



INDUSTRIAL PROPERTY FOR LEASE

# Warehouse Space

4315 MAGNUM ST UNIT A LITTLE RIVER, SC 29566



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## PROPERTY DESCRIPTION

3,000 square foot conditioned Warehouse space in Little River with one 10' x 10' Dock High door and 3 Phase Power. The warehouse area has a sloped ceiling height from 16 feet to 13 feet. Additional features include a private bathroom, shared dumpster service, and ample parking. Monthly rent rate includes taxes, insurance, common area maintenance, and shared dumpster.

## OFFERING SUMMARY

Lease Rate:	\$3,000.00 per month (Gross)
Available SF:	3,000 SF
Lot Size:	1.58 Acres
Building Size:	12,000 SF

## PROPERTY HIGHLIGHTS

- 3,000 square foot conditioned Warehouse space.
- One 10' x 10' Dock High door and 3 Phase Power.
- Sloped ceiling height from 16 feet to 13 feet.
- Additional features include a private bathroom, shared dumpster service, and ample parking.
- Monthly rent rate includes taxes, insurance, common area maintenance, and shared dumpster.

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