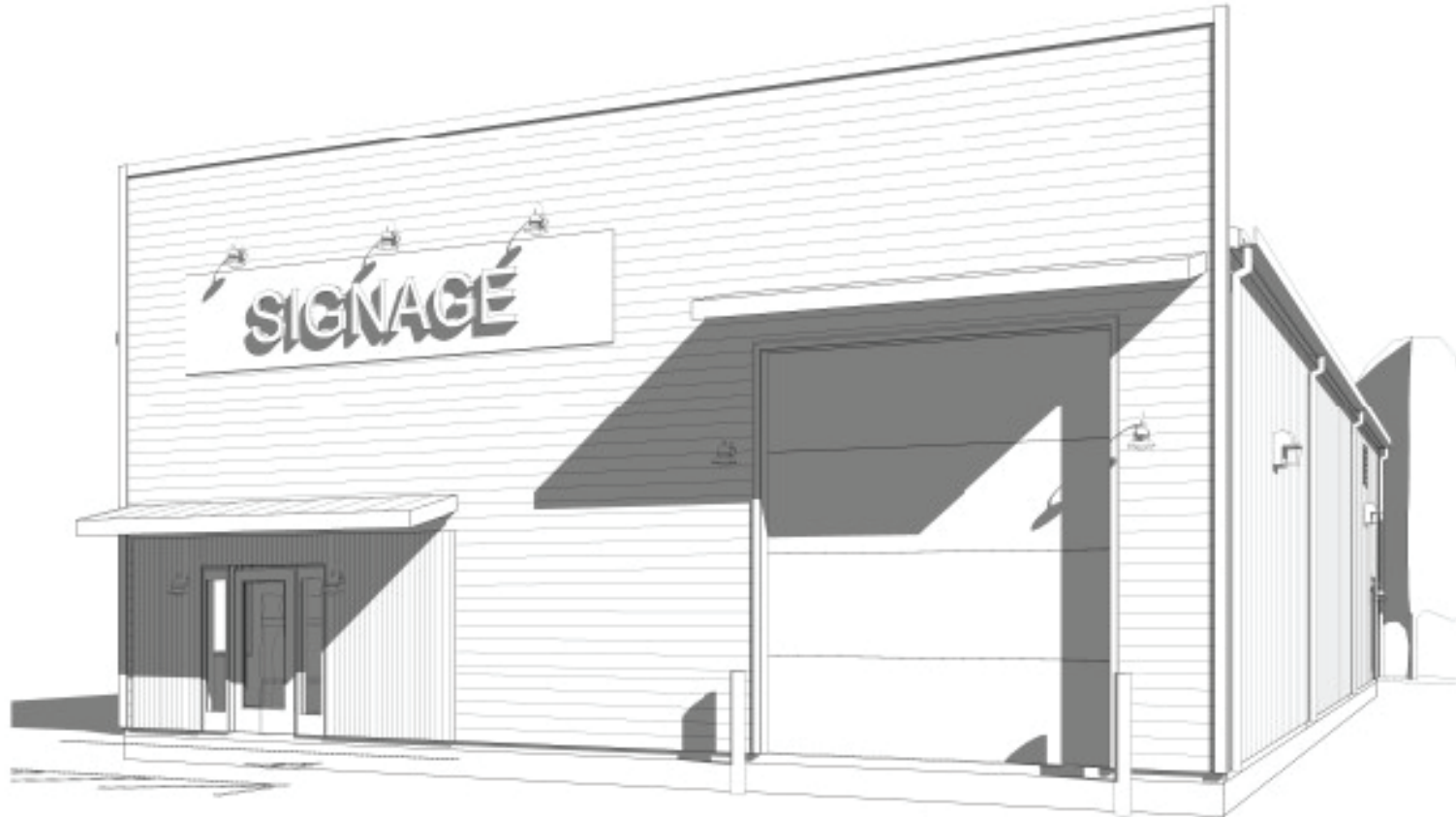


FOR SALE - 3,204 SF FLEX BUILDING

5639 LIEDERMAN ST

NORTH CHARLESTON, SC



Contact us:



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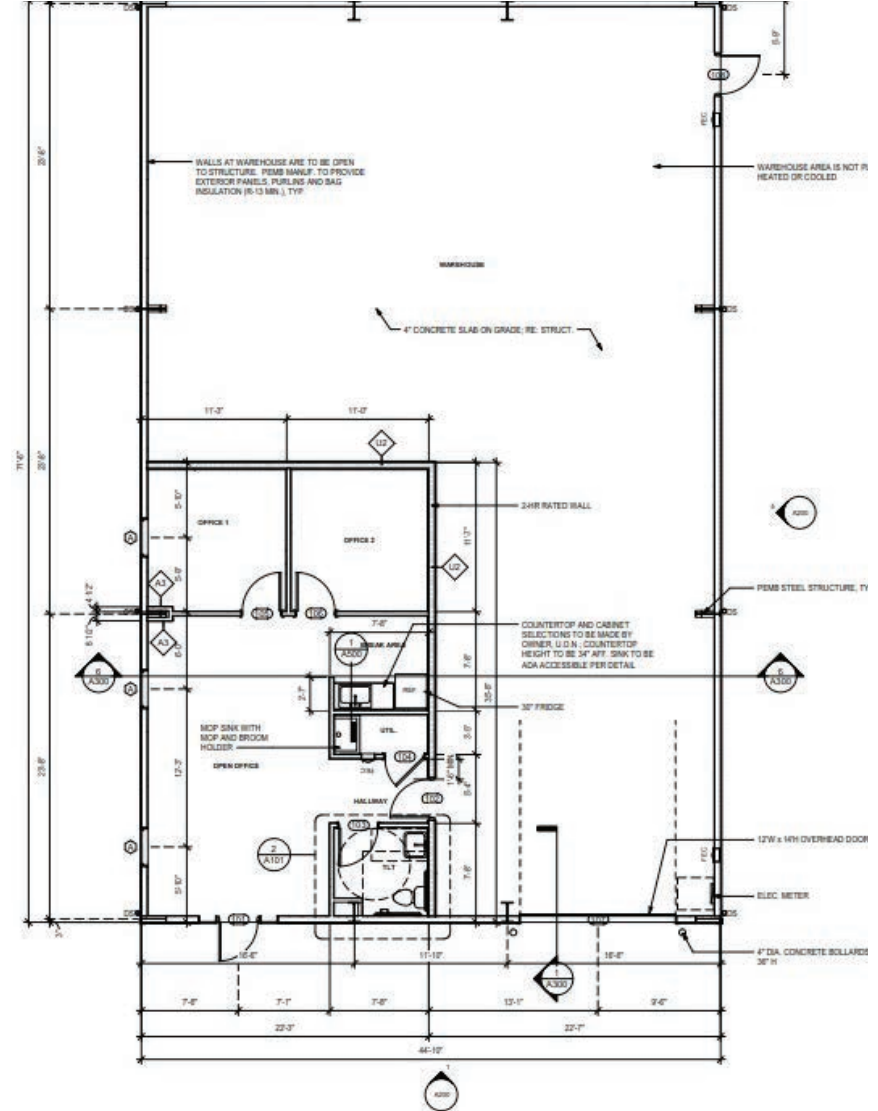
DESCRIPTION & FLOOR PLAN

This brand-new 3,204 SF flex building is for sale in North Charleston, currently under construction.

Situated less than a mile from I-26, this property will feature an attractive commercial storefront entrance, a large 12'x14' drive-in door, generous interior clearance, and off-site parking. The warehouse will be equipped with 400-amp single-phase service, LED warehouse lighting, and an 801 SF office buildout, including a reception area, two private offices, a break area, and an ADA-compliant restroom.

Completion is anticipated December 2024.

ASKING PRICE: \$850,000



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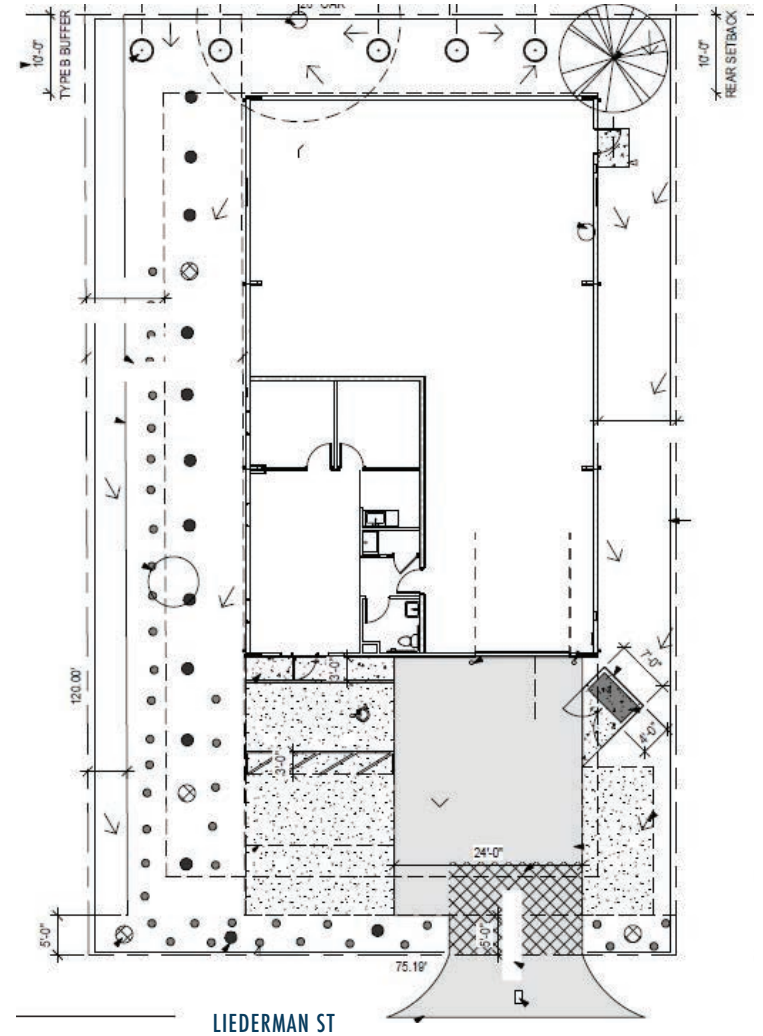
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BUILDING SPECIFICATIONS & SITE PLAN

PARCEL ID	473-13-00-174
COUNTY	CHARLESTON
BUILDING SIZE	3,204 SF
YEAR BUILT	2024
OFFICES	801 SF
WAREHOUSE	2,403 SF
ZONING	B-2
EAVE HEIGHT	17'
CENTER HEIGHT	22'
COLUMNS	N/A
CONSTRUCTION	INSULATED METAL
SLAB	4"
DRIVE IN DOORS	1 (12' X 14')
BUILDING DIMENSIONS	44'10" X 71'6"
AUTO PARKING SPACES	4
POWER	400 AMP SINGLE PHASE
LIGHTING	LED



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MAP

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LOCATION



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