

NEW CONSTRUCTION FLEX BUILDINGS

FOR LEASE

1,724SF - 1,978SF AVAILABLE

\$17.00/SF NNN

8476 DORCHESTER ROAD



PRATT & COMPANY REAL ESTATE
Robert Pratt, CCIM, SIOR
(843) 343-6085:cell
robert@robertpratt.com

Pratt & Company
REAL ESTATE

8476 DORCHESTER RD.

| NORTH CHARLESTON |

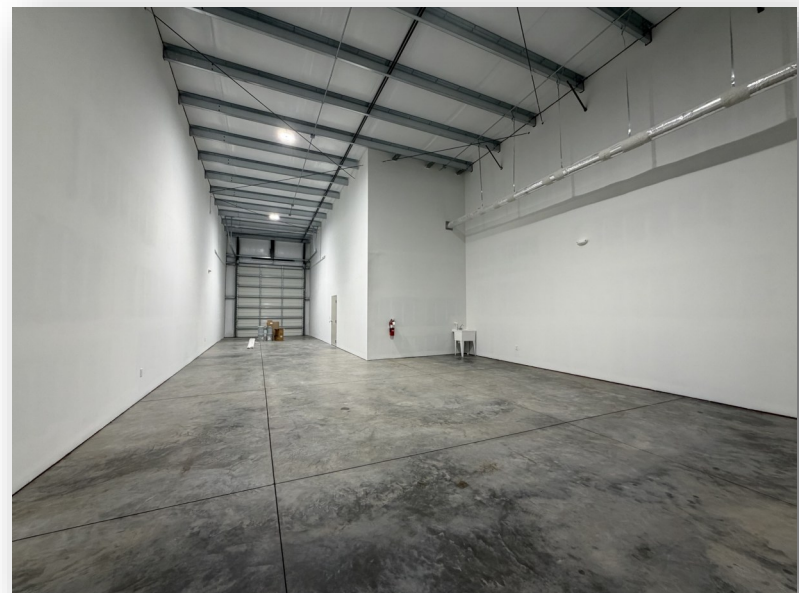
SOUTH CAROLINA



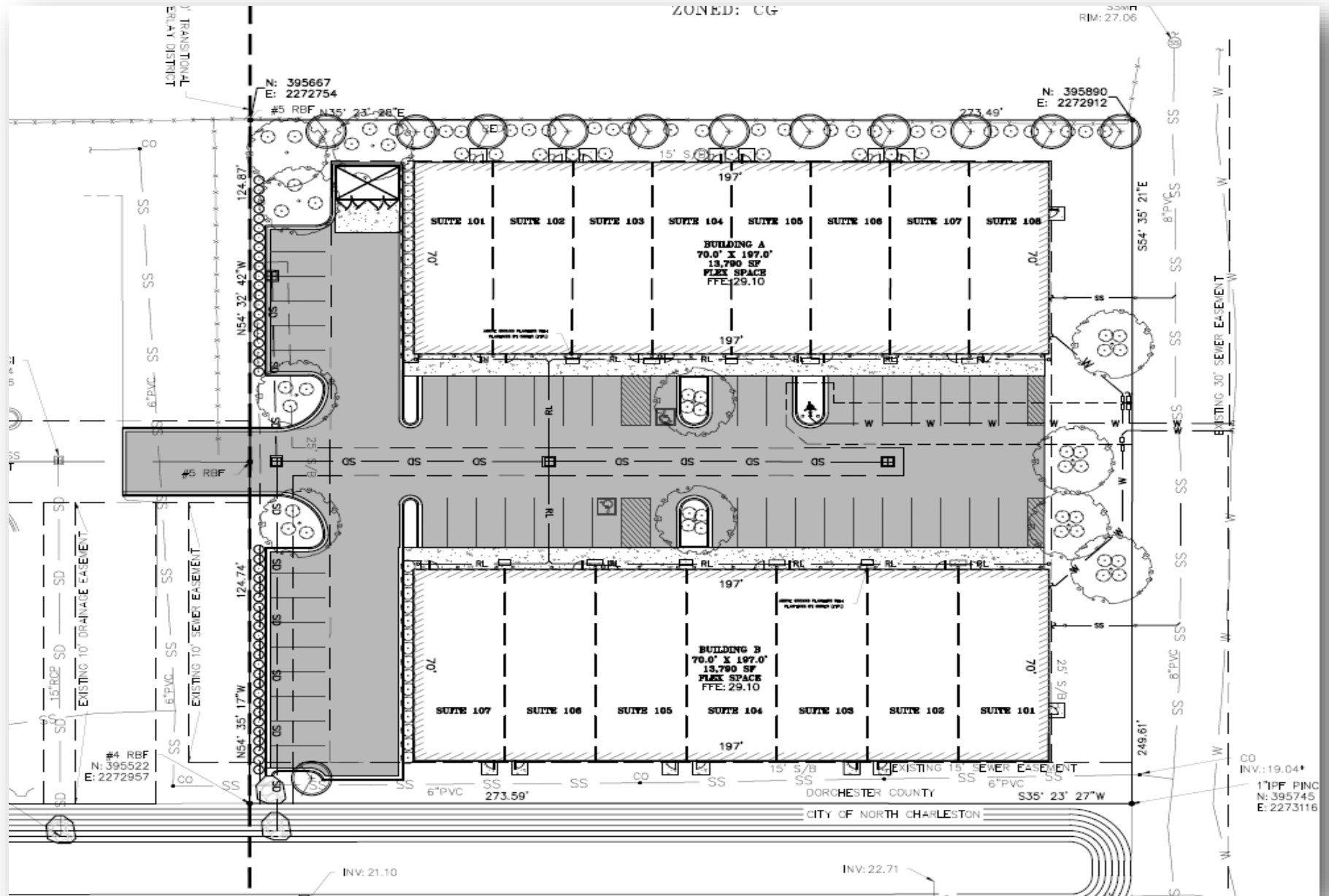
- Two flex buildings with a total of 15 units ranging from 1,724sf - 1,978sf
- Office area is heated and cooled and includes reception area, 1 private office, and 1 bathroom. Warehouse has 1 10'x12' roll up door and 20' eave height.
- Tenant responsible for monthly base rent of \$17.00/sf + NNN fee currently estimated at \$4.00/sf. NNN includes taxes, insurance, common area maintenance, and water/sewer.
- Zoned GC (General Commercial) in Dorchester County
- Excellent location on Dorchester Rd. between Ashley Phosphate and Ladson Rd.
- Parking is shared with the tenants of 8476 Dorchester Rd.

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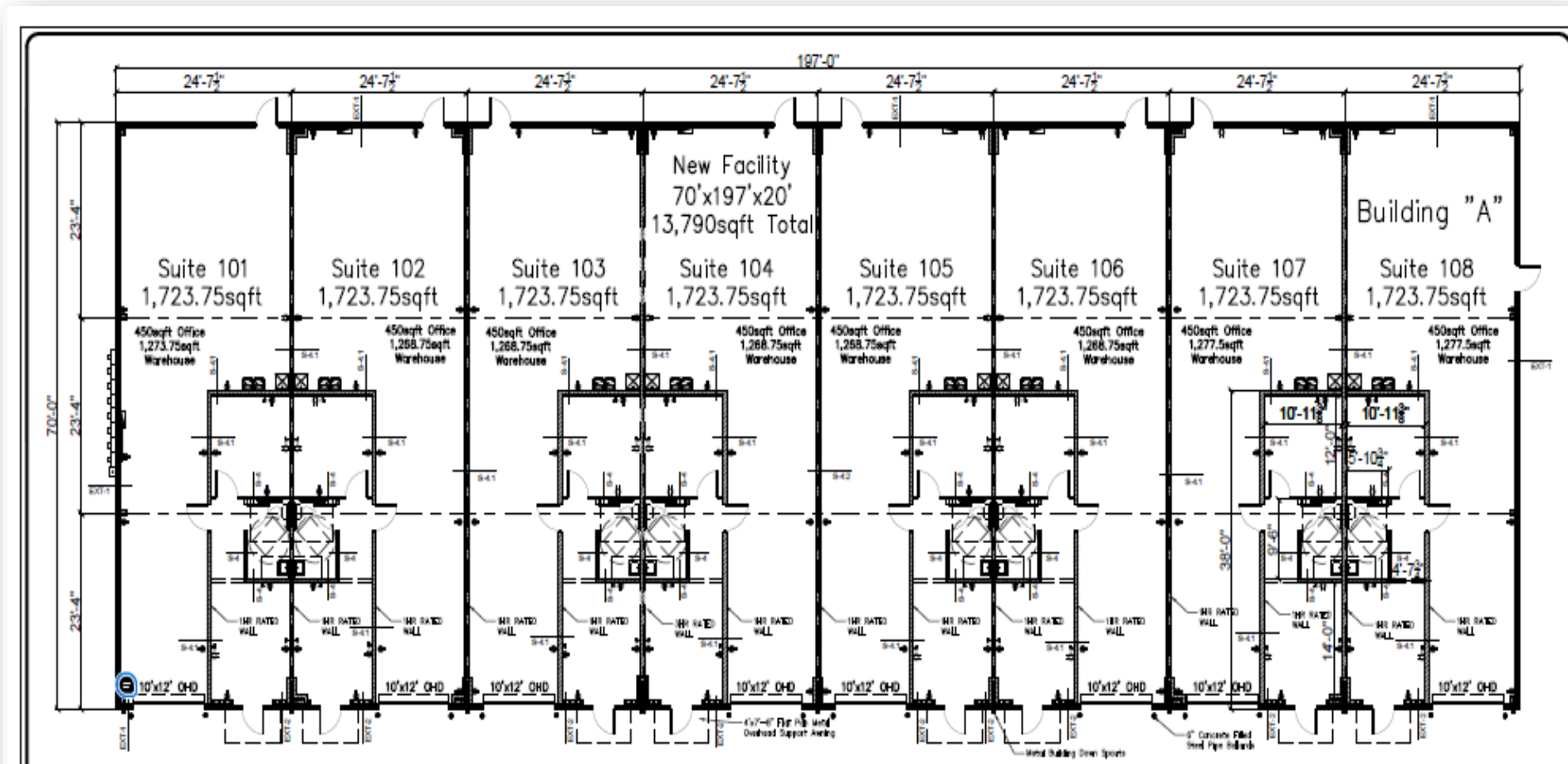
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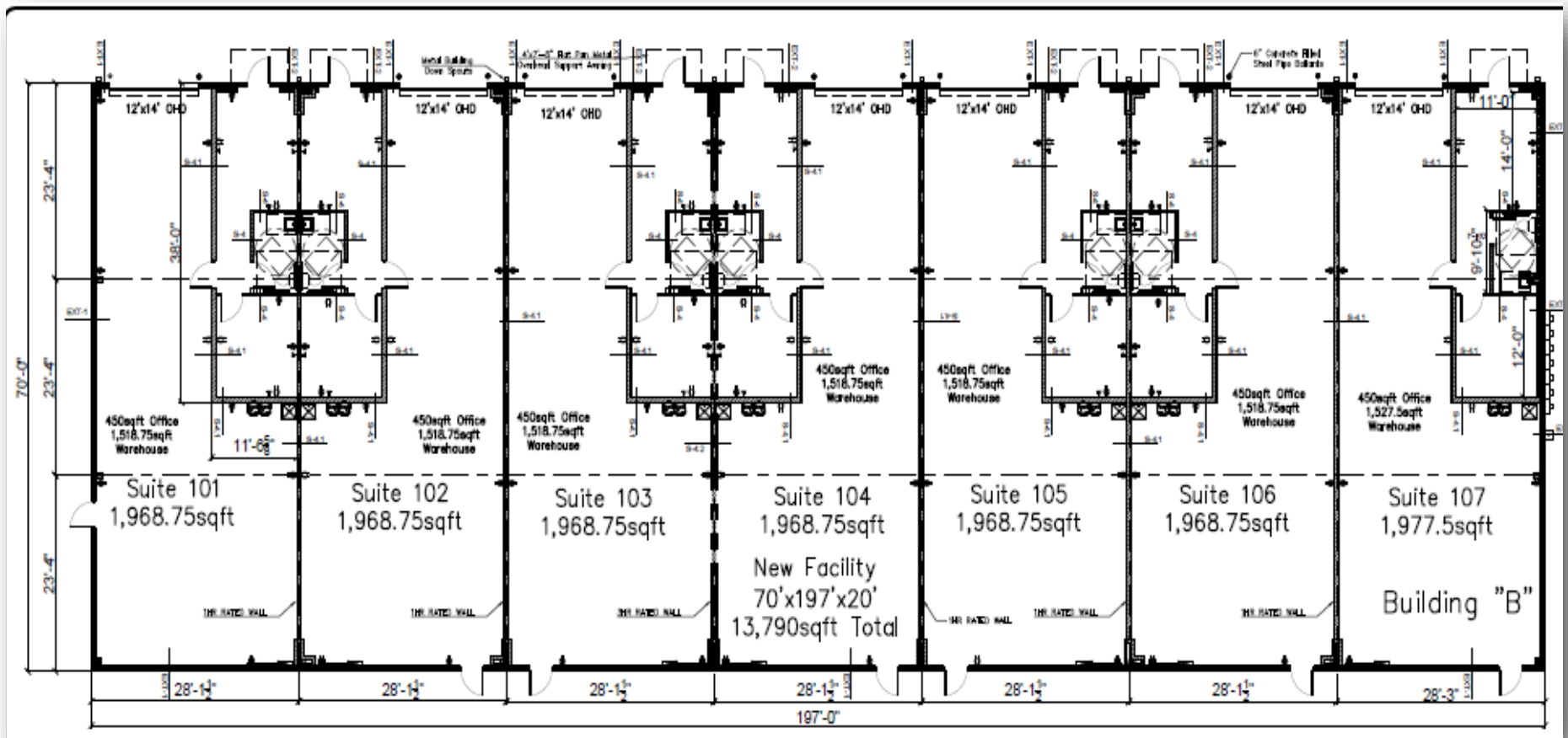
SITE PLAN



BUILDING A



BUILDING B





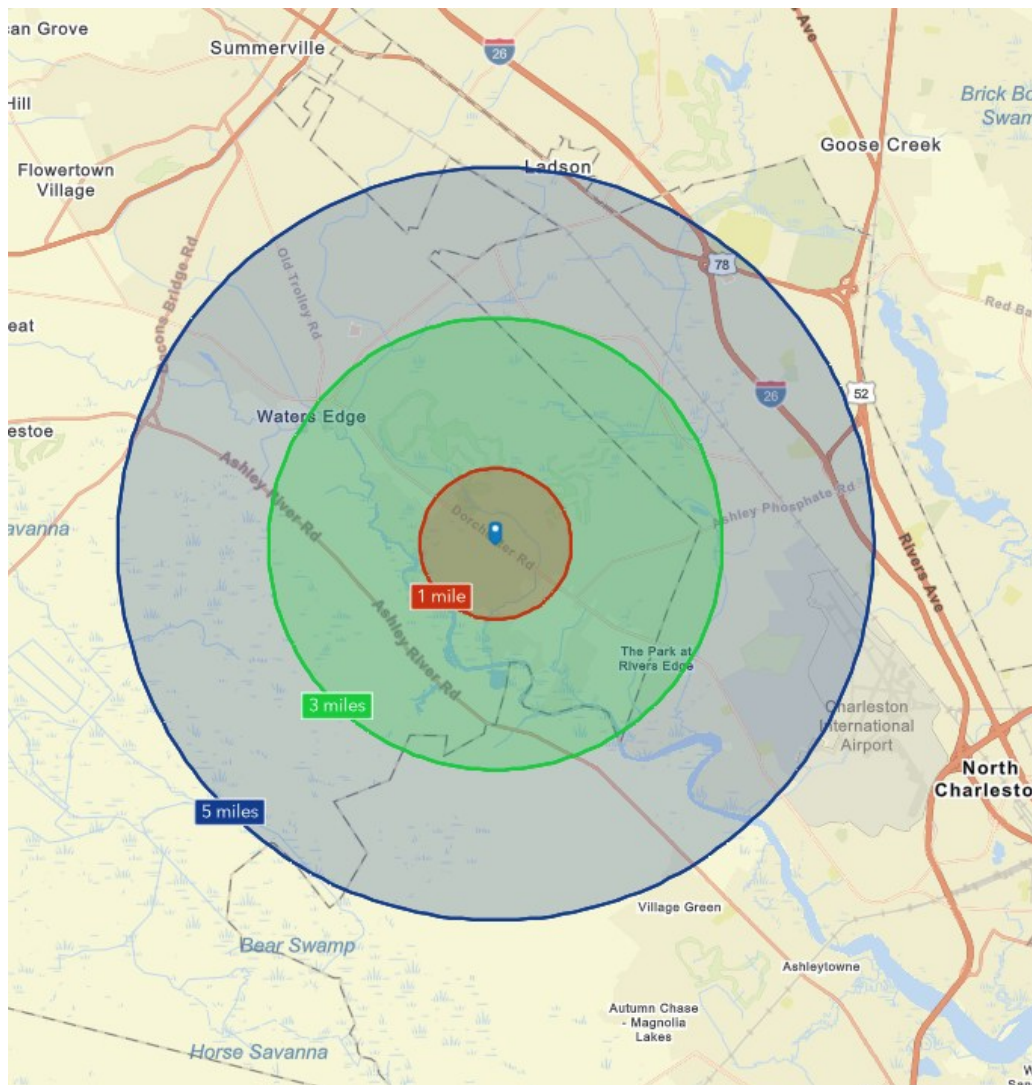
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NEW CONSTRUCTION FLEX BUILDINGS

FOR LEASE



1m

6,886

Population



2,793

Households



\$103,714

Median Household Income

3m

53,286

Population



21,190

Households



\$82,398

Median Household Income

5m

120,337

Population



49,175

Households



\$76,404

Median Household Income

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