

1750 Signal Point Road
Charleston, SC 29412

FOR
LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Suite 740:	2,980 SF
Lease Rate:	\$16.50 PSF
Lease Type:	NNN (\$2.50/SF)
Zoning:	I - Industrial District
Market:	Charleston
Submarket	21 - James Island
Parking:	Surface

PROPERTY DESCRIPTION

Heavy Industrial Zoning featuring direct access and frontage on Signal Point Road. Multiple space configurations are available, each with grade level roll-up doors. Rates and Tenant Improvement Allowance based on delivery and term.

James Island Business Park is James Island's largest industrial park and offers warehouse & flex warehouse space with ample surface parking. NNN's are estimated at \$2.50 per square foot

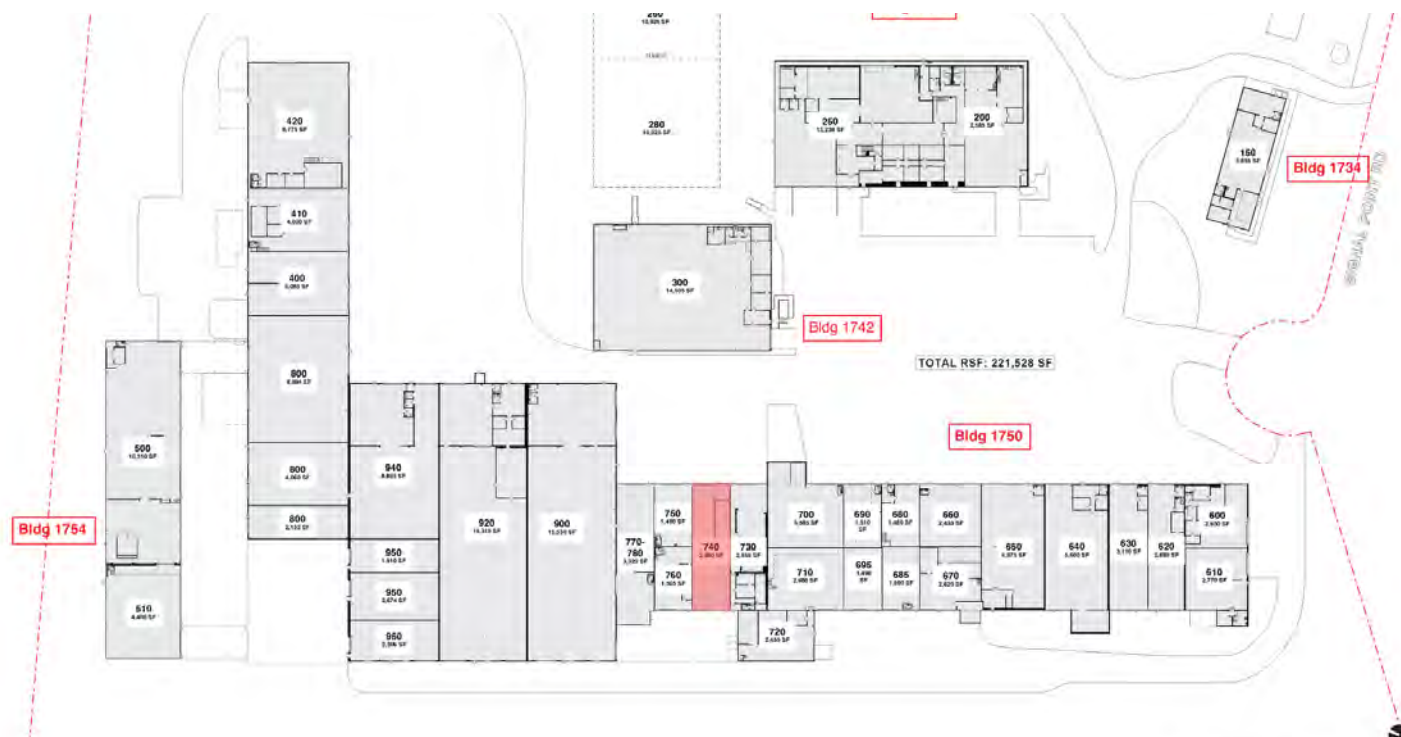


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ADDITIONAL PHOTOS



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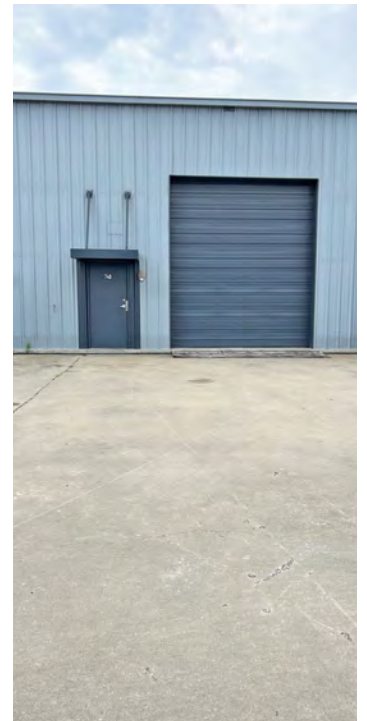
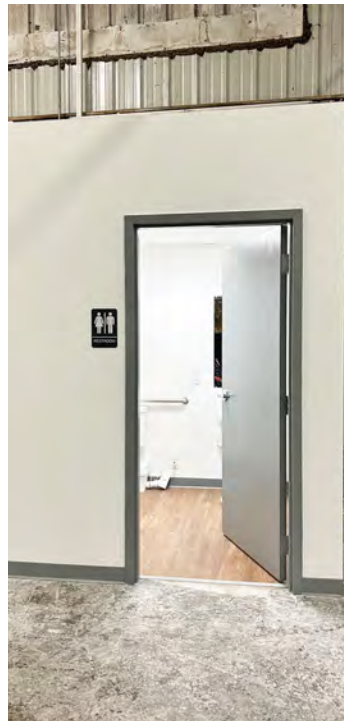


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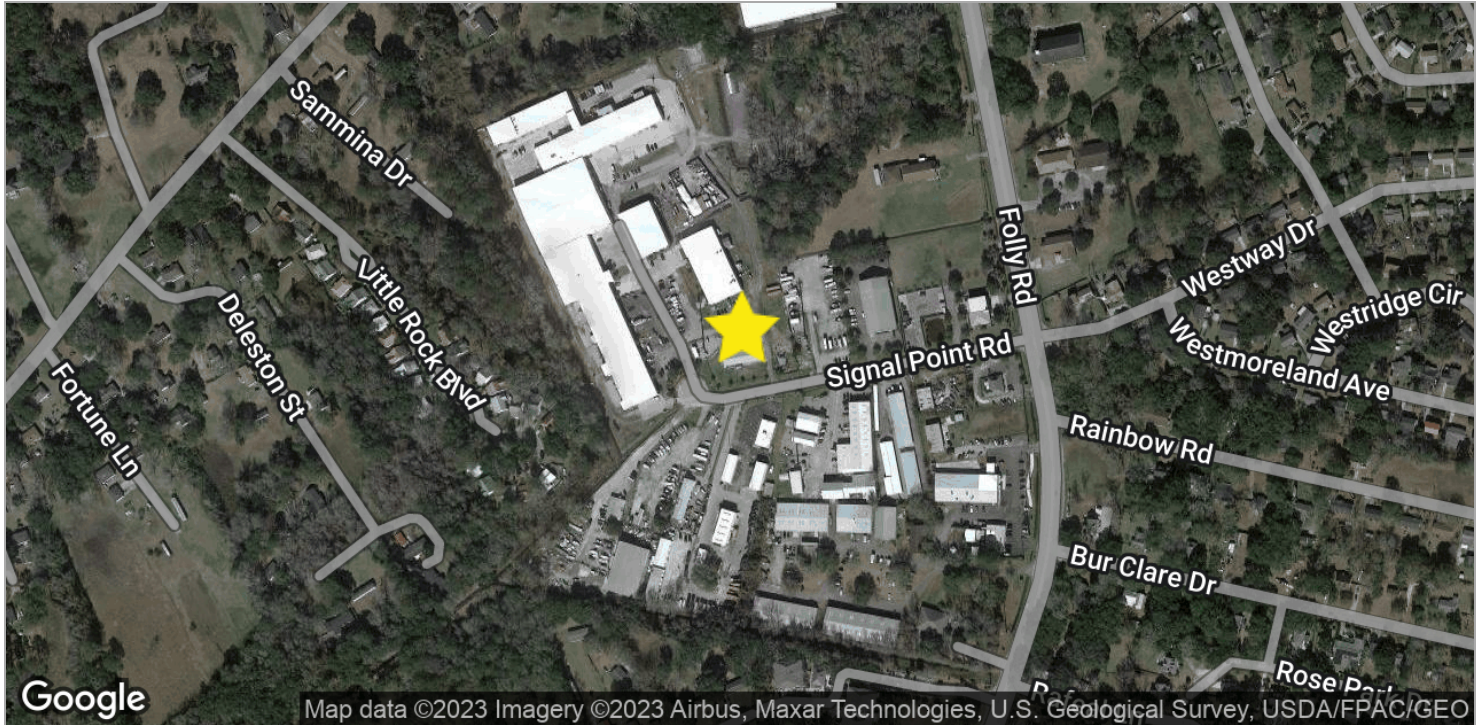


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LOCATION MAPS

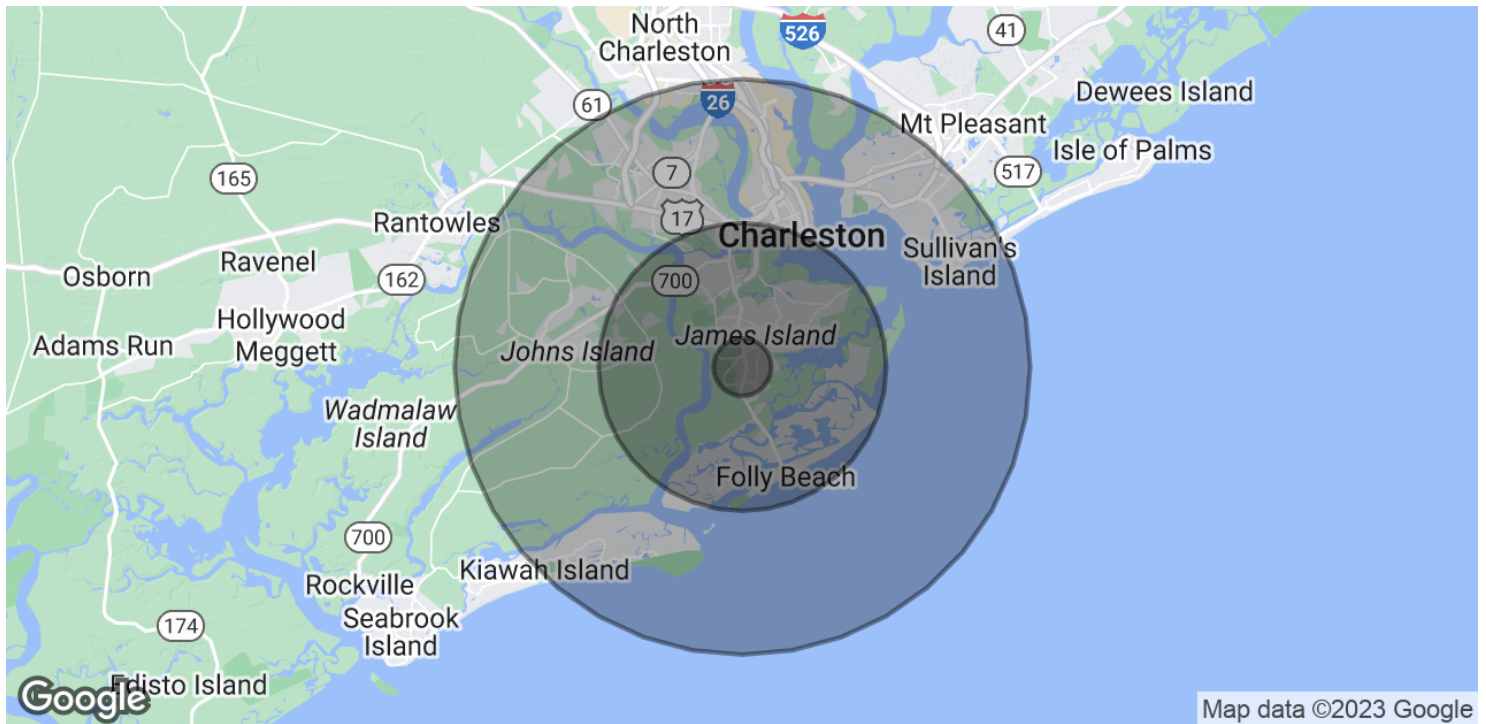


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,461	50,600	188,444
Average age	35.9	38.4	36.2
Average age (Male)	34.4	37.0	35.1
Average age (Female)	38.0	40.2	37.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	646	22,590	78,824
# of persons per HH	2.3	2.2	2.4
Average HH income	\$63,812	\$79,332	\$71,607
Average house value	\$321,571	\$369,437	\$376,590

* Demographic data derived from 2020 ACS - US Census



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