

**AVISON
YOUNG**

Crowfield Corporate Center

40k - 100k sf industrial space for sublease



6 CORPORATE PARKWAY | BERKELEY COUNTY, SOUTH CAROLINA

For more information, contact:

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Offering summary

| | | | |
|---------------------|--|----------------|--|
| Property Address | 6 Corporate Parkway Goose Creek, SC 29445 | Column Spacing | 35' X 42' |
| County | Berkeley County | Dock doors | 10 dock high doors |
| TMS | 234-00-00-085 | Drive-in doors | Shared Drive-In door potentially available |
| Property Type | Distribution warehouse | Racking | 4-high, 6,528 pallet positions Racking to remain in space |
| Available space | 40,000 - 100,000 sf | Truck court | Exclusive entrance & dedicated truck court potentially available |
| Laydown | 1.5+ acres | Heating | Yes |
| Sublease expiration | 2/28/34 | Lighting | High bay motion sensor lights mix of LED or Halogen |
| Asking price | \$6.00/sf NNN | Power | Dominion Energy |
| Ceiling height | 27-30' clear | Water/Sewer | Berkeley County Water and Sewer |

LOCATION

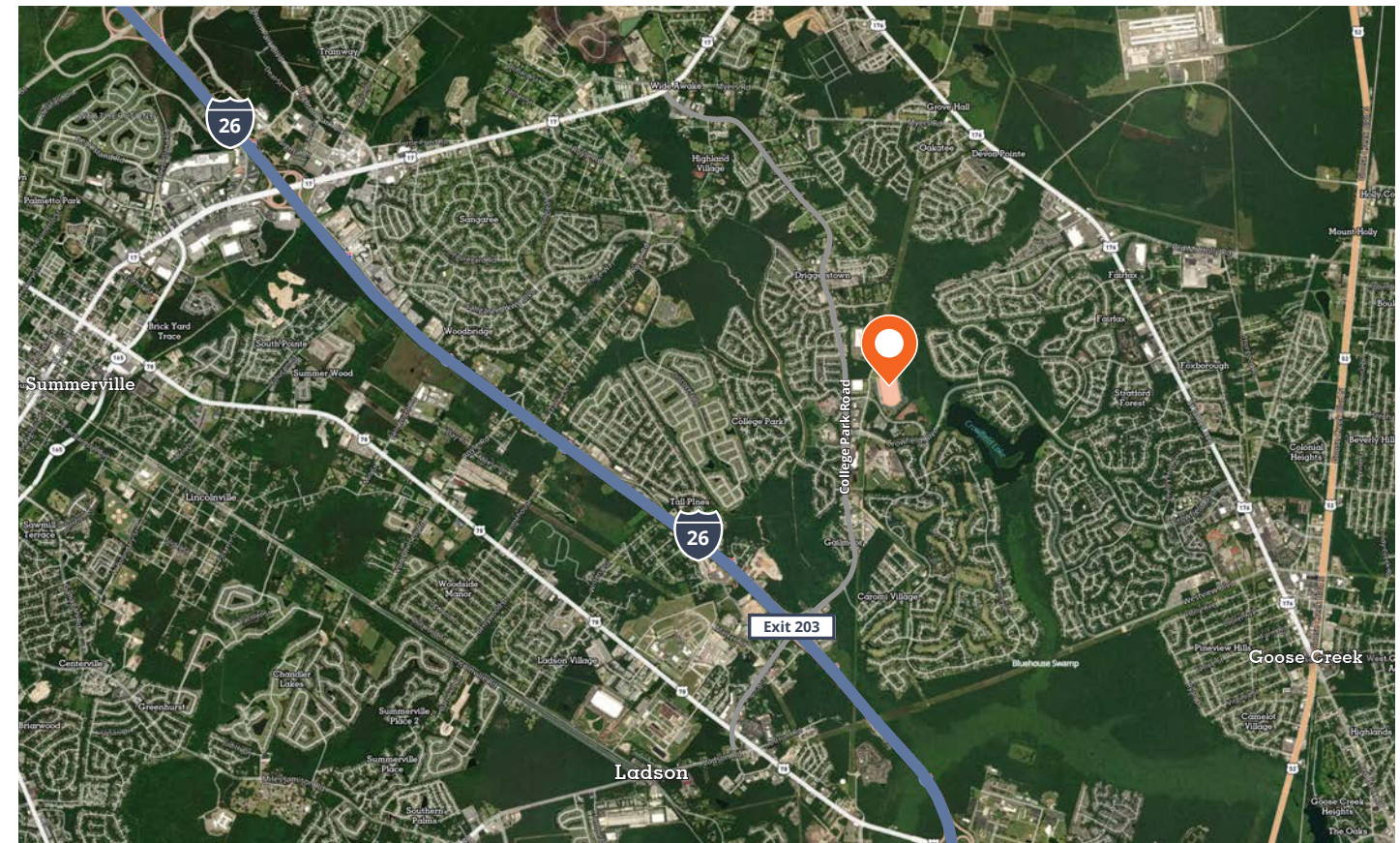
2 miles from I-26

13 miles from the North Charleston Terminal

18 miles from the Hugh Leatherman Terminal

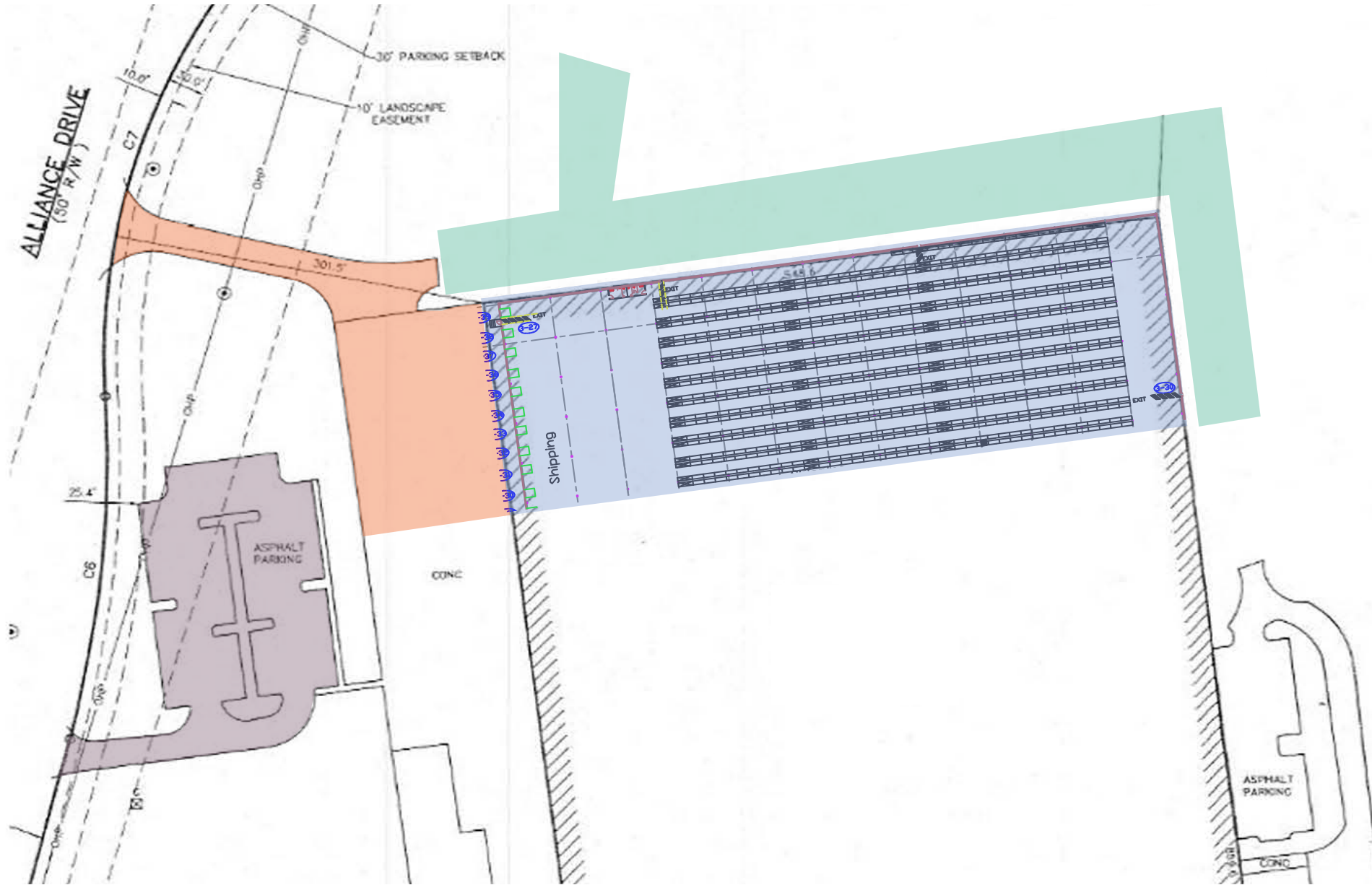
23 miles from the Wando Welch Terminal

14 miles from Charleston International Airport







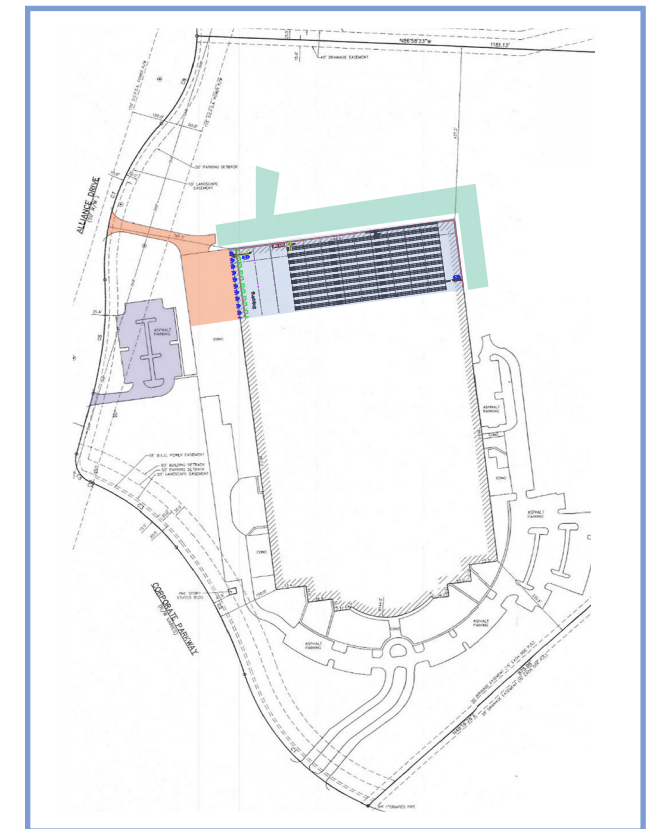
Property overview

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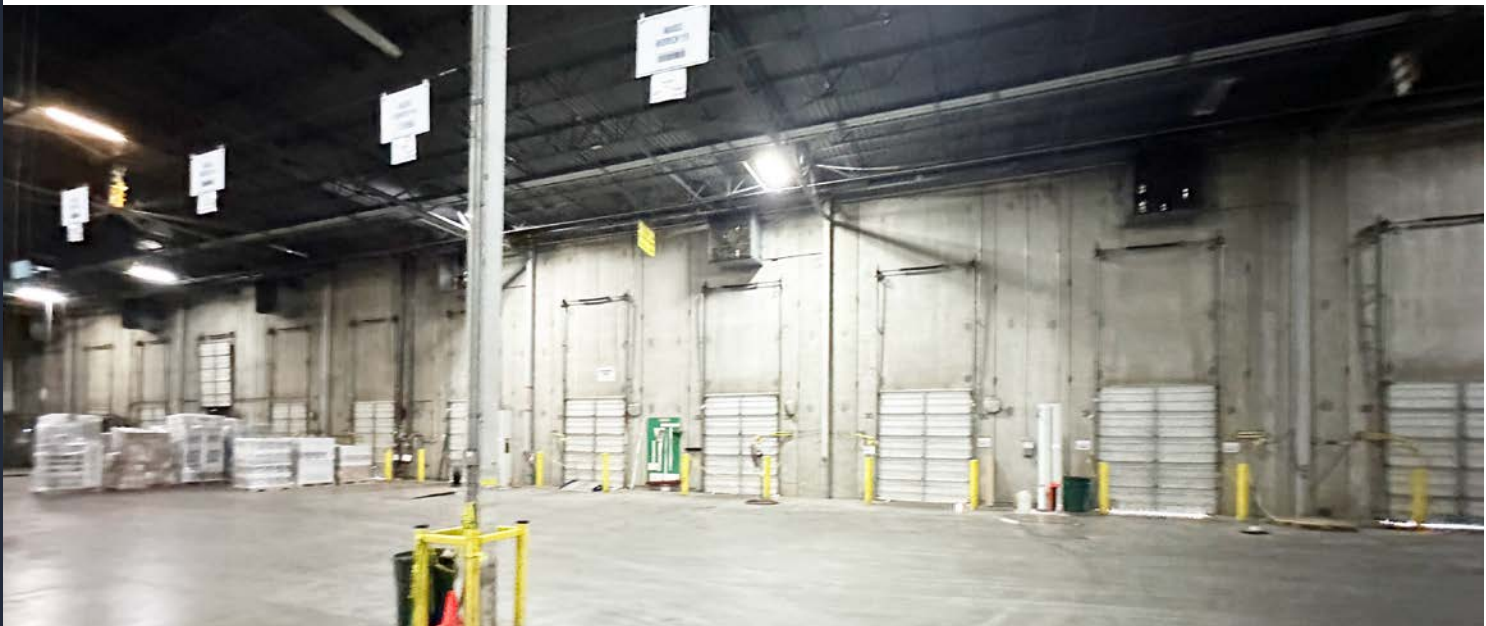
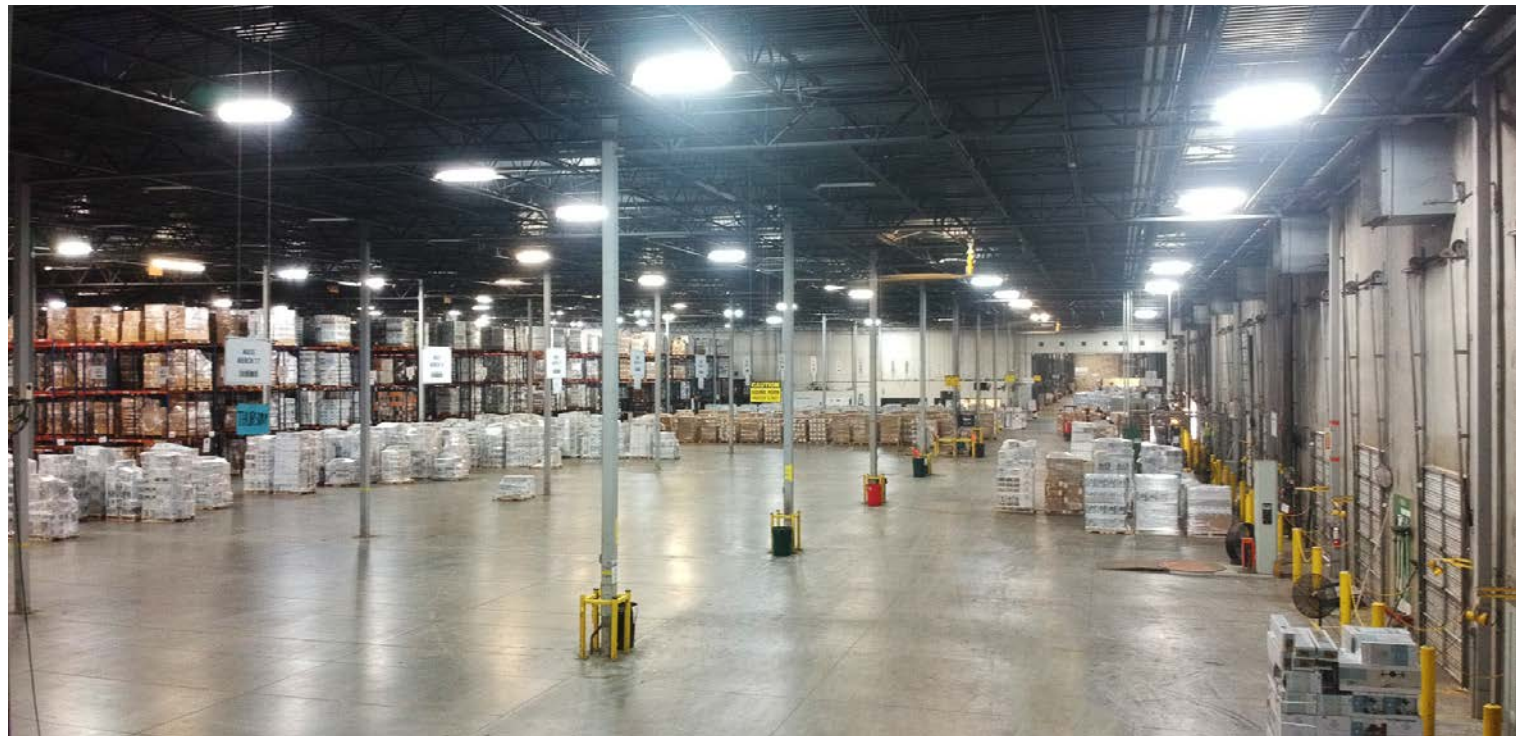


SITE DESCRIPTION

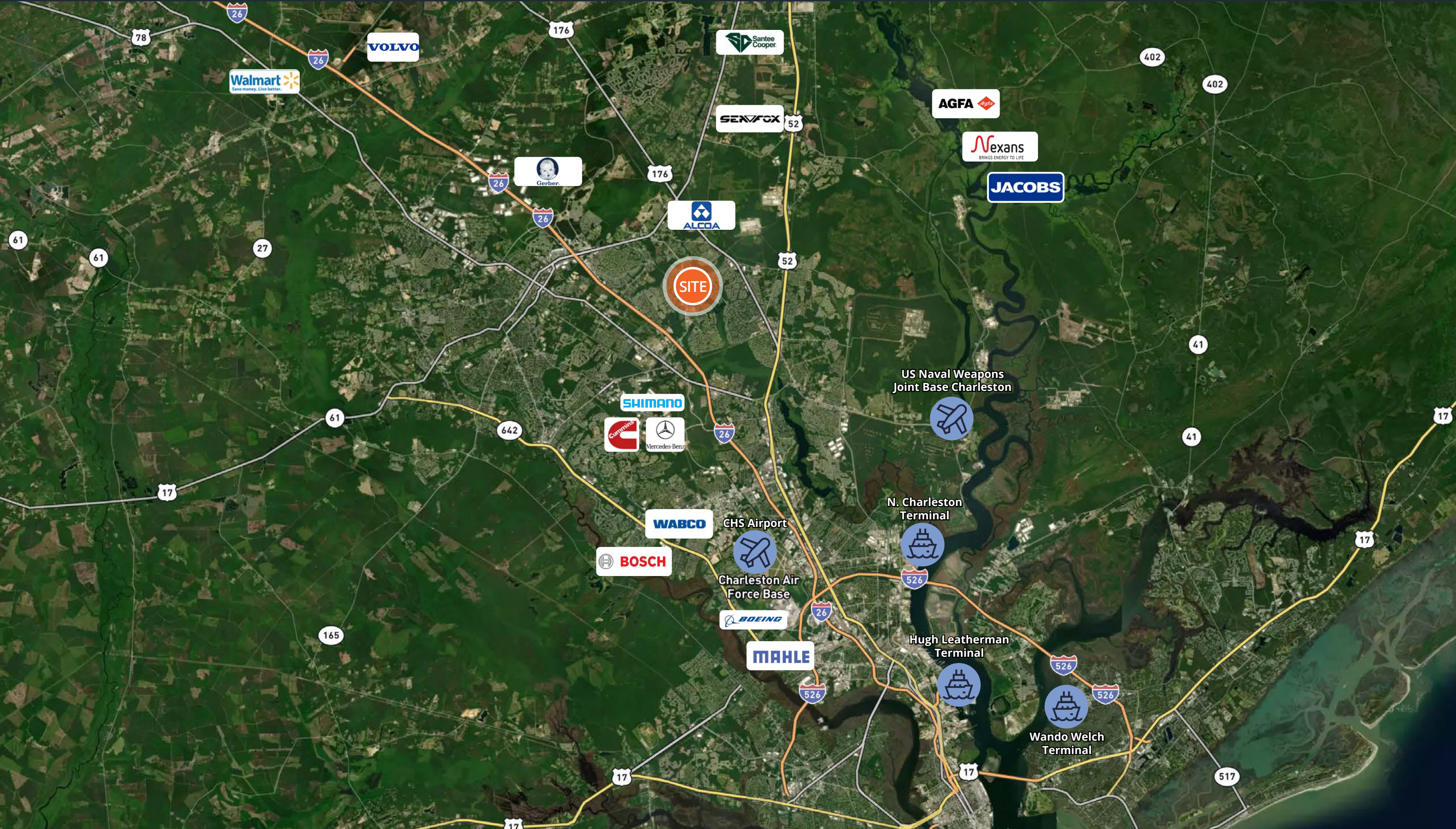
| | | |
|---|---|----------------------|
|  | Warehouse | 40,000 - 100,000 sf |
|  | Potential laydown | +1.5 Acres |
|  | Dedicated parking | 75 spaces |
|  | Truck court shared or dedicated access | 12 trailer positions |



Warehouse photos



Location



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Let's
talk.

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