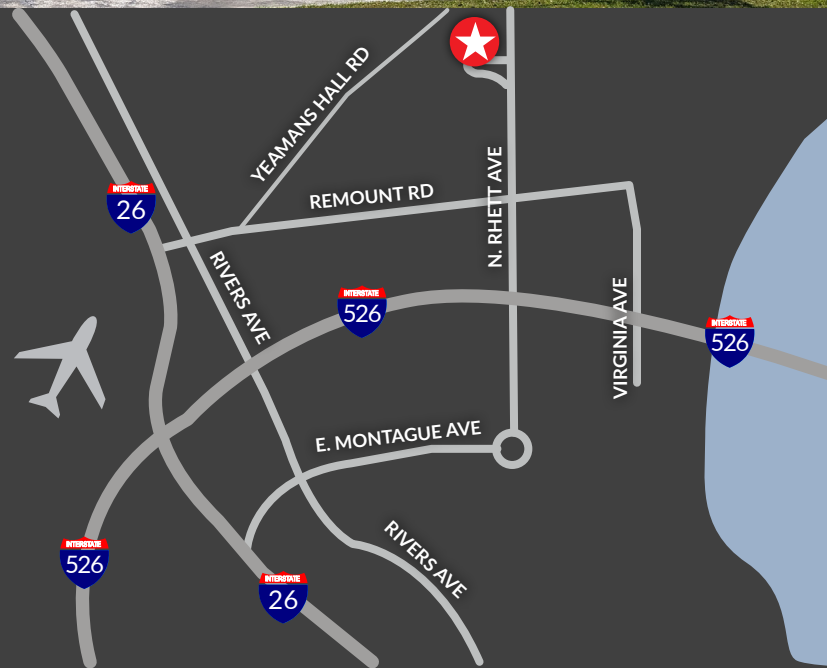


10,096 /SF OFFICE/WAREHOUSE FOR LEASE

1021 Bankton Circle
Hanahan, SC 29406

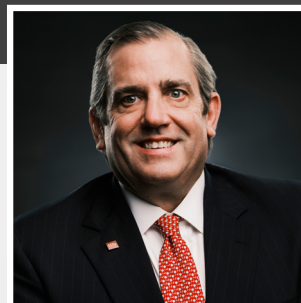
Conveniently located 1 mile from
Naval Weapons Station Charleston.

Freestanding 10,096 SF office/warehouse building with 7,430 SF of office/lab space and 2,666 SF of warehouse space. The property is located in Berkeley Business Center. Three phase 400-amp electrical service with one (1) 10' x 12' dock high door and one (1) 12' x 12' drive-in door. The building is situated on 1.14 acres.



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Bart J. Langlois, CCIM
Broker
843.884.8166 ext. 109



Glenn Goodwin
Broker
843.884.8166 ext. 103

*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

10,096 SF OFFICE/WAREHOUSE AVAILABLE FOR LEASE

LOCATION:

Conveniently located off of North Rhett Avenue.
1.5 miles from I-526 and 1 mile from Naval
Weapons Station Charleston.



BUILDING SIZE: 10,096 SF

OFFICE/LAB SIZE: 7,430 SF

WAREHOUSE SIZE: 2,666 SF

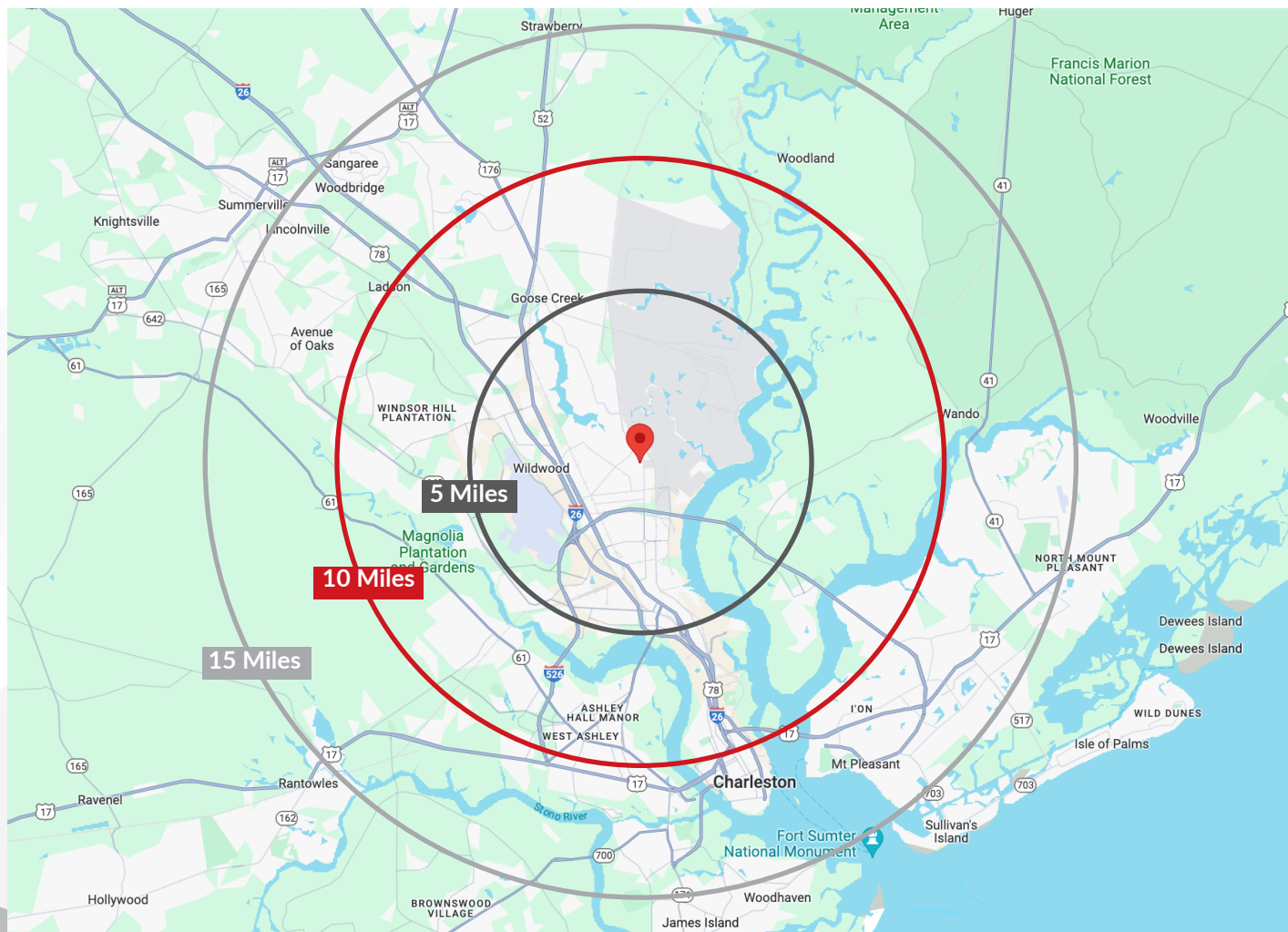
LOW EAVE HEIGHT: 16'

LOT SIZE: 1.14 acres

ELECTRICAL: 3-phase 400-amp

DOORS: One (1) 10' x 12' dock high
One (1) 12' x 12' drive-in

DISTANCE MAP

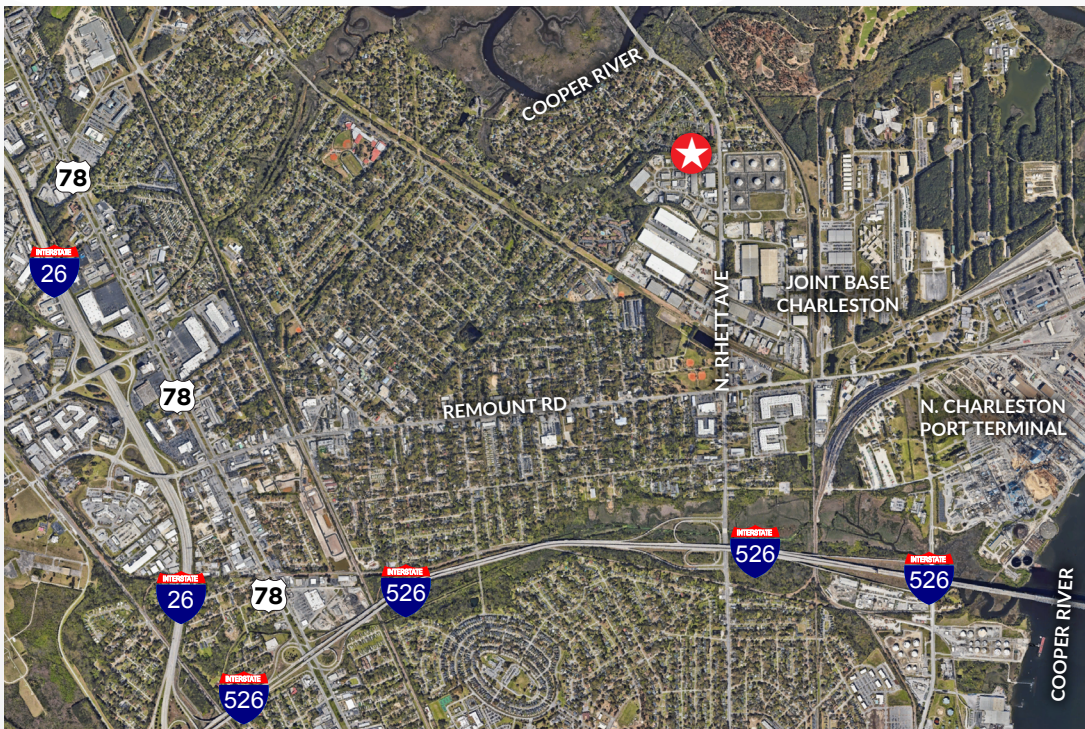


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10,096 SF OFFICE/WAREHOUSE AVAILABLE FOR LEASE

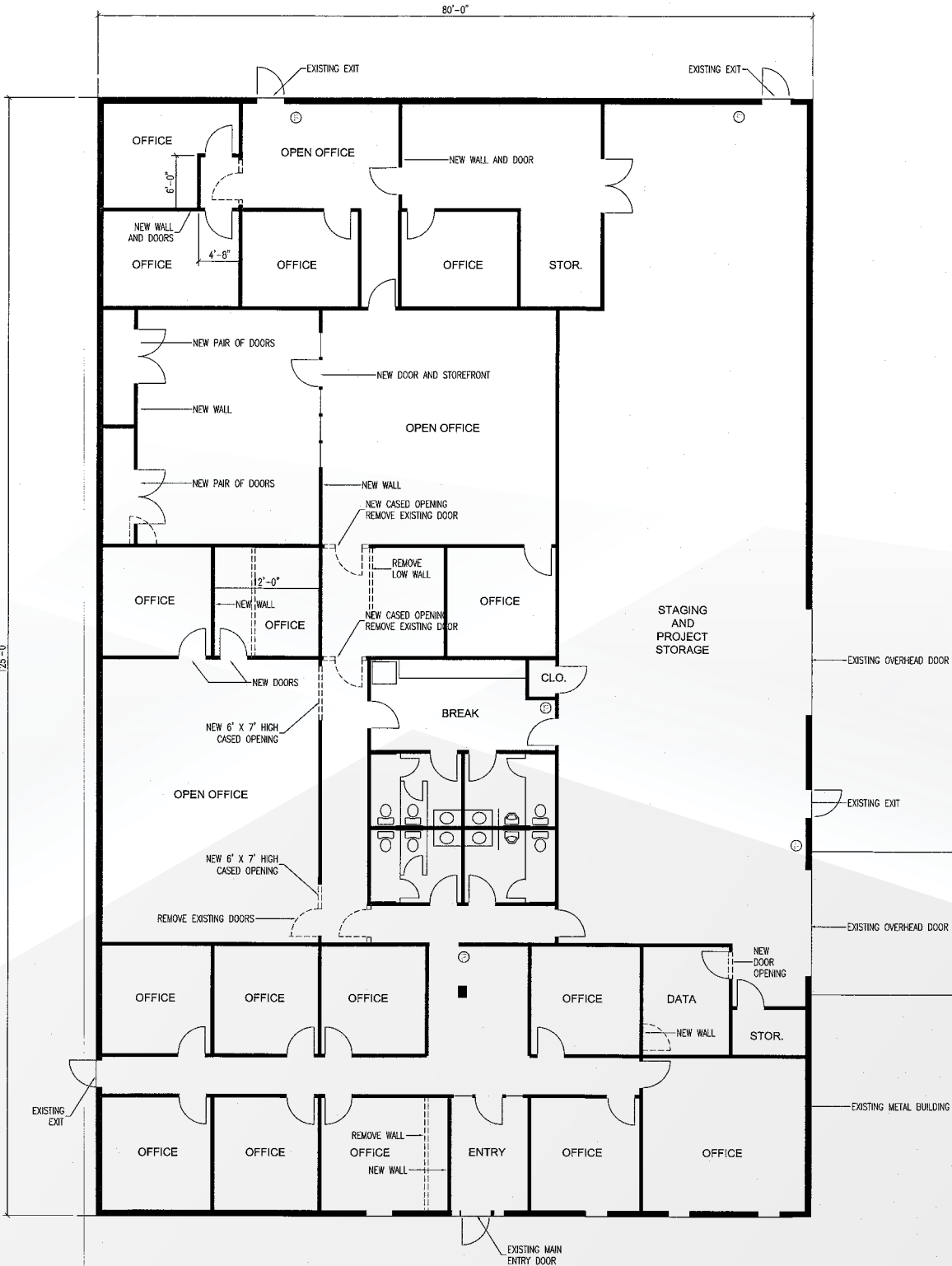


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10,096 SF OFFICE/WAREHOUSE AVAILABLE FOR LEASE



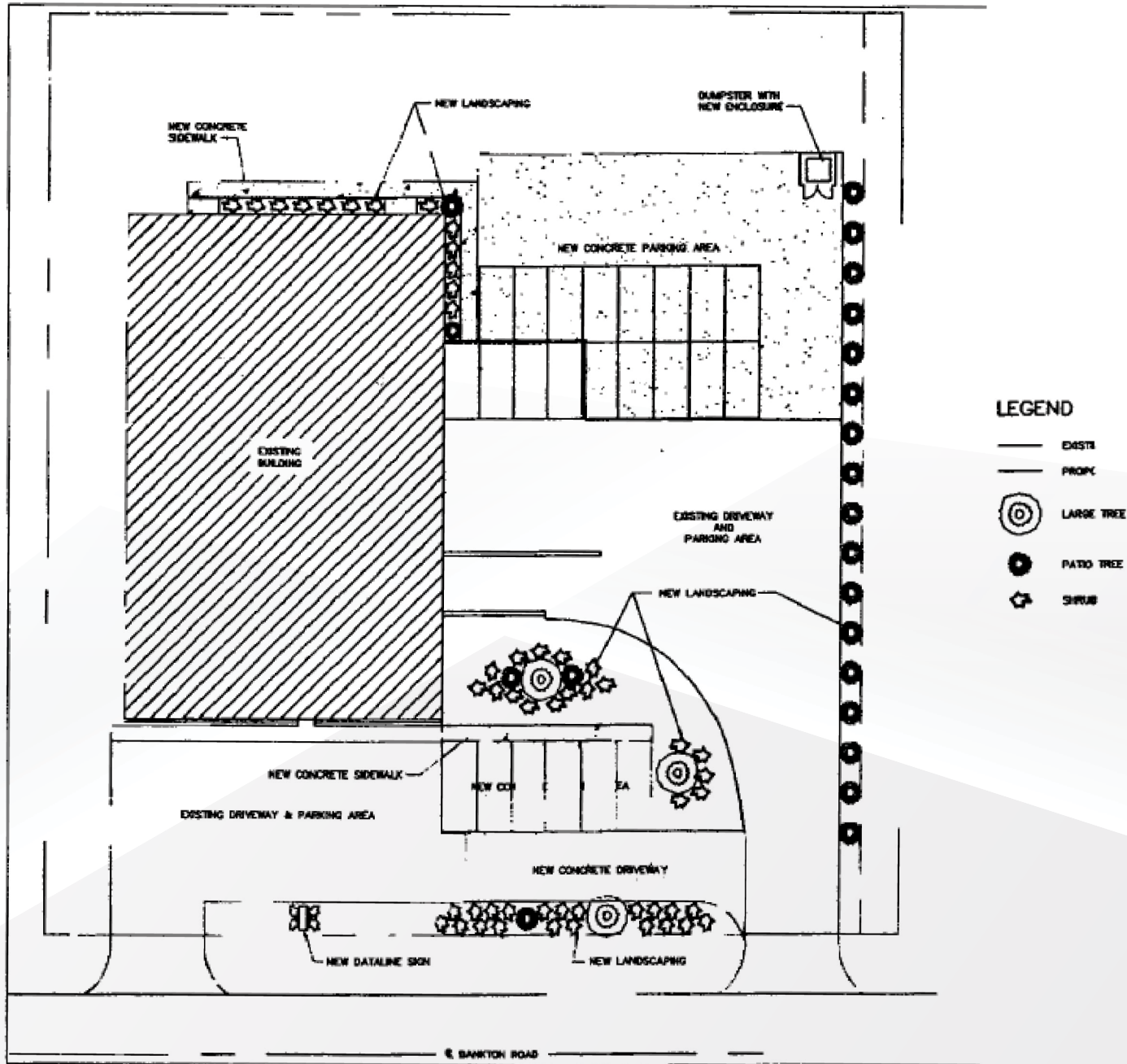
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10,096 SF OFFICE/WAREHOUSE AVAILABLE FOR LEASE

SITE PLAN



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