

# FOR LEASE

916 COMMERCE CIRCLE, HANAHAN, SC 29410



RAIL SERVED AND FULLY AIR-CONDITIONED

±80,000 SF WITH  $\frac{3}{4}$  ACRE PAVED YARD





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# BUILDING SPECIFICATIONS

BUILDING (SQ. FT.)  
**±80,000 SF**

SITE SIZE  
**4.14 ACRES**

OFFICE SF  
**1,600 SF**

CLEAR HEIGHT  
**18.5' - 24'**

COLUMN SPACING  
**25' X 40'**

FLOORING  
**EPOXY**

HVAC  
**FULLY AIR CONDITIONED**

POWER  
**1200 AMPS, 480Y/277 V,  
3 PHASE 4 WIRE**

DOCK DOORS  
**8 DOCK POSITIONS**

DRIVE-IN DOORS  
**3 (14' X 14')**

RAIL DOORS - CSX  
**2 DOCK DOORS**

SPRINKLERS  
**WET SYSTEM**

OUTDOOR STORAGE  
**0.75 ACRES - PAVED  
& FENCED**

LIGHTING  
**LED**

INDUSTRIAL GENERATOR  
**KOHLER DIESEL**



AERIAL VIEW



COVERED LOADING DOCK



WAREHOUSE



RAIL DOCK



OFFICE



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# SITE PLAN

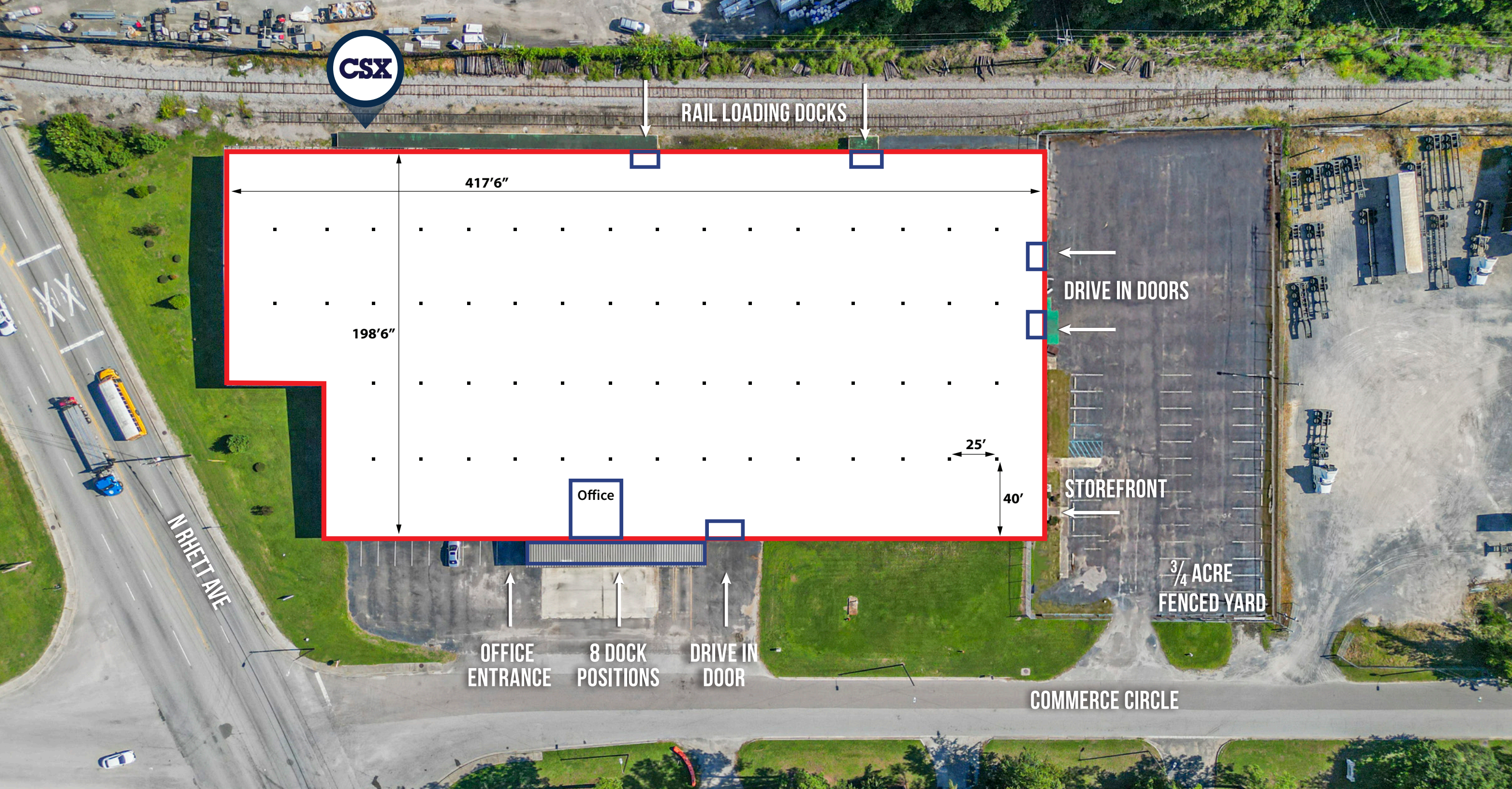
New ownership implementing building upgrade plan, including office refresh, exterior painting, and parking lot reseal.





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# FLOOR PLAN





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# SUPERIOR ACCESS TO CHARLESTON MARKET

## DISTANCE TO INTERSTATES AND SC PORTS

**<1**  
miles to I-526

**1**  
mile to North  
Charleston Terminal

**3**  
miles to I-26

**3**  
miles to Leatherman  
Terminal

**55**  
miles to I-95

**10**  
miles to Wando Welch  
Terminal





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# HIGHLIGHTS





# CONTACT US

## TYLER SMITH

**Vice President**

tyler.smith@jll.com

+1 843 805 5118

## LEE ALLEN

**Vice Chairman**

lee.allen@jll.com

+1 843 805 5111

## KEVIN COATS

**Senior Managing Director**

kevin.coats@jll.com

+1 843 805 5110



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