



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'

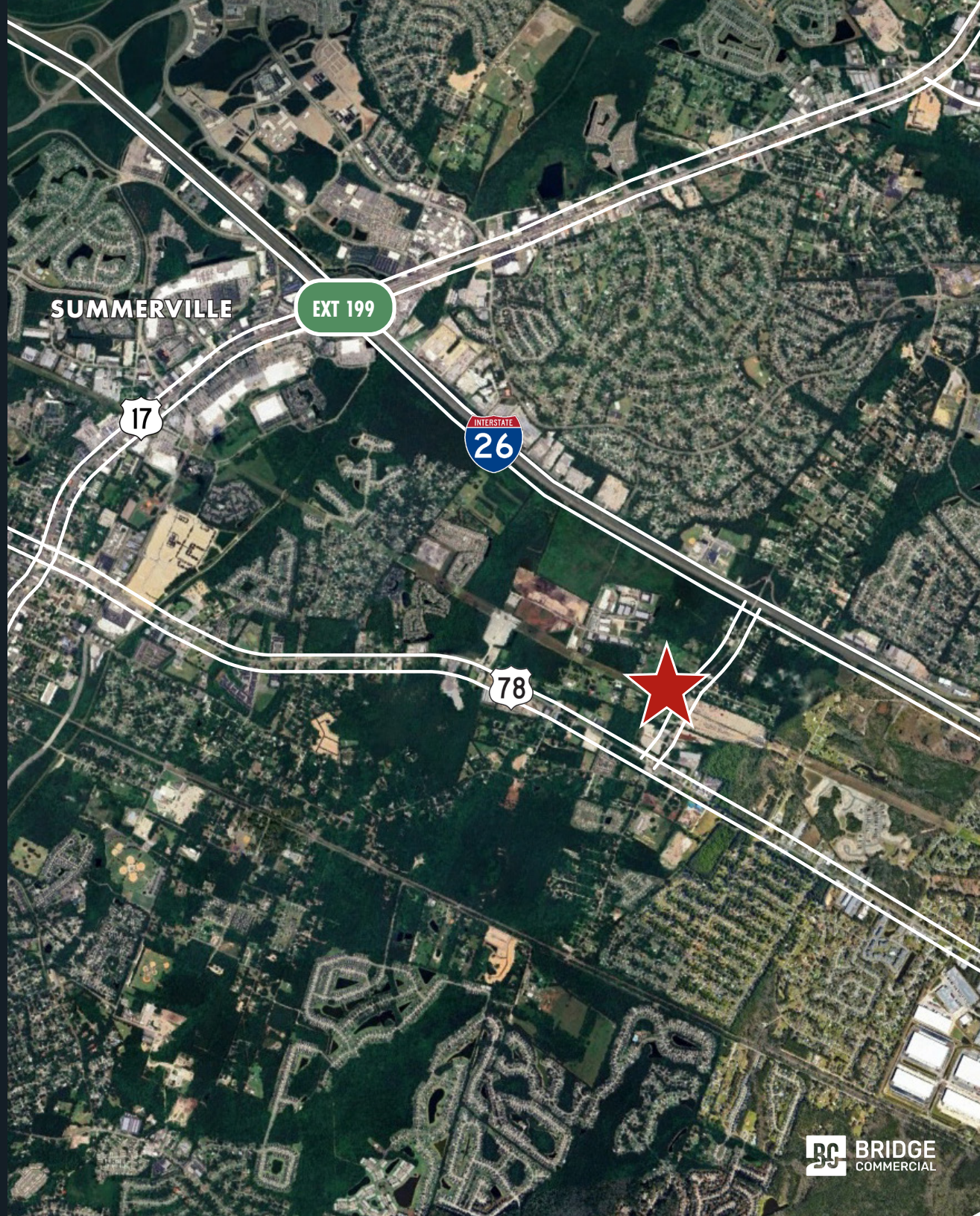
POWER: 3 Phase (Heavy Power)

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

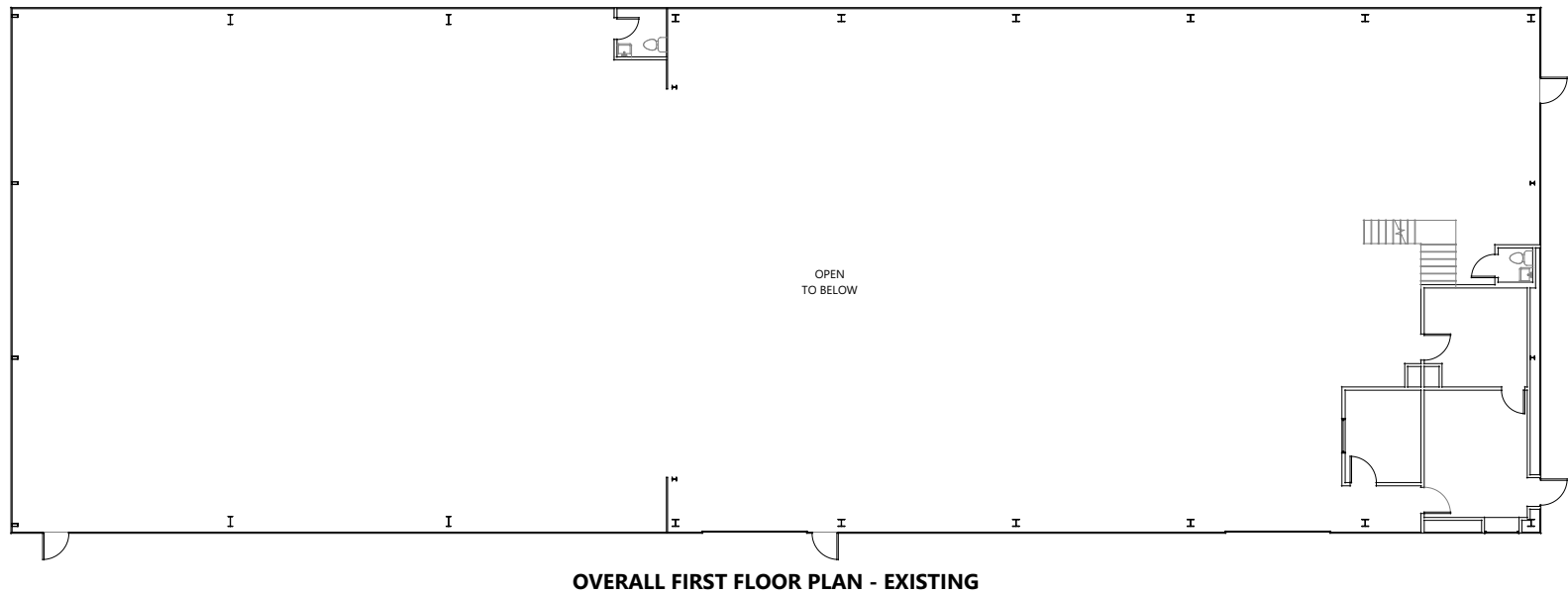
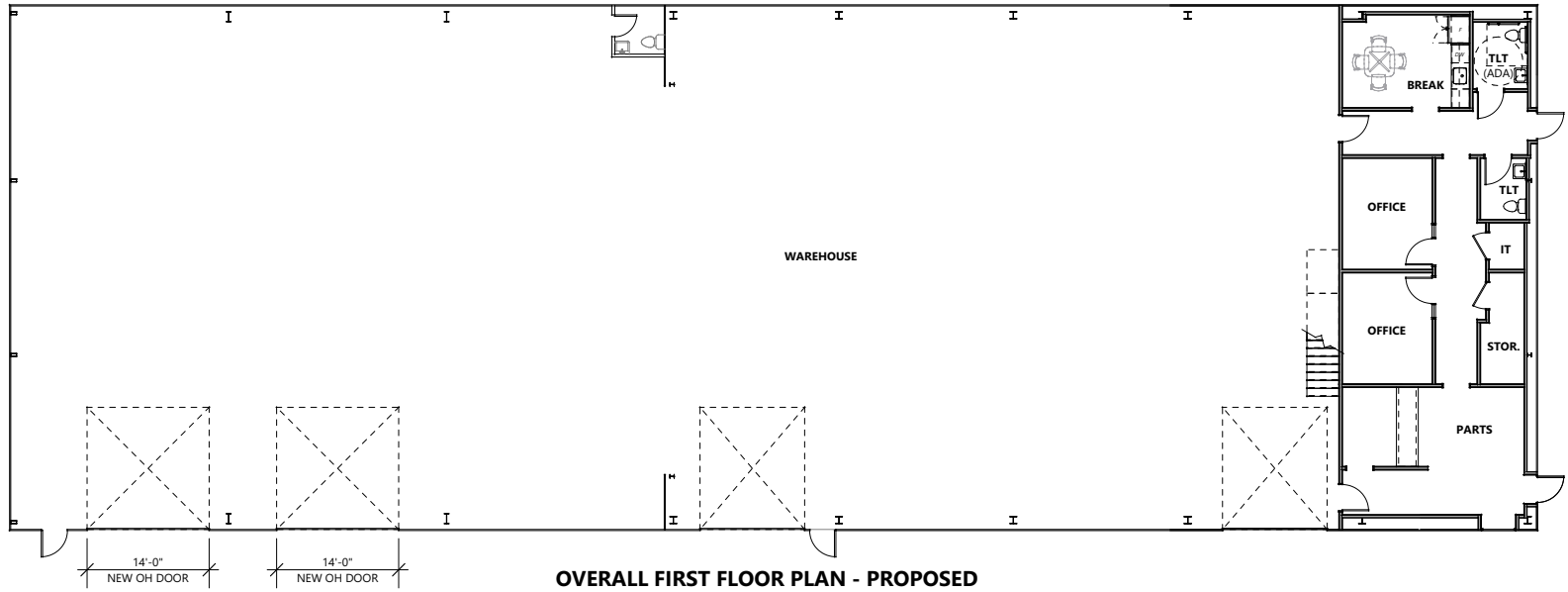
IMPROVEMENTS IN PROGRESS

- 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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FOR MORE INFORMATION, PLEASE CONTACT:

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