

FOR LEASE

3,025 - 7,525 SF FLEX

FENCED LAYDOWN YARD

4748 FRANCHISE ST,
NORTH CHARLESTON, SC 29418

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PROPERTY PHOTOS

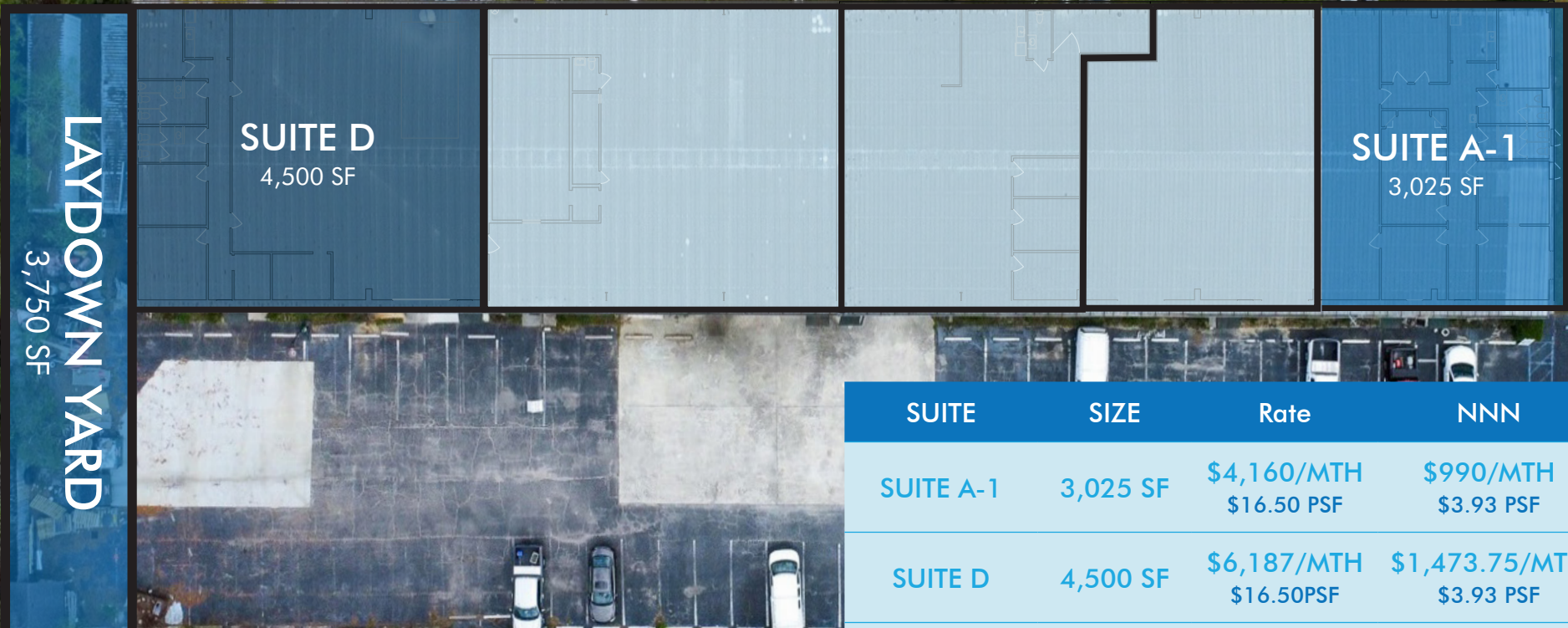


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SITE PLAN

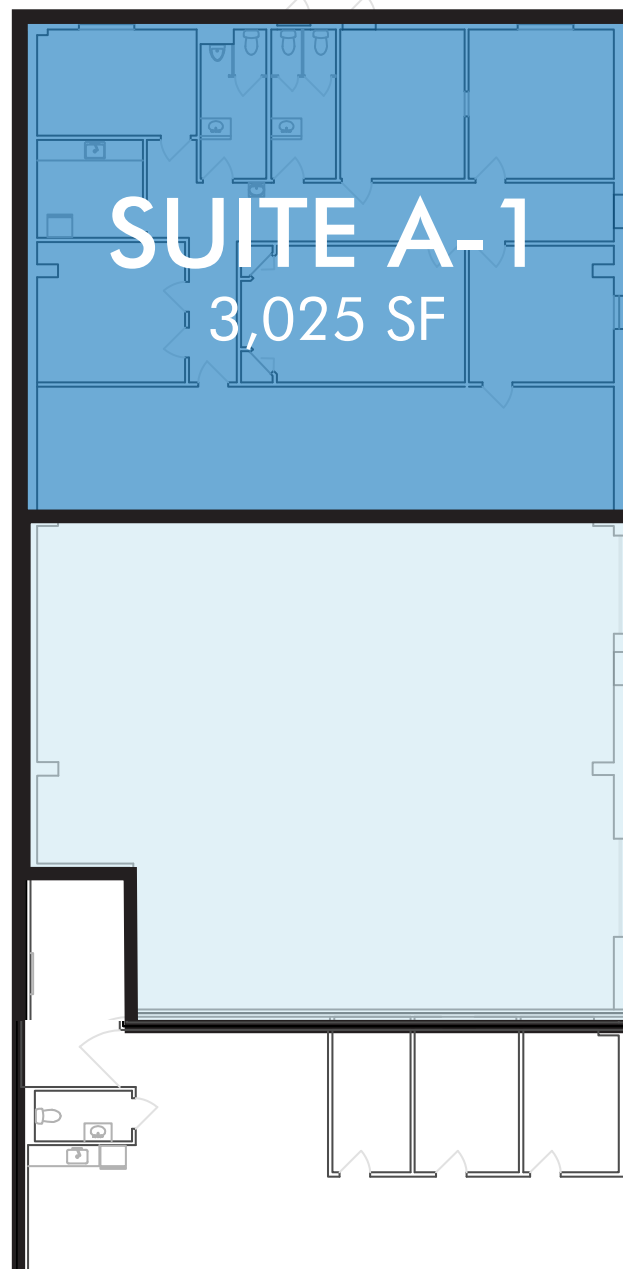


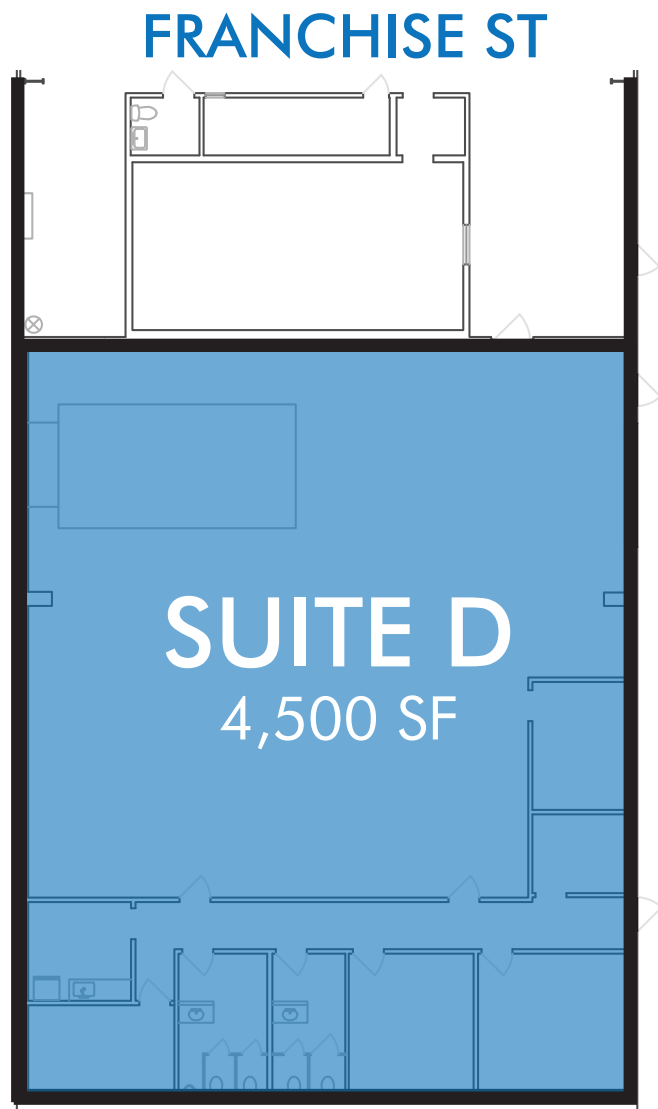
SUITE	SIZE	Rate	NNN
SUITE A-1	3,025 SF	\$4,160/MTH \$16.50 PSF	\$990/MTH \$3.93 PSF
SUITE D	4,500 SF	\$6,187/MTH \$16.50PSF	\$1,473.75/MTH \$3.93 PSF
Laydown Yard	3,750 SF	\$750/Month Gross	N/A

SUITE A-1 SPECIFICATIONS

SPACE AVAILABLE	3,025 SF
AVAILABLE	Now
OFFICES	5
BATHROOMS	2
LEASE RATE	\$4,160/MTH \$16.50 PSF
LEASE TYPE	NNN
OPERATING EXPENSES	\$990/MTH \$3.93 PSF
CLEAR HEIGHT	13'7"
POWER	200 AMPS/3-PHASE
LOADING	One Drive-In Door
PARKING RATIO	11 Spaces (3.73/1,000 RSF)
COLUMNS	Clear Span
FLOOR SIZE/TYPE	Slab
HEAT	In Office Only
AIR CONDITIONING	In Office Only
LIGHTING	LED

FRANCHISE ST





SUITE D SPECIFICATIONS

SPACE AVAILABLE	4,500 SF
AVAILABLE	Now
OFFICE SF	1,400 SF
WAREHOUSE SF	3,100 SF
LEASE RATE	\$6,187/MTH \$16.50 PSF
LEASE TYPE	NNN
OPERATING EXPENSES	\$1,473.75/MTH \$3.93 PSF
EAVE HEIGHT	14'
POWER	200 AMPS/3-PHASE
DRIVE IN DOOR	(1) 10' x 12'
PARKING RATIO	17 Spaces (3.73/1,000 RSF)
COLUMNS	Clear Span
FLOOR SIZE/TYPE	Slab
HEAT	100%
AIR CONDITIONING	100%
LIGHTING	Fluorescent

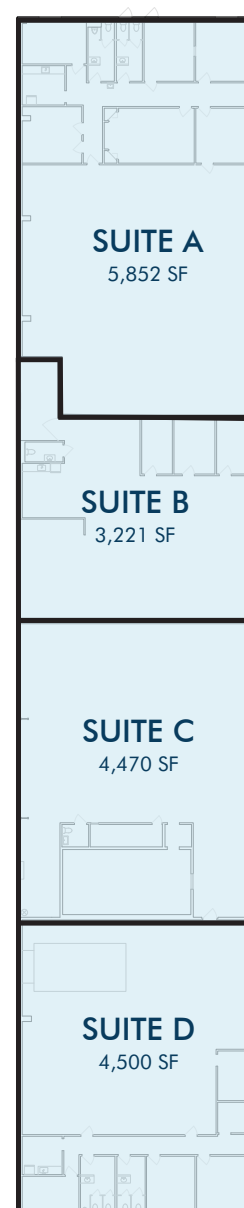
LAYDOWN YARD

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LAYDOWN YARD SPECIFICATIONS

SPACE AVAILABLE 3,750 SF (Fenced)

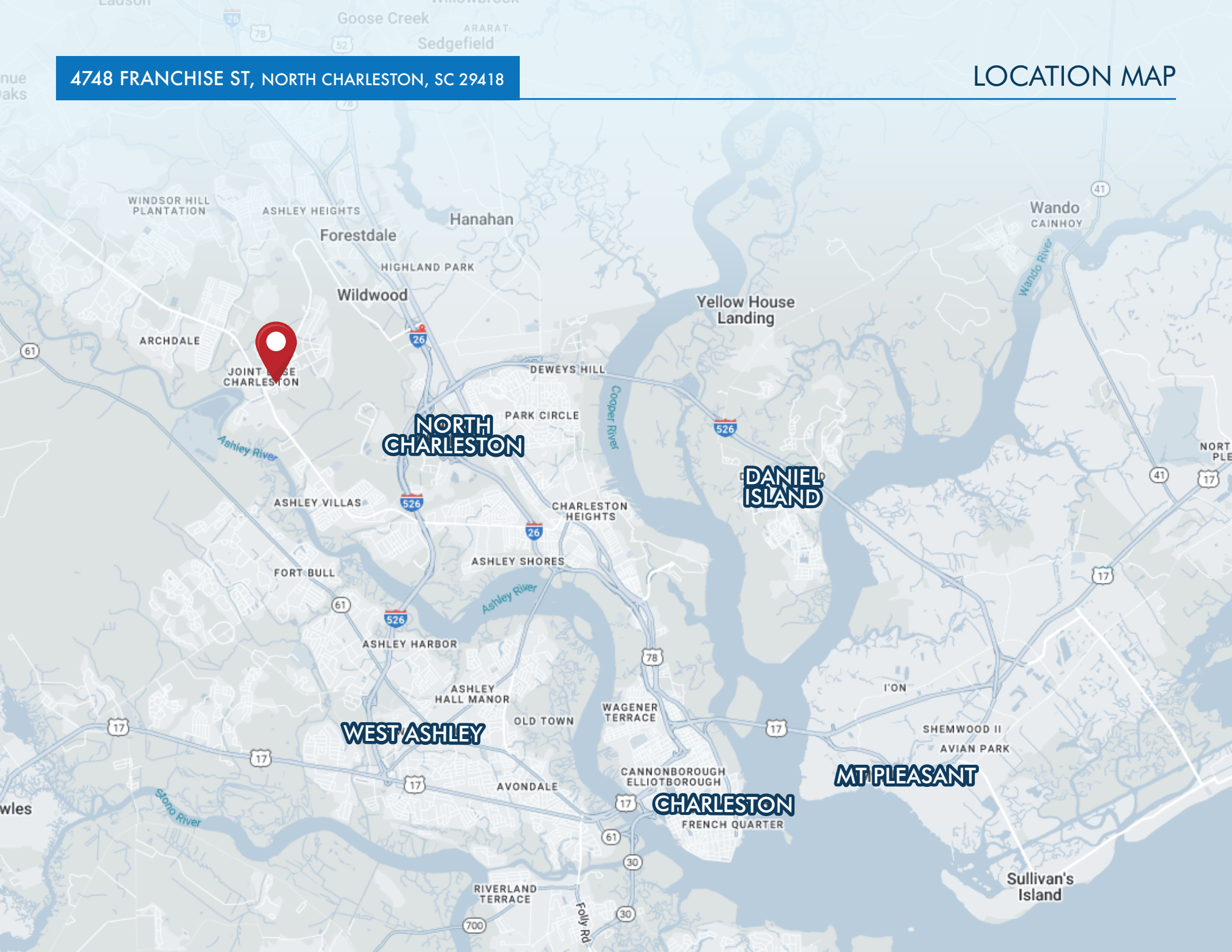
RATE \$750/MTH Gross



LAYDOWN YARD
3,750 SF

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LOCATION MAP



LOCATION MAP

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DORCHESTER RD

ASHLEY PHOSPHATE RD

PATRIOT BLVD

FRANCHISE ST



LEASING CONTACT:

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