



FOR LEASE

40,000 SF

1002 East Montague Ave.

North Charleston, South Carolina

40,000 Square Foot Warehouse/Distribution Facility

CORE
COMMERCIAL PARTNERS
LLC

Warehouse Fast Facts:

- 40,000 Square Feet
- Less than 1 mile to I-526 & SCSPA, N. Chs. Terminal
- 1,280 Square Foot Administrative Office
- Eave Height 18' and 21' at Center
- Truck well accommodates 2 trucks with a 45' Wide Dock
- Northwest Dock accommodates 2 trucks with a 20' Wide Dock
- Typical Bay 28' X 50'
- Dry Sprinkler System
- Zoned M-2 Heavy Industrial
- Skylights



PROPERTY DATA

Owner

Vulcan Materials

Address Information

1002 East Montague Avenue

North Charleston, South Carolina 29406-4900

TMS# 502-14-00-006

City: City of North Charleston

County: Charleston

Building Information

Building Sq Footage: 40,000 Sq. Ft.

Number of Acres: 2.33 (101,764 Sq. Ft.)

Lot Dimensions: 206' x 496'

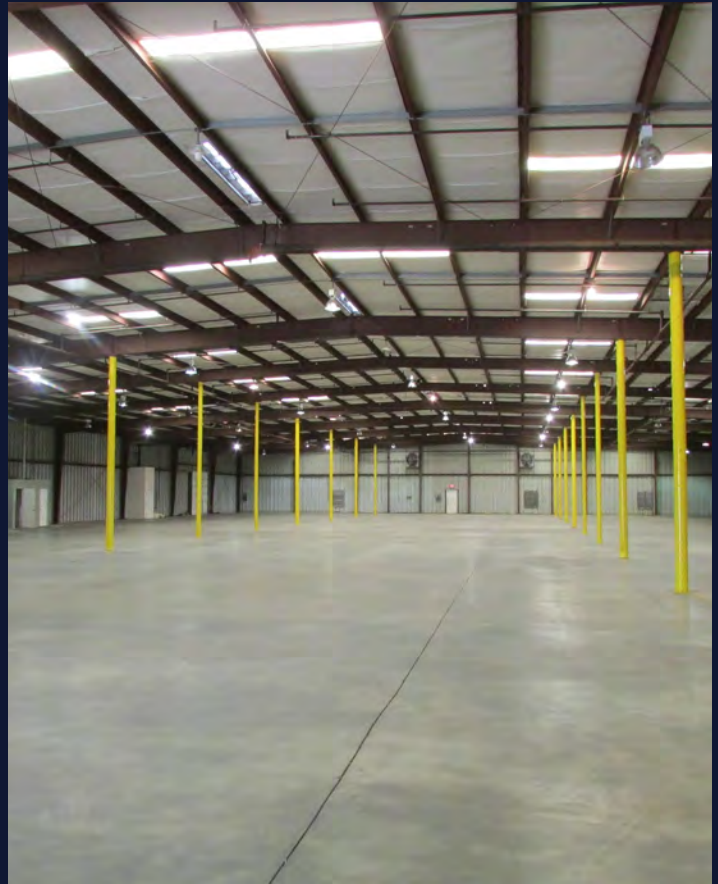
Building Dimensions:	150' x 266.67'
Year Built:	20,000 sq.ft. 1972 & 20,000 sq. ft. in 1974
Exterior Construction:	Metal Building Armco Pre-engineered
Roof Type:	Aluminized Roof with 1 1/2" Vinyl face insulation
Ceiling Height at Eaves:	18' (Bottom of Structural Steel)
Ceiling Height at Center:	21' (Bottom of Structural Steel)
Typical Bay Size:	50' x 28' (28' direction parallel to ridge line) (1,400 sf)
Sprinkler Type:	Dry System Monitored by ADT
Concrete Specifications:	6" Concrete Slab
Interior Lighting:	Incandescent Lighting and Skylights
Updated Lighting:	2005
Alarm System:	Centrally monitored by ADT
Sprinkler Type:	Dry System Monitored by ADT



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TRUCK AND LOADING

Truck

Number of Doors:	3 (2 on south wall at dock height and 1 on west wall at dock height.)
Size of Doors:	All doors 12' wide x 12' high
Size of Truck Dock:	South dock is 46.67' wide x 15' deep (700 sq.ft.) Northwest dock is 20' deep x 10.67 wide (163 sq. ft.)
No. of Truck Parking Spaces:	2 at south dock and 1 at Northwest dock
Ramp:	The south truck dock is at grade level and has a truck well. On the west side of this truck dock, there is a 7'6" wide passage into the parking lot from the truck dock. This allows easy access from the warehouse to the parking lot
Drive-in Door:	There is a 12' X 12' grade-level drive-in door on the west wall

Rail

Served By:	No rail presently on site. North Charleston Terminal Company (CSX & Norfolk/Southern) rail runs along the west side of property
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PROPERTY DATA

Administrative Offices

Square Footage: 1,280 sq. ft. (3.2%)
Number of Parking Spaces: 7

Current Zoning

Zoned: M-2 Heavy Industrial
Flood Zone: "C"

Warehouse Office Space

Square Footage: There is no warehouse office space other than the Administrative office space inside the warehouse
Bathrooms: 1 bathroom out in the warehouse on West wall. 6'6" deep x 11'6" wide with shower

Public Utilities

Electricity: South Carolina Electric & Gas
Gas: South Carolina Electric & Gas
Water: City of Charleston, Commissioner of Public Works
Sewer: City of Charleston, Commissioner of Public Works



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