



FOR LEASE

±9,682-SF Warehouse
and ±2 Acres of Usable
Laydown Yard Available

139 Hanniford Dr, North Charleston, SC 29418

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Property Overview

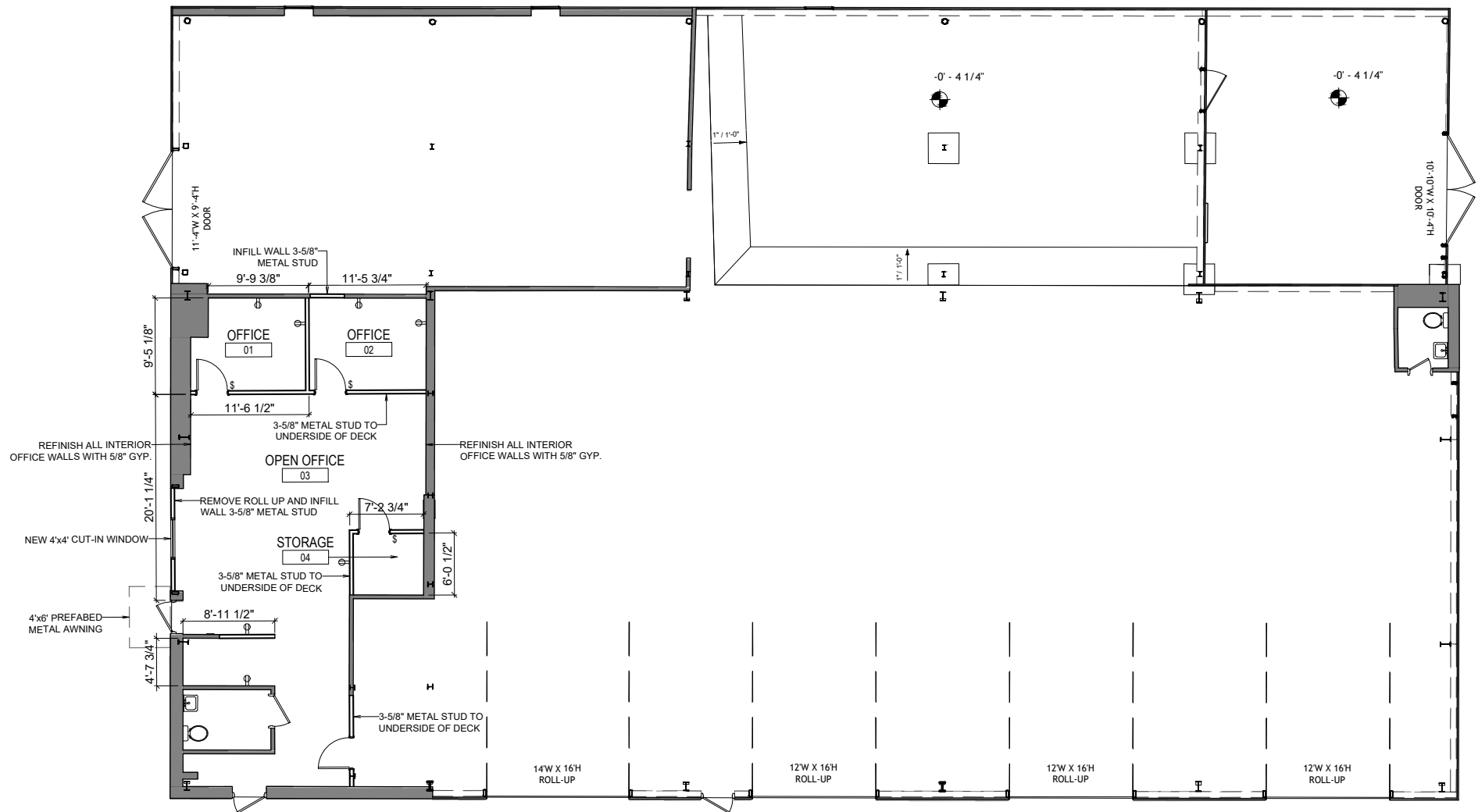
Property Description

139 Hanniford Drive features a +/-9,682 SF spec warehouse sitting on +/-2 acres of usable laydown yard, with the property fully fenced and gravelled. The building features ±756 SF of fully renovated office space, and 4 drive-in doors. The property is zoned Industrial (Dorchester County) and offers potential signage directly on Ashley Phosphate Road.



Warehouse Spec Space:

Building SF	±9,682 SF
Office SF	±756 SF (fully renovated)
Usable laydown yard	±2 Acres
Clear height	20'
Ceiling height	22'
Drive-in doors	(3) 12'x16' (1) 14'x16'
Power	200 Amp 240 Volt
Restrooms	Two
Lighting	LED



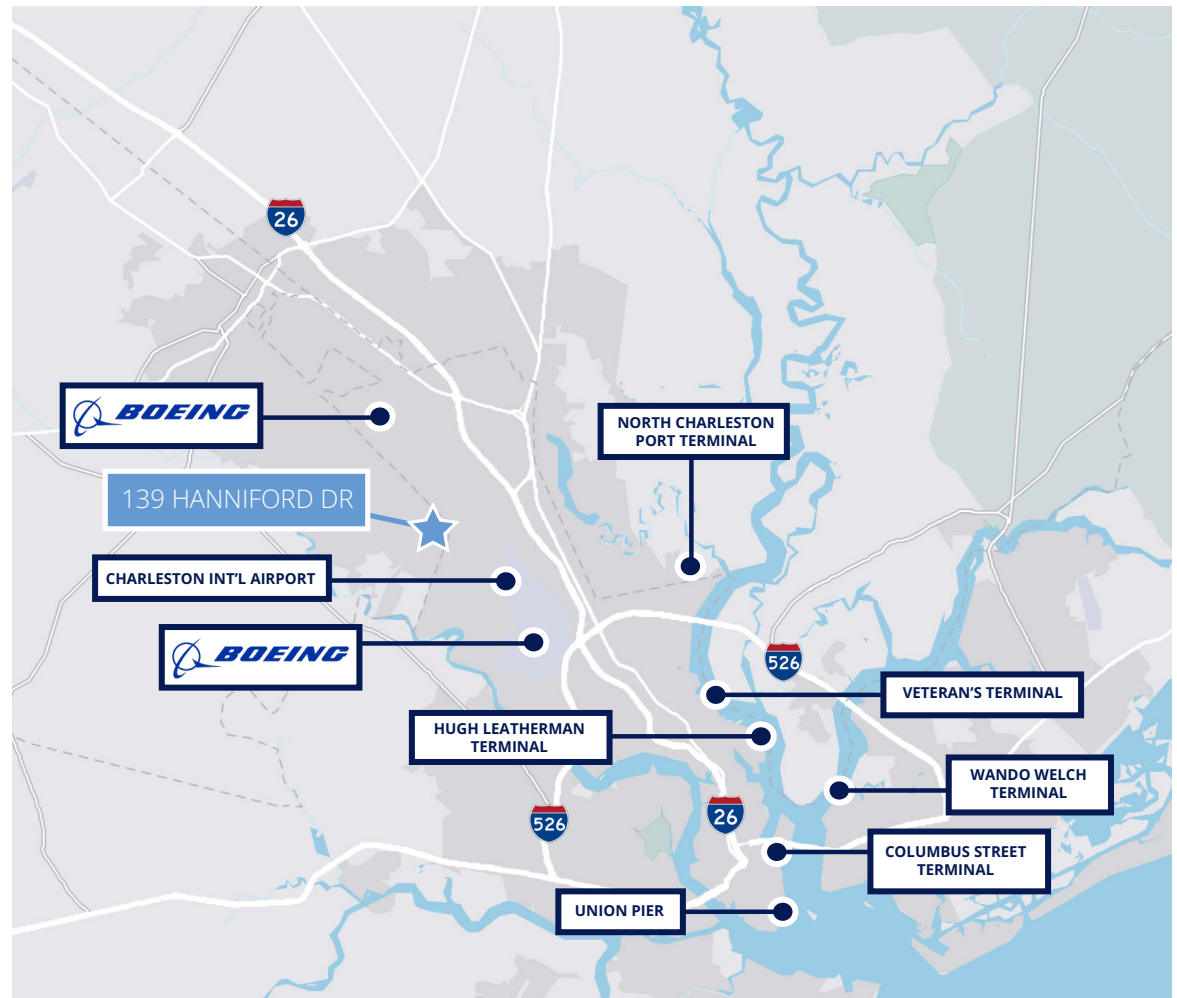
Location Overview

Demographics

Total population (5 mi)	117,846
Avg household income (5 mi)	\$85,273
Total households (5 mi)	45,036
VPD (Ashley Phosphate Rd)	32,856
Median age (5 mi)	32.4
Median commute time (5 mi)	24 min

Drive Times

I-26	3 min
I-526	8 min
Charleston INT'L Airport	13 min
Hugh Leatherman Terminal	14 min
North Charleston Port Terminal	13 min
Columbus Street Terminal	19 min
Wando Welch Terminal	21 min



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