



11,000 SF WAREHOUSE

165 ROYLE RD

LADSON, SC 29456

FOR LEASE | ±11,000 SF WAREHOUSE ON 1.85 ACRES

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PROPERTY SUMMARY

ADDRESS: 165 Royle Road,
Ladson, SC 29456

MUNICIPALITY: Berkeley County

ZONING: Light Industrial (LI)

PARCEL ID: 232-0002-100

SITE SIZE: 1.85 Gross

BUILDING SF: Warehouse - Est 10,000 SF
Mezzanine - Est 500 SF
Office - Est 500 SF

LOADING: Two (2) Drive through doors
One (1) Dock well position

HEIGHT: Est. 16 - 18'

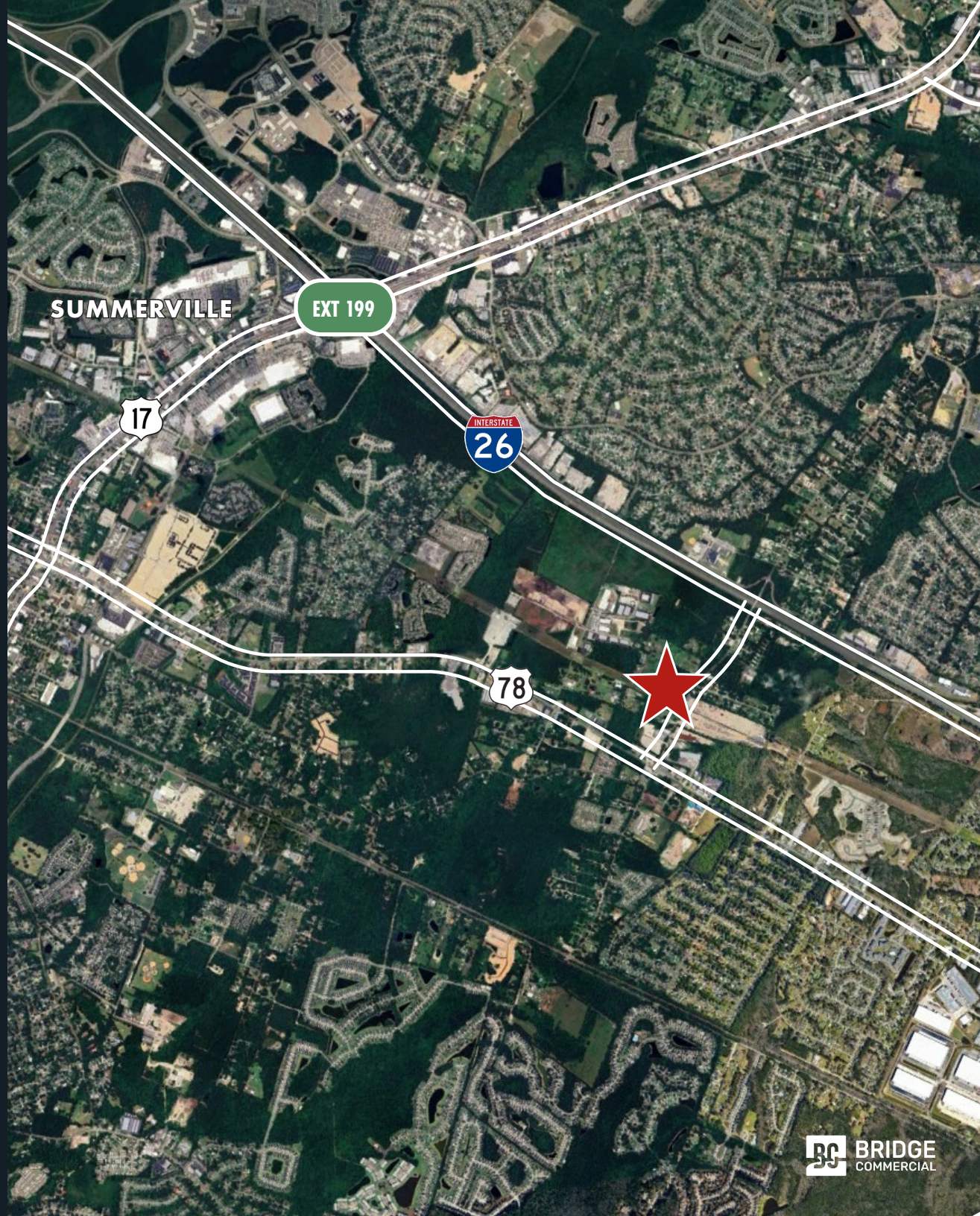
POWER: 3 Phase (Heavy Power)

CONDITION: Metal Building, Concrete parking
lot, Large graveled yard for storage

ASKING RATE: Contact Broker for Pricing

LEASE TYPE: NNN

COMMENTS: Located directly off Royle Rd in Ladson, provides high visibility and a central location for a variety of users looking to service the Charleston market. Ownership has significant renovations planned to improve the property for Tenants needs.





~11,000 SF WAREHOUSE

DRIVE-IN DOOR (12 x 14')

DOCK WELL (12 x 14')

1.85 ACRES
GRAVEL

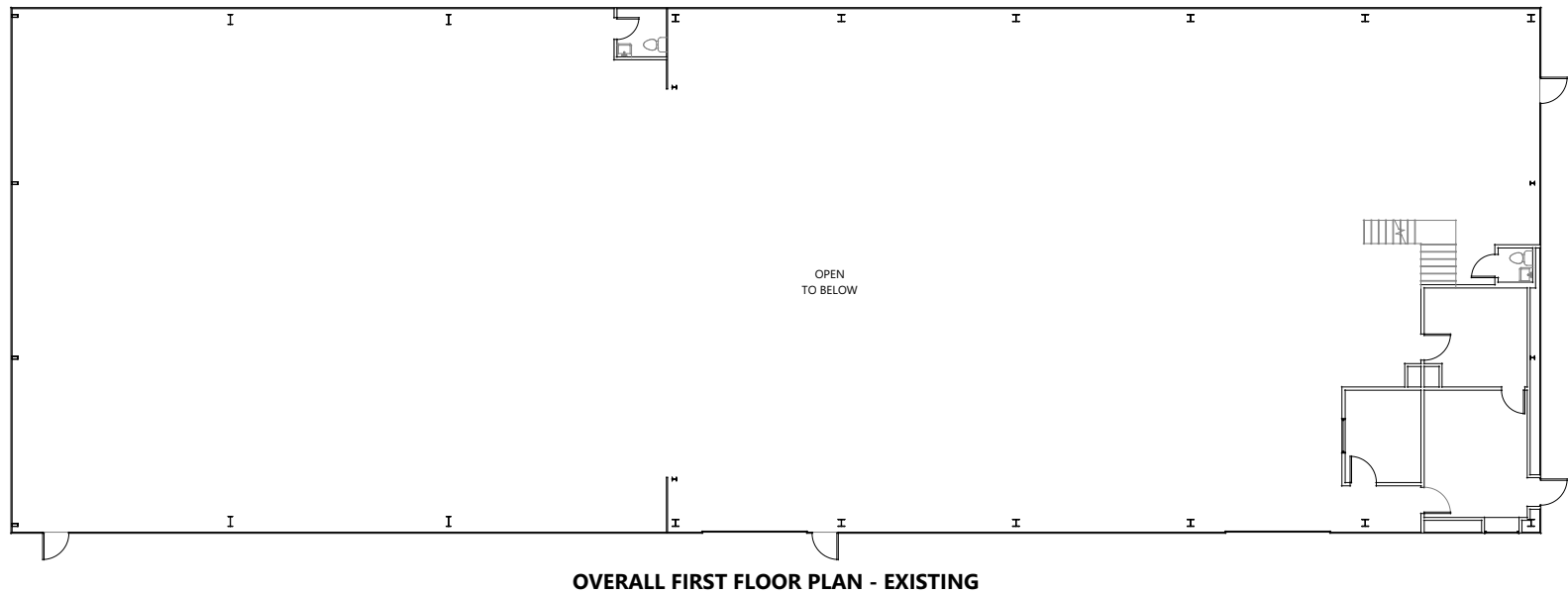
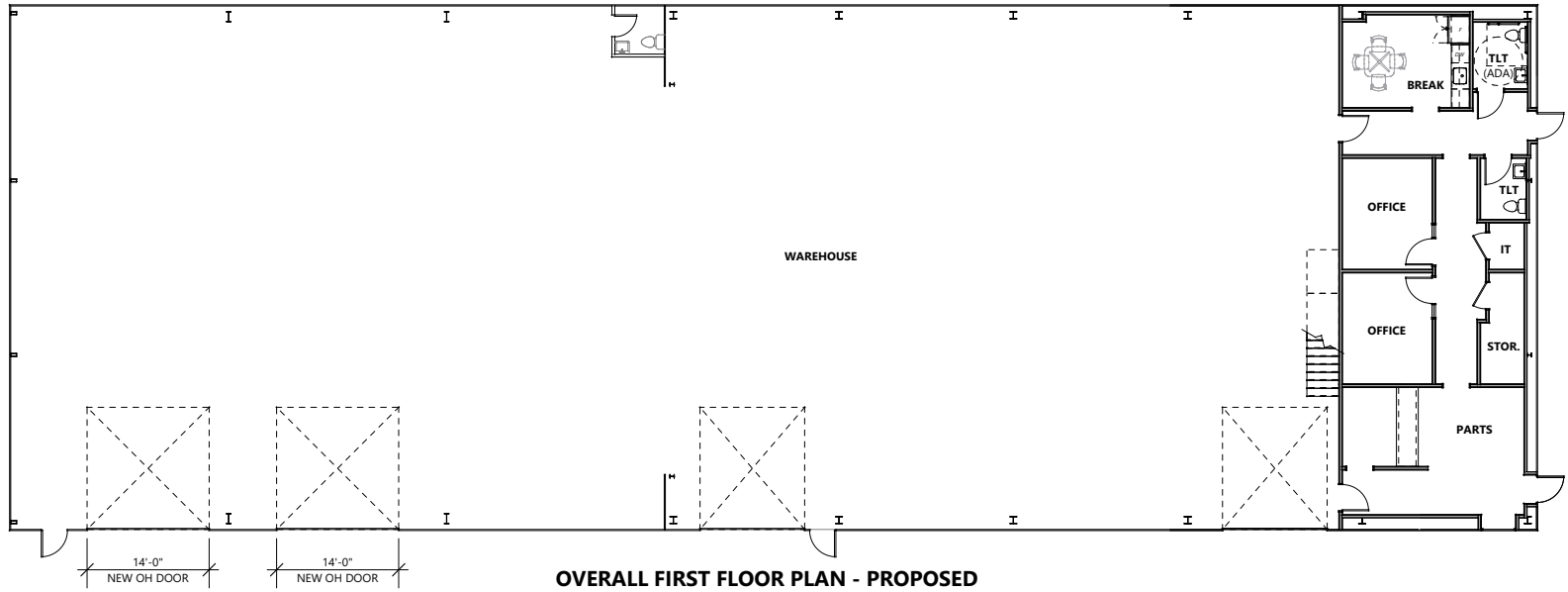
IMPROVEMENTS COMPLETED

- Site re-graveling
- Asphalt patch work
- Concrete patch work
- Fencing and gate replacement
- Roof replacement/repairs
- HVAC system repairs
- MEP repairs
- Overhead door repairs
- Loading dock repairs
- Building exterior repairs
- Bathroom renovations
- Office fit-out
- Warehouse fit-out

INTERIOR PHOTO



Located 2 miles from I-26 via Exit 203, 165 Royle Road offers a ±11,000 SF warehouse on 1.85 acres. Ideal for service users or contractors seeking convenient access to major infrastructure in the Ladson submarket.



FLOOR PLAN



165 ROYLE RD

LADSON, SC 29456

FOR MORE INFORMATION, PLEASE CONTACT:

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