



**FOR LEASE**

# ±9,682-SF Warehouse and ±2.5 Acres of Usable Laydown Yard Available

**139 Hanniford Dr, North Charleston, SC 29418**

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# Property Overview

## Property Description

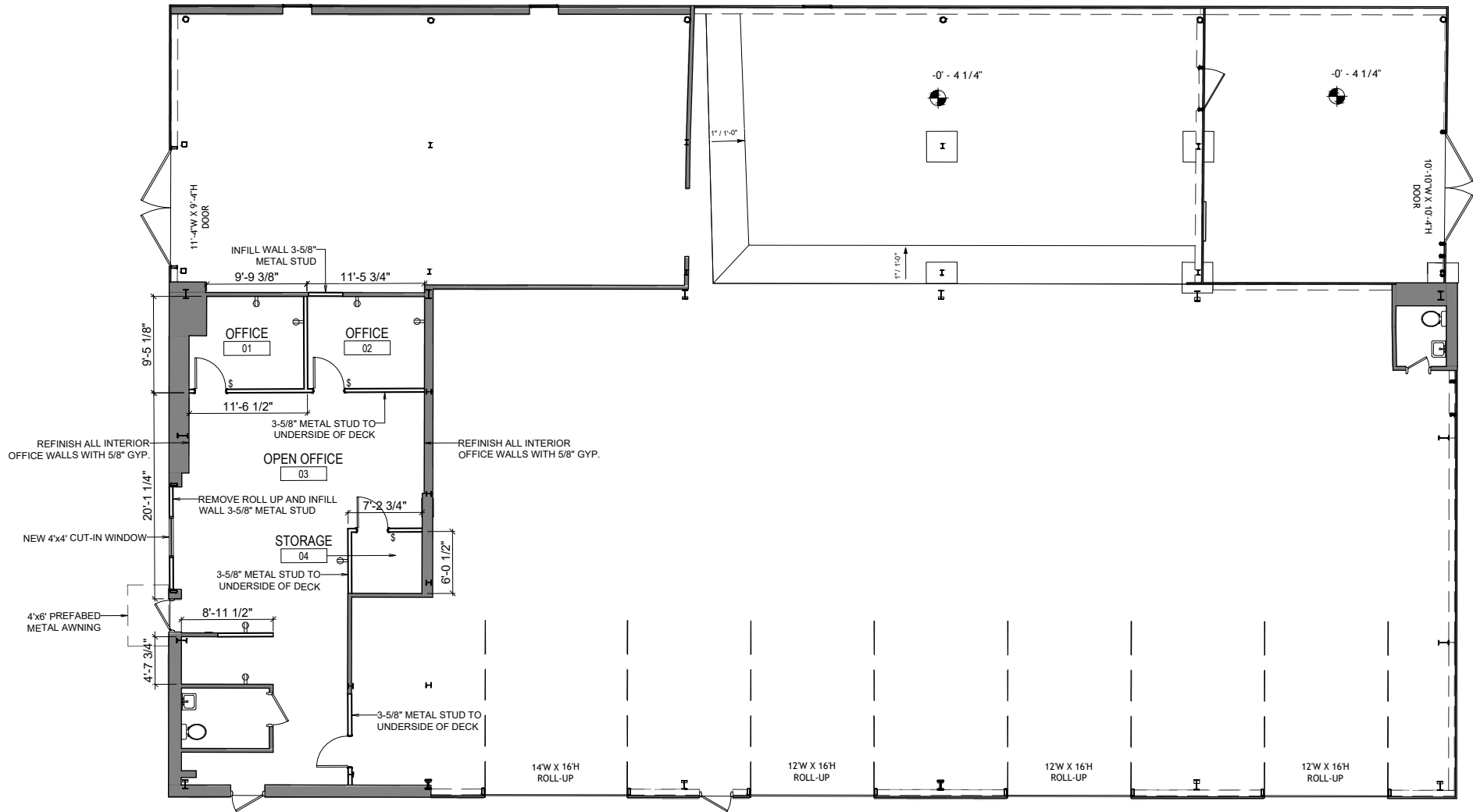
139 Hanniford Drive features a +/-9,682 SF spec warehouse sitting on +/-2.5 acres of usable laydown yard, with the property fully fenced and graveled. The building features ±756 SF of office space, and 5 drive-in doors. The property is zoned Industrial (Dorchester County).



## Warehouse Spec Space:

<b>Building SF</b>	±9,682 SF
<b>Office SF</b>	±756 SF
<b>Usable laydown yard</b>	±2.5 Acres
<b>Clear height</b>	22'
<b>Ceiling height</b>	26'
<b>Drive-in doors</b>	(4) 13.5'x16' (1) 9.5'x16'
<b>Power</b>	Single-phase 240V
<b>Restrooms</b>	Two
<b>Lighting</b>	LED

# Floor Plan



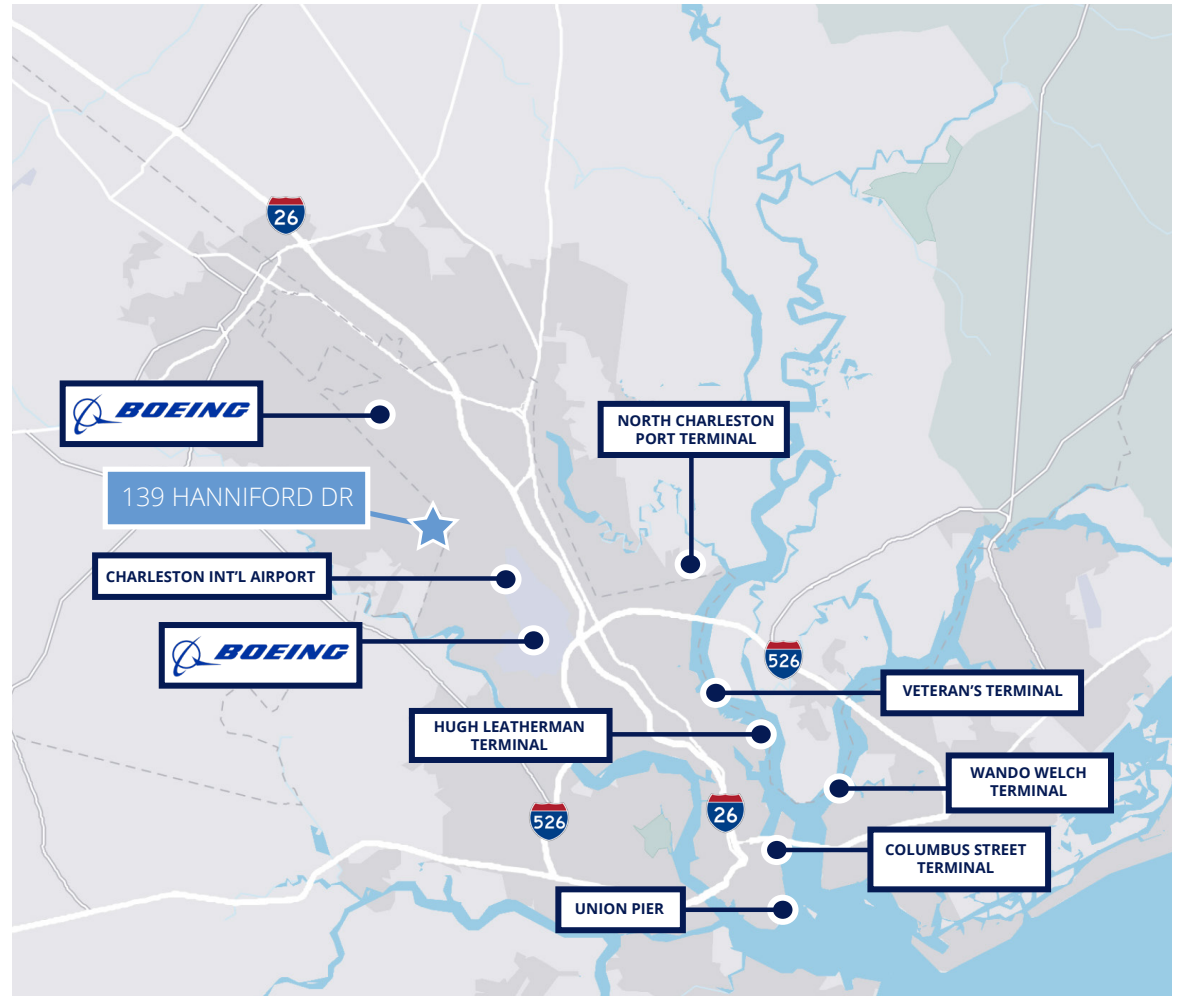
# Location Overview

## Demographics

Total population (5 mi)	117,846
Avg household income (5 mi)	\$85,273
Total households (5 mi)	45,036
VPD (Ashley Phosphate Rd)	32,856
Median age (5 mi)	32.4
Median commute time (5 mi)	24 min

## Drive Times

I-26	3 min
I-526	8 min
Charleston INT'L Airport	13 min
Hugh Leatherman Terminal	14 min
North Charleston Port Terminal	13 min
Columbus Street Terminal	19 min
Wando Welch Terminal	21 min



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