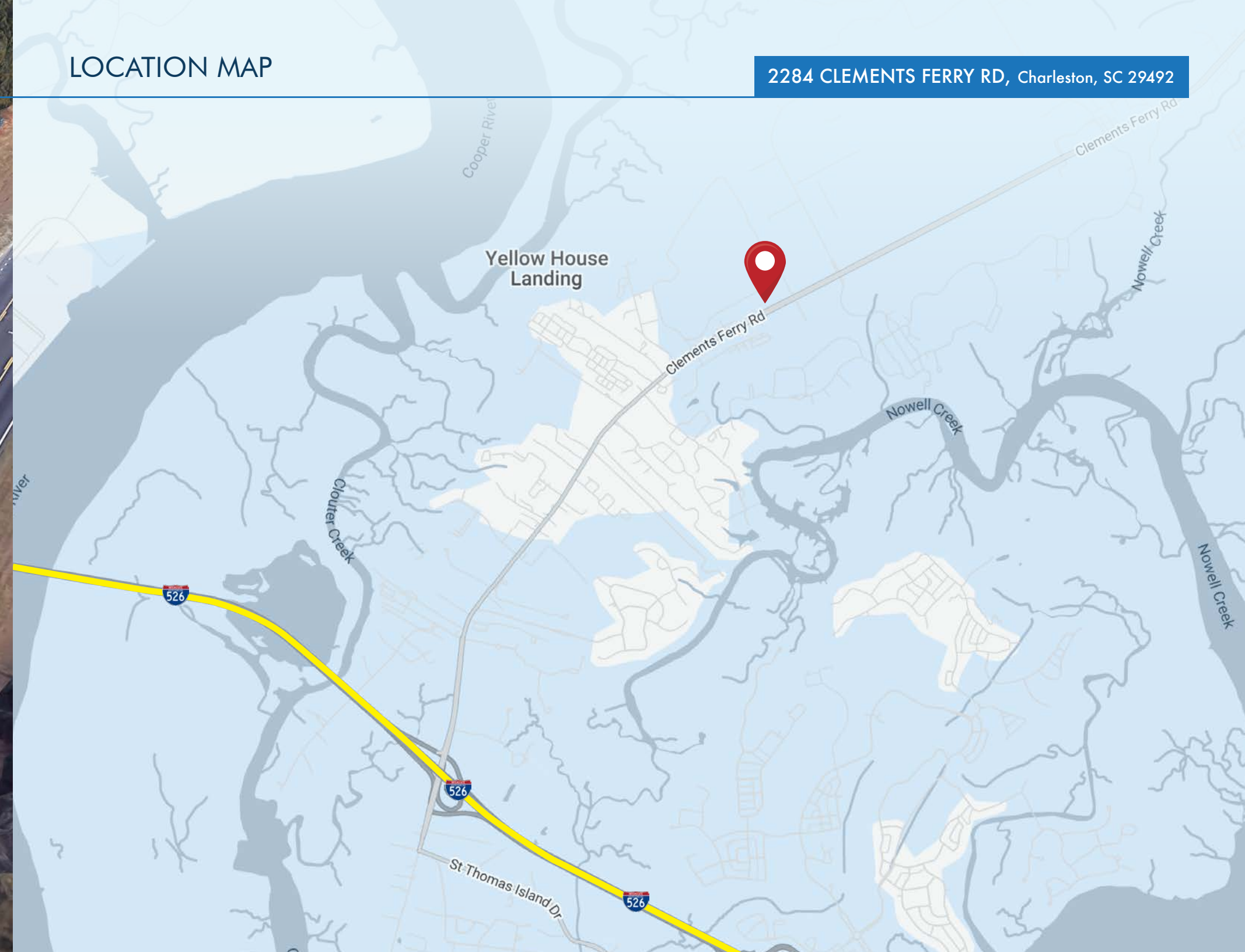
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AERIAL



LOCATION MAP

2284 CLEMENTS FERRY RD, Charleston, SC 29492





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