

COMMERCIAL LEASE

1270 Drop Off Drive, Unit B, Summerville, SC 29486

FOR LEASE



COLDWELL BANKER
COMMERCIAL
ATLANTIC

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Commercial Lease

OFFERING SUMMARY



Unit B is 4,032 SF. Building is 25,000 SF and currently has three tenants.

Unit B consists of lobby, 2 large offices, conference room, large service room and 2,068 SF warehouse with 12'X14' drive in door.

Non-assigned fenced shared parking in rear for storage, equipment, service delivery trucks. Parking area limited to 16% of prorated leased space. Ample front employee guest parking at unit. TICAM approximately \$2.50 per sf collected monthly with rent. Prefer 5 year lease minimum.



LEASE RATE

\$16.50

\$2.50 NNN



AVAILABLE

4,032 SF



ZONING

Berkeley - H11

Heavy Industrial



BUILDING SIZE

25,000 SF

AERIAL

Legend
1270 Drop Off Dr



Stanley Branch

Dawson Branch

Business Park Rd

Business Park Rd

Business Park Rd

1270 Drop Off Dr

Living Branch

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ATLANTIC**

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2000 ft



**Up to 8,000
vehicles per day**

Demographics	1 mile	3 mile	5 mile
Total Population:	50	22,415	85,416
Total Households:	15	9,111	33,407
Average HH Income:	\$92,283	\$105,884	\$109,350

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**2,662
Businesses
within 5 miles**

**26,902
Employees
within 5 mile**

**85,416
Population
within 5 mile**

2025 Average Household Income by Block Groups



\$0

\$204,669

FLOOR PLAN

SQUARE FOOTAGE LEGEND:

1ST FLOOR SQ. AREA	1,000
WAREHOUSE	2,000
TOTAL AREA	4,000

PLAN NOTES:

1. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT.
2. ALL DIMENSIONS ARE FROM FACE OF STUD OR FACE OF BLOCK UNLESS NOTED OTHERWISE.
3. ALL ANGLES TO BE 90° UNLESS NOTED OTHERWISE.
4. COORDINATE WITH THE OWNER FOR INSTALLATION OF INTERIOR SIGNAGE.
5. PROVIDE SOLID WOOD BRICKMOR FOR ALL WALLS TO RECEIVE COUNTERTOPS, CABBINETS, SINKS, SHUVERS, SINKS, TUBS, ACCESSORIES, SINKS, SINKS, AND OTHER RELATED INSTALLATIONS.
6. ALL DETAILS OUTSIDE CORNERS TO SQUARE, INSIDE CORNERS TO BE SQUARE.
7. INTERIOR NON-BEARING PARTITIONS TO BE 2" WOOD OR METAL STUD @ 16" O.C. WITH 5/8" GYPSUM WALLBOARD BOTH SIDES.
8. ALL WOOD OR METAL STUD, CEILING PLUMBING AND EXTERIOR WALL PARTITIONS TO BE CUT AND USE BRIMS AS NECESSARY TO PROVIDE A FLUSH TRUCK LEVEL SURFACE.
9. ALL FIRE PROTECTIVE THROUGH PARTY PARTITIONS MUST MEET LA APPROVED STANDARDS. SUBMIT DETAILS TO ARCHITECT FOR APPROVAL.

KEY NOTES:

1. SERVICE BAY
2. EYE WASH STATION
3. STEEL BOLGARD TYPICAL
4. DOUBLE BAY
5. NEW REFRIGERATOR

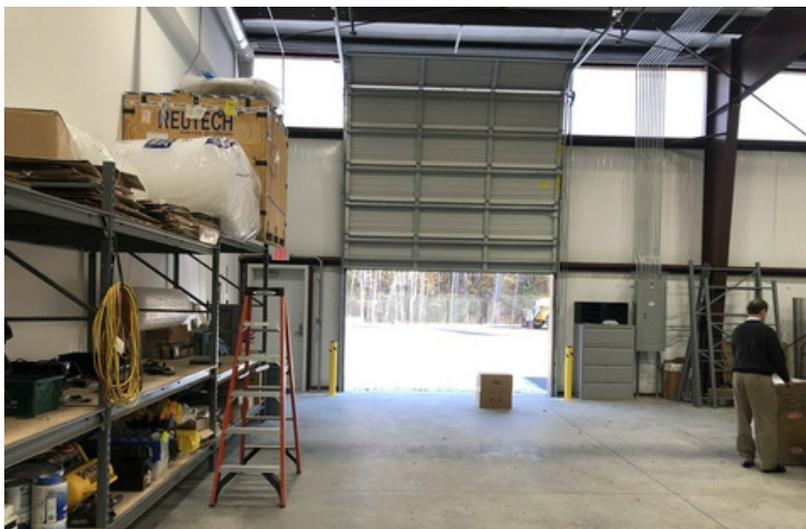
PARTITION LEGEND:

	NEW PARTITION
	EXISTING PARTITION



Overall Floor Plan
1/8" = 1'-0"

Commercial Lease Unit B Photos



4,032 sf



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ATLANTIC

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