



11,000 SF WAREHOUSE

165 ROYLE RD

LADSON, SC 29456

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

BROOKS COURTNEY

Vice President

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ALEX SHIELDS

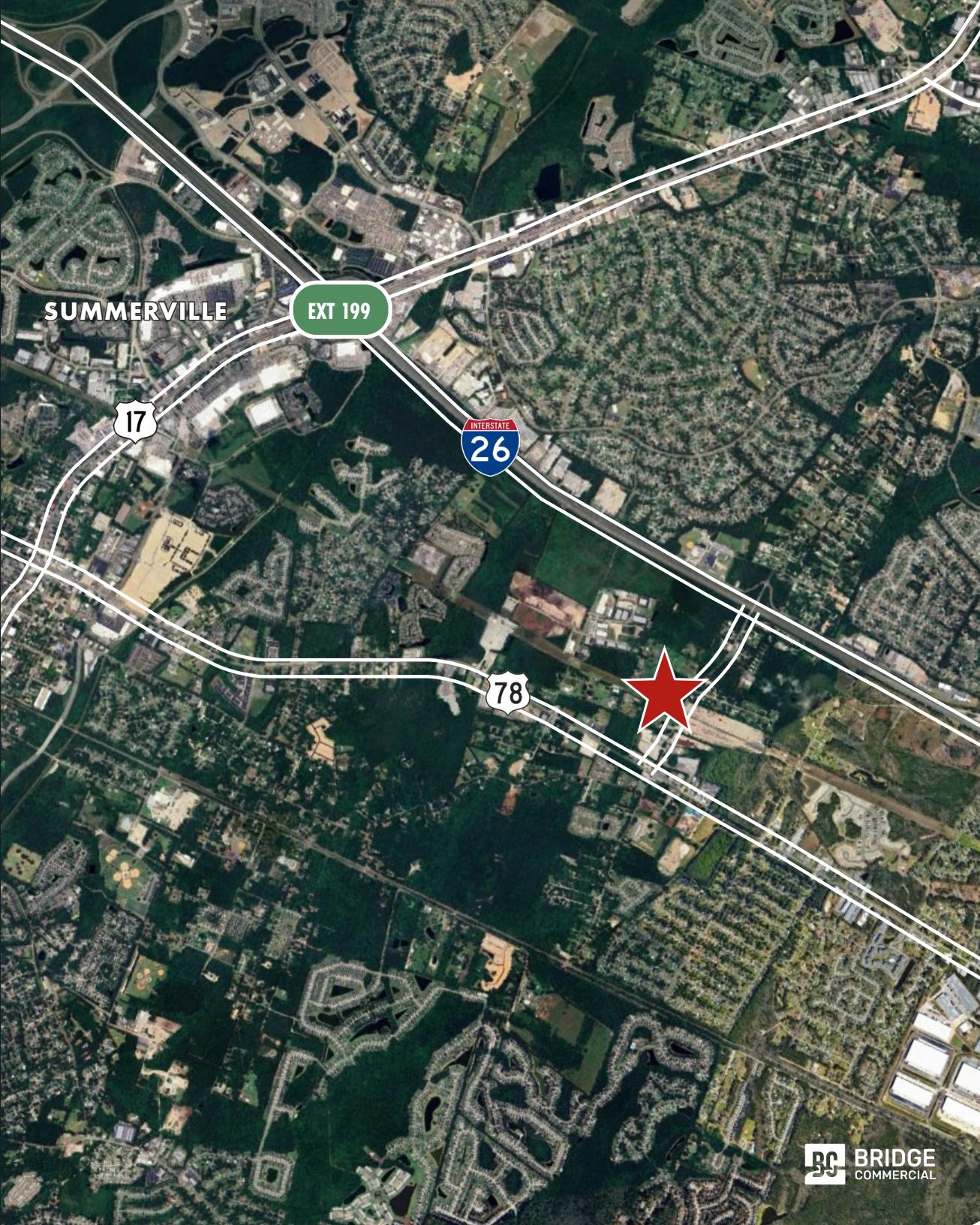
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PROPERTY SUMMARY

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

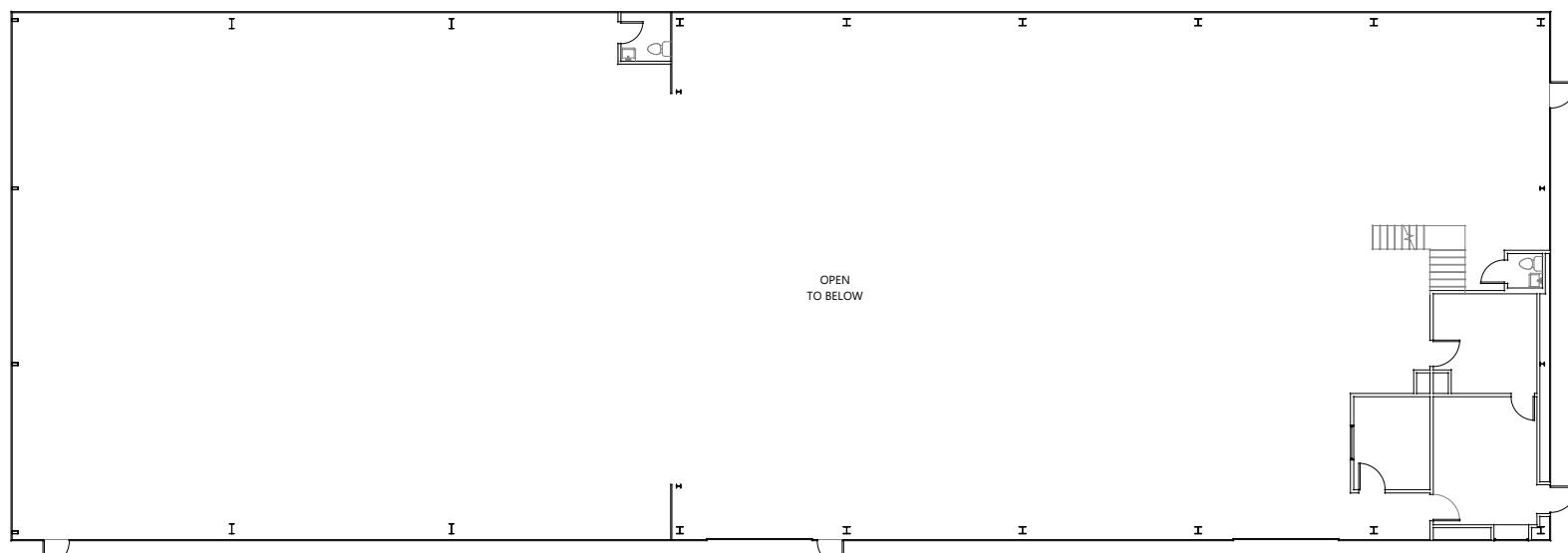
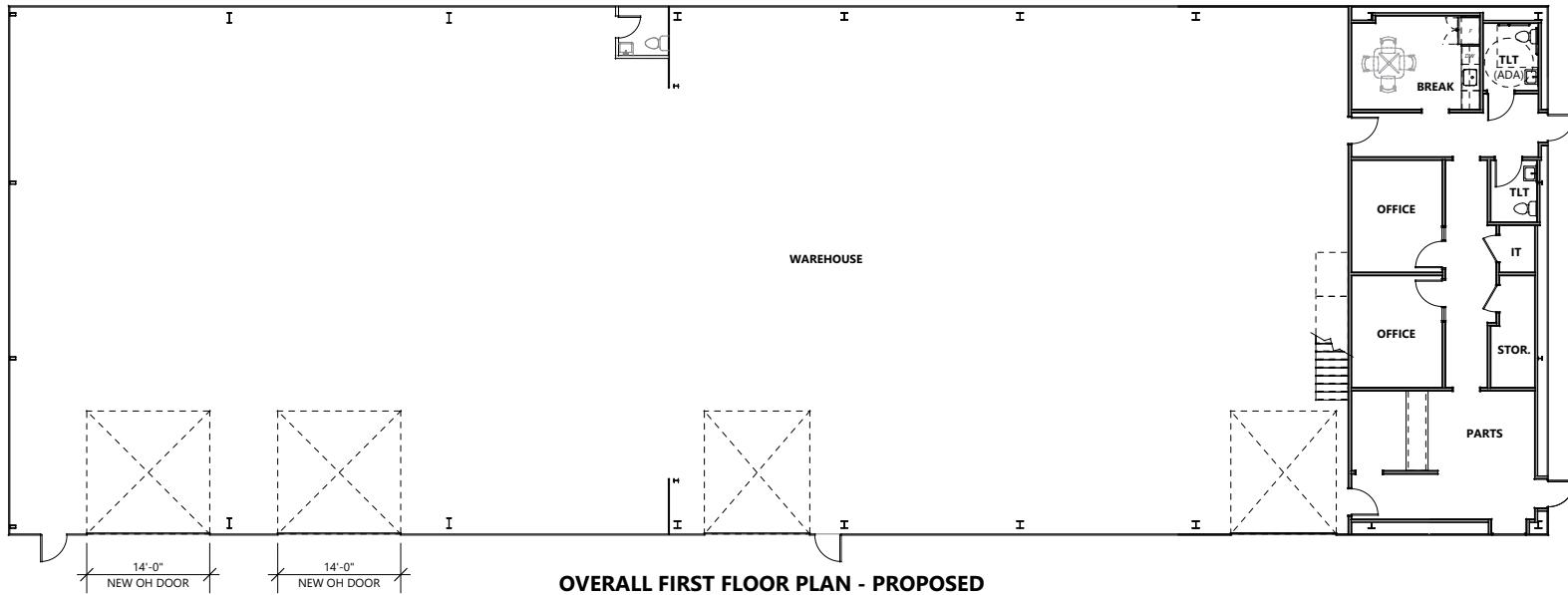
IMPROVEMENTS IN PROGRESS

- 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

PHOTOS





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LADSON, SC 29456

FOR MORE INFORMATION, PLEASE CONTACT:

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