

FOR LEASE

916 COMMERCE CIRCLE, HANAHAN, SC 29410



RAIL SERVED AND FULLY AIR-CONDITIONED
±80,000 SF WITH $\frac{3}{4}$ ACRE PAVED YARD



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BUILDING SPECIFICATIONS

BUILDING (SQ. FT.)
±80,000 SF

SITE SIZE
4.14 ACRES

OFFICE SF
1,600 SF

CLEAR HEIGHT
18.5' - 24'

COLUMN SPACING
25' X 40'

FLOORING
EPOXY

HVAC
FULLY AIR CONDITIONED

POWER
**1200 AMPS, 480Y/277 V,
3 PHASE 4 WIRE**

DOCK DOORS
8 DOCK POSITIONS

DRIVE-IN DOORS
3 (14' X 14')

RAIL DOORS - CSX
2 DOCK DOORS

SPRINKLERS
WET SYSTEM

OUTDOOR STORAGE
**0.75 ACRES - PAVED
& FENCED**

LIGHTING
LED

INDUSTRIAL GENERATOR
KOHLER DIESEL



AERIAL VIEW



COVERED LOADING DOCK



WAREHOUSE



RAIL DOCK

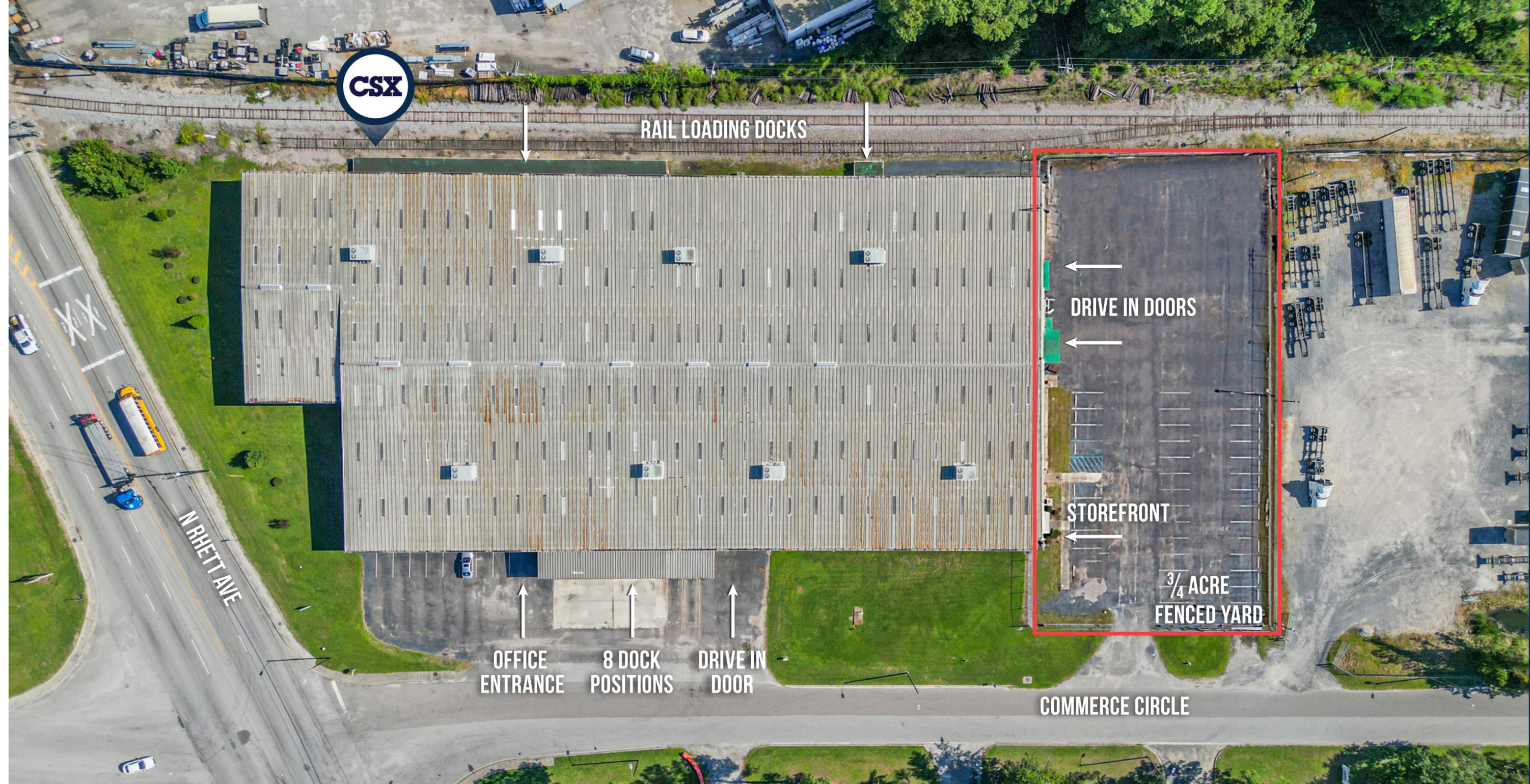


OFFICE

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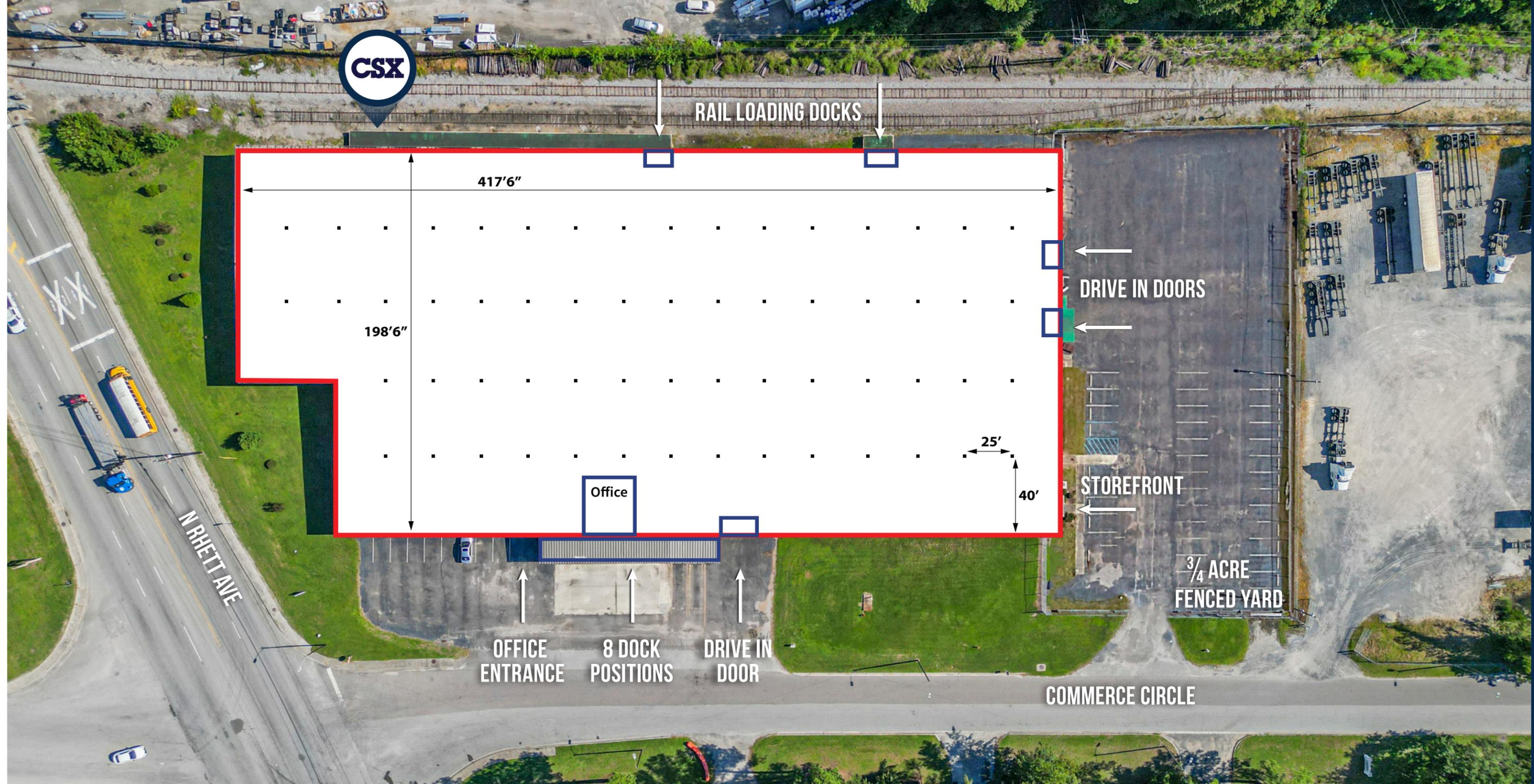
SITE PLAN

New ownership implementing building upgrade plan, including office refresh, exterior painting, and parking lot reseal.



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FLOOR PLAN



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SUPERIOR ACCESS TO CHARLESTON MARKET

DISTANCE TO INTERSTATES AND SC PORTS

<1

miles to I-526

1

mile to North
Charleston Terminal

3

miles to I-26

3

miles to Leatherman
Terminal

55

miles to I-95

10

miles to Wando Welch
Terminal



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HIGHLIGHTS



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