

2440 Clements Ferry Road

64,000 SF of Industrial Space and Trailer Parking - Available for Lease
Charleston - South Carolina



30' Clear Height



64,000 SF
Available

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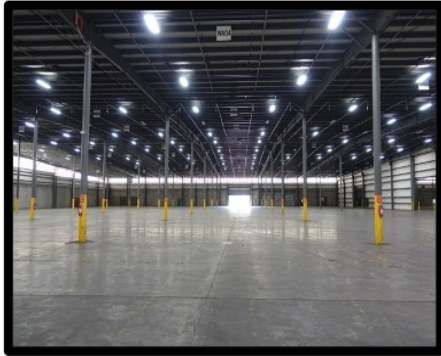
CHARLESTON INDUSTRIAL

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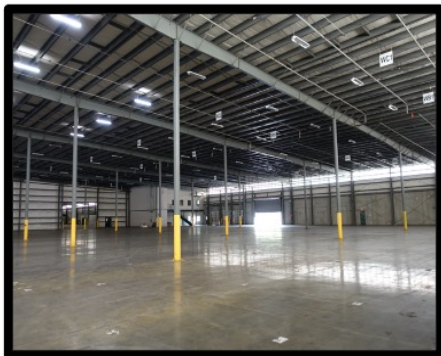
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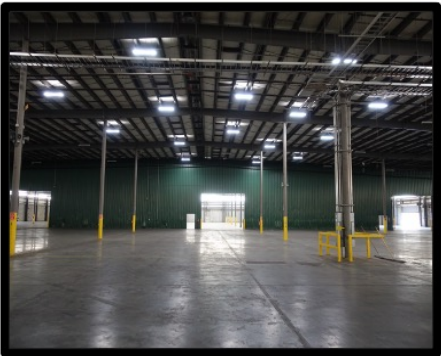
64,000 SF of Industrial Space, 3,054 SF of Office Space and Trailer Parking - Available for Lease



T-5 Lighting with Motion Sensors



Translucent Panels Provide Natural Light



Demising Wall Offers Section Partition



Large Forklift Passage Doors

BUILDING SPECIFICATIONS

Site Size: 15.75 Acres

Zoning: Heavy Industrial

Building Size: 203,223 SF

Available Space: 64,000 SF Industrial

3,054 SF Office Recently Renovated!

Warehouse Dimensions: 100' x 320'

Ceiling Height: 28' at Eaves with 30' at Center

Column Spacing: 40' x 50'

Dock High Doors: 3 (9' x 10') 3 each side with levelers

Sprinkler: Wet System, rack up to 26'

***Outside Storage:** Cleared area with two dolly pads

Security: Fenced Guardhouse available

Fire Protection: Municipal Fire Station across Clements Ferry

Auto Parking: 95 Parking Spaces Total

Trailer Parking: 52 Trailer Spaces

Floor Thickness: 8" thickness

Lighting: T-5 with Motion Sensors

Ventilation: Fan and side wall registers

Roof: Metal Roof

Electrical: 4000 Amp, 480/277 Volt, 3 Phase

Utilities: Water – CPW
Sewer - Septic
Gas - SCE&G

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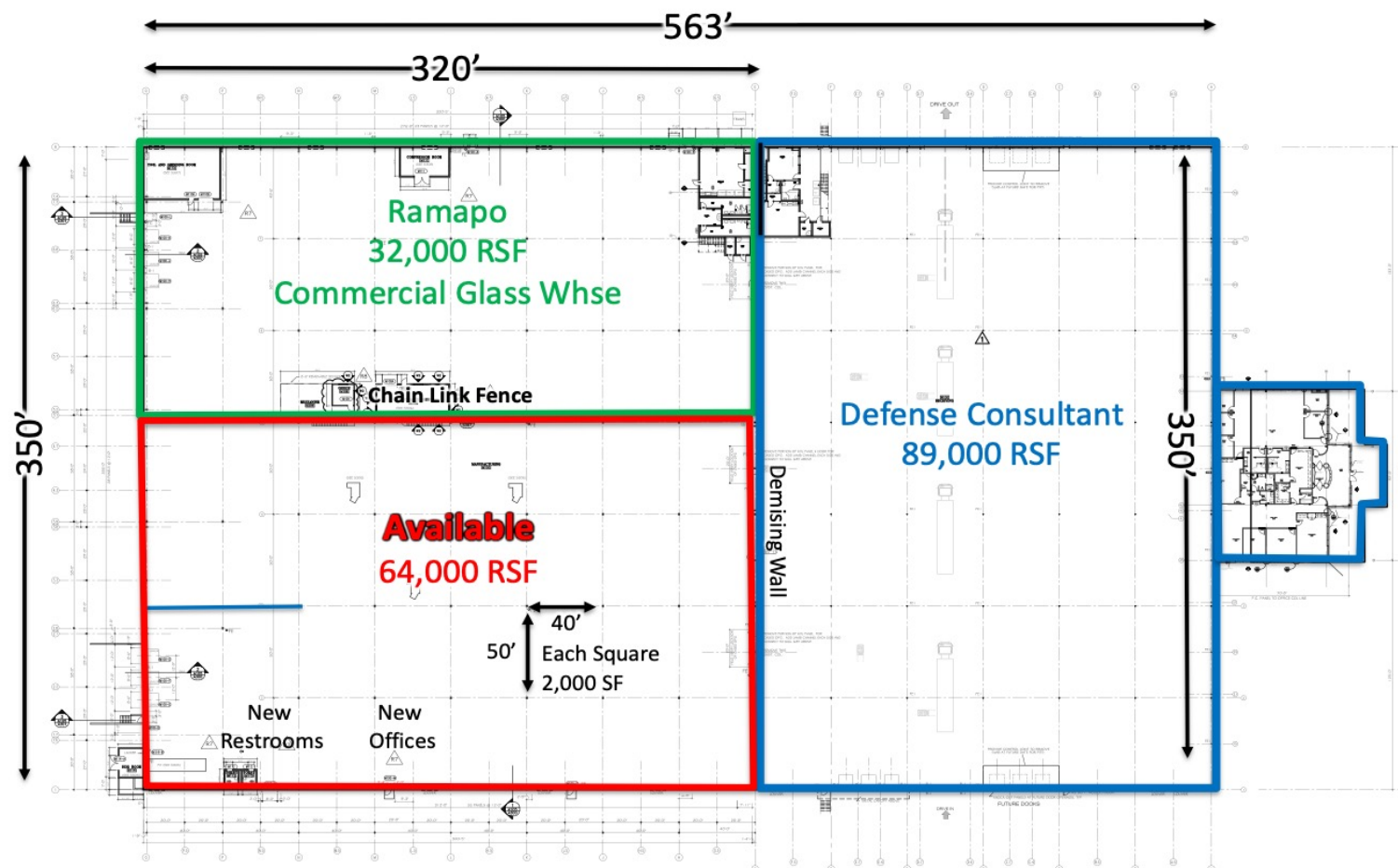
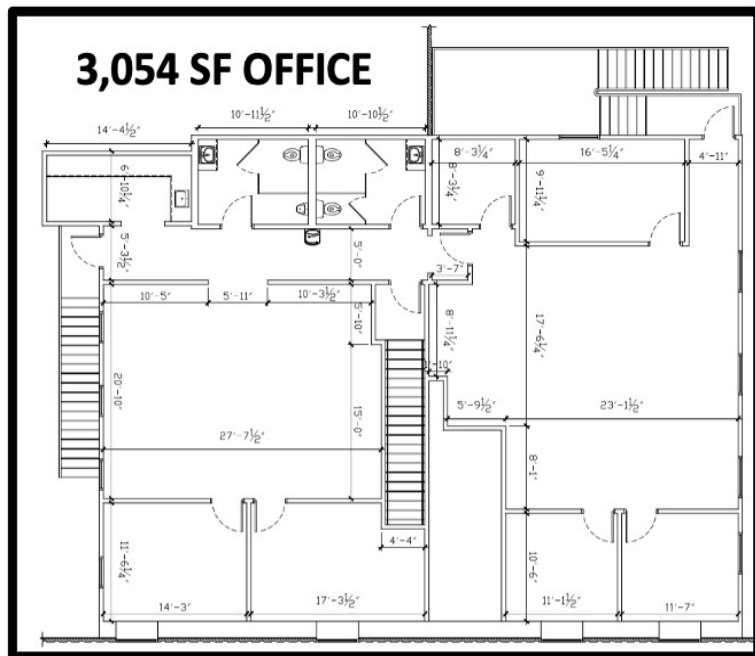
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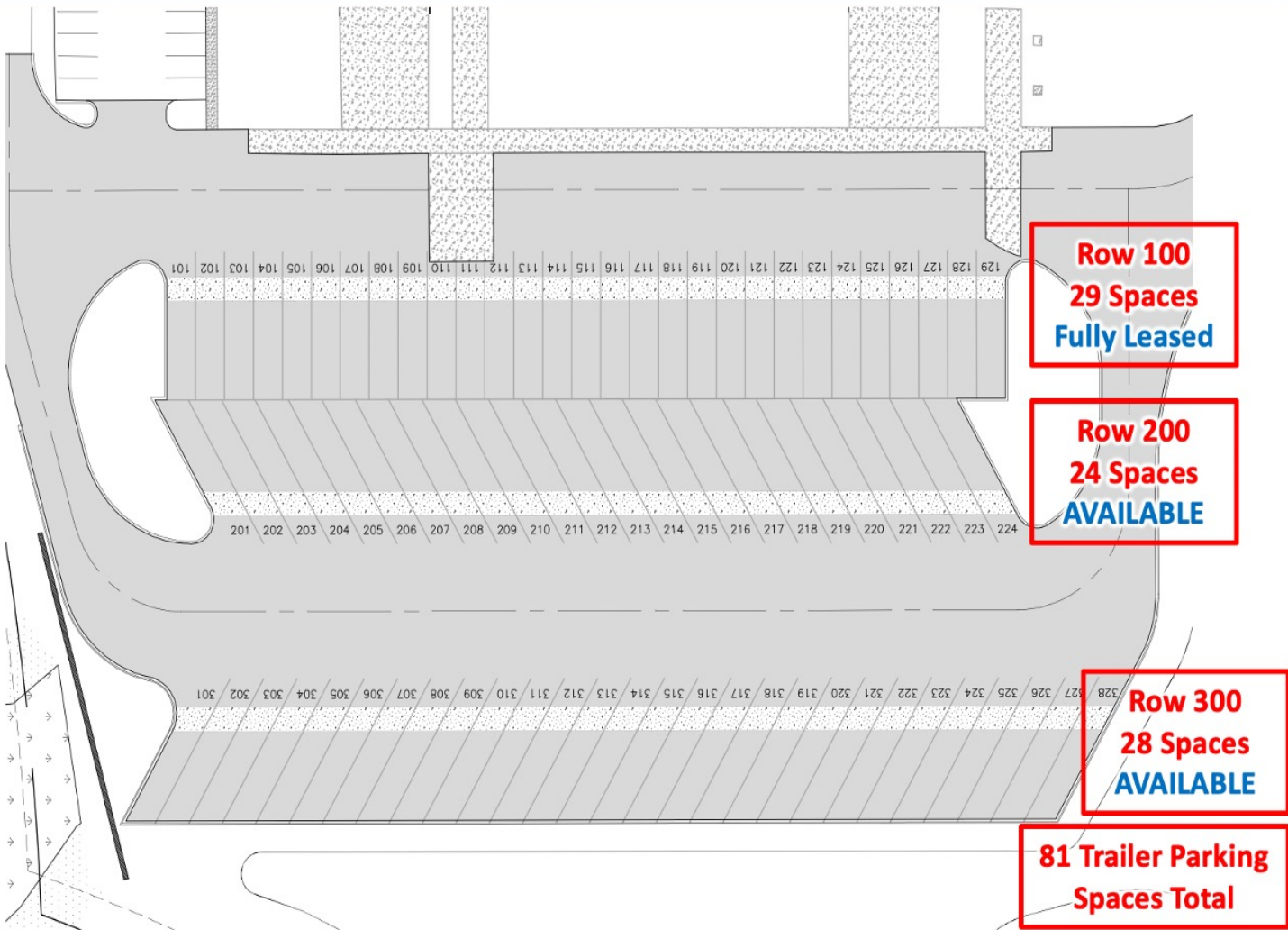
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