

**AVISON
YOUNG**

Crowfield Corporate Center

Industrial space for sublease



6 CORPORATE PARKWAY | BERKELEY COUNTY, SOUTH CAROLINA

For more information, contact:

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Gray Wilson

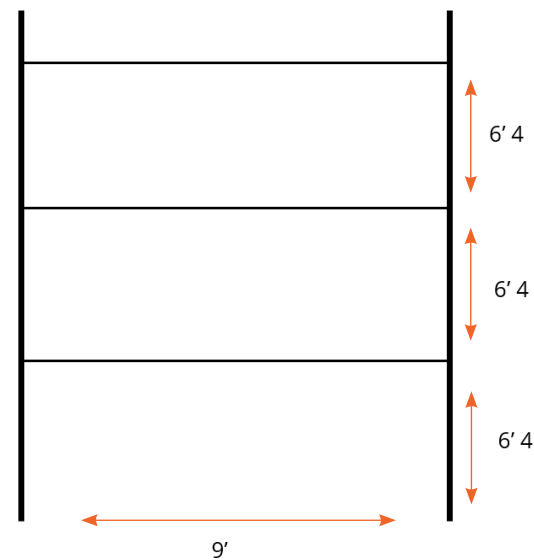
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Property overview

6 CORPORATE PARKWAY
BERKELEY COUNTY, SOUTH CAROLINA

PROPERTY SPECS

Property address	6 Corporate Parkway, Goose Creek, SC 29445
County	Berkeley County
TMS	234-00-00-085
Property type	Distribution warehouse
Heating	Yes
Lighting	High bay motion sensor lights mix of LED or Halogen
Power	Dominion Energy
Water/Sewer	Berkeley County Water and Sewer
Column spacing	35' X 42'
Ceiling height	27-30' clear
Racking*	4-high, ±3,900 pallet positions; Racking to remain in space



* Each 9-foot-wide rack bay includes three elevated positions with 6 ft 4 in of clearance per level, plus an additional floor floor pallet position beneath the first beam level. See diagram for reference.



LOCATION

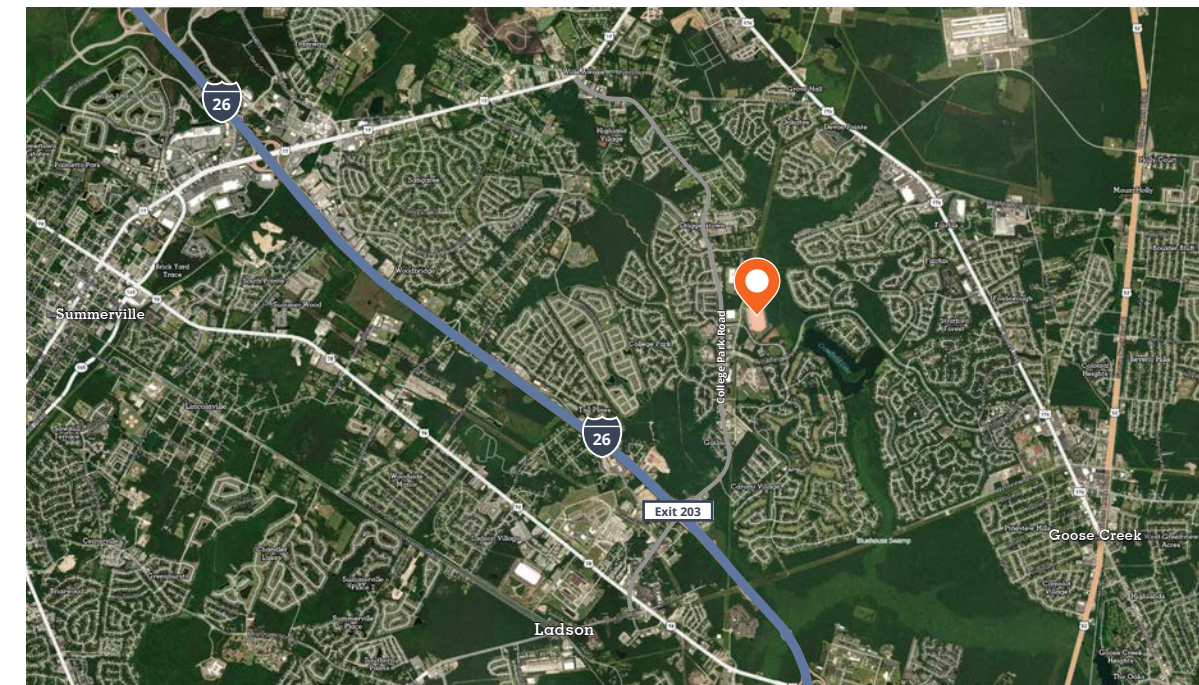
2 miles from I-26

13 miles from the North Charleston Terminal

18 miles from the Hugh Leatherman Terminal

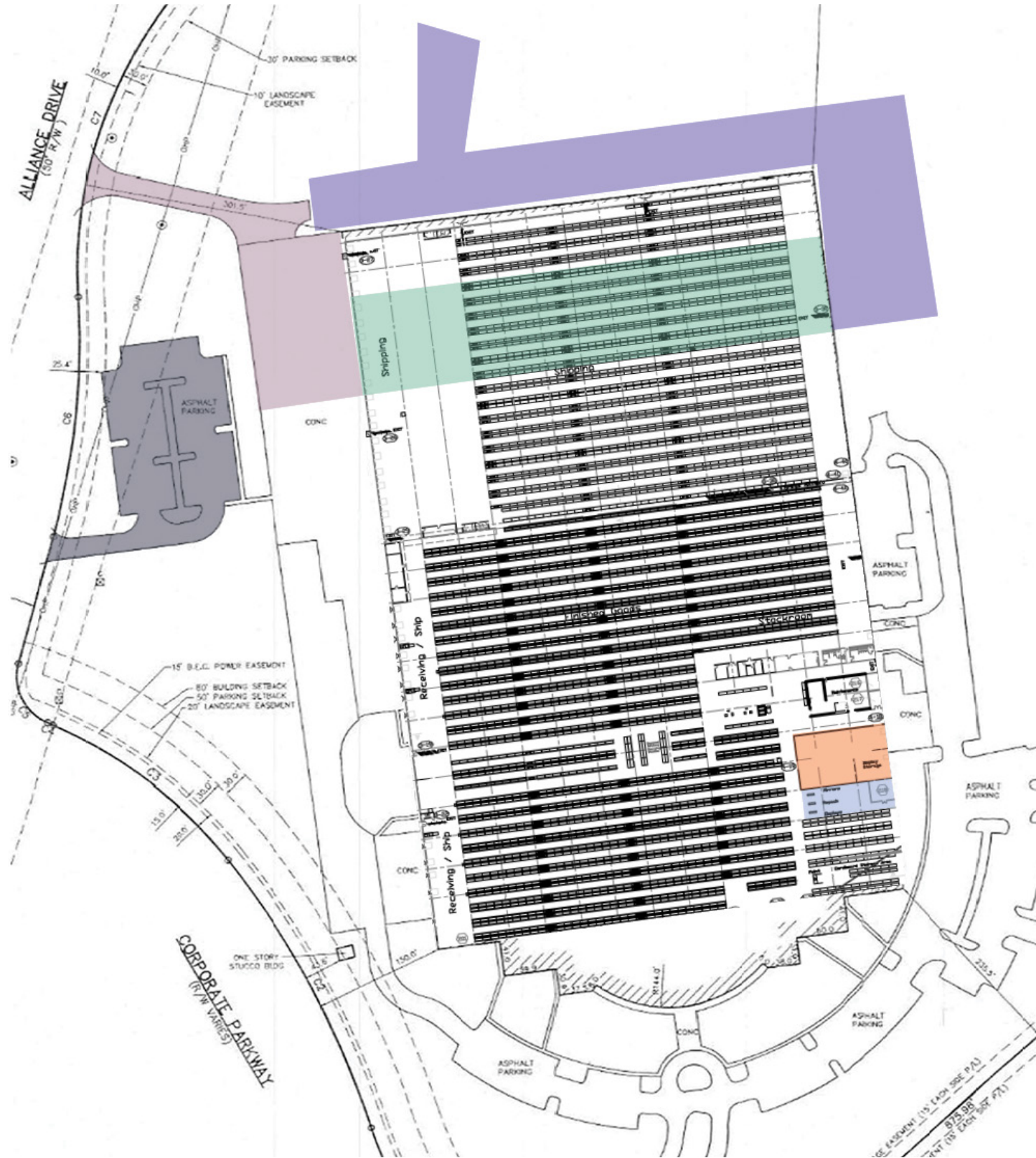
23 miles from the Wando Welch Terminal

14 miles from Charleston International Airport









Site plan

6 CORPORATE PARKWAY
BERKELEY COUNTY, SOUTH CAROLINA



SITE DESCRIPTION

	Suite 102	±60,000 sf
	Potential laydown yard	+1.5 Acres
	Suite 101	±7,700 sf
	Expandable area beside Suite 101	±3,800 sf
	Truck court	Shared or dedicated access
	Dedicated parking	75 spaces



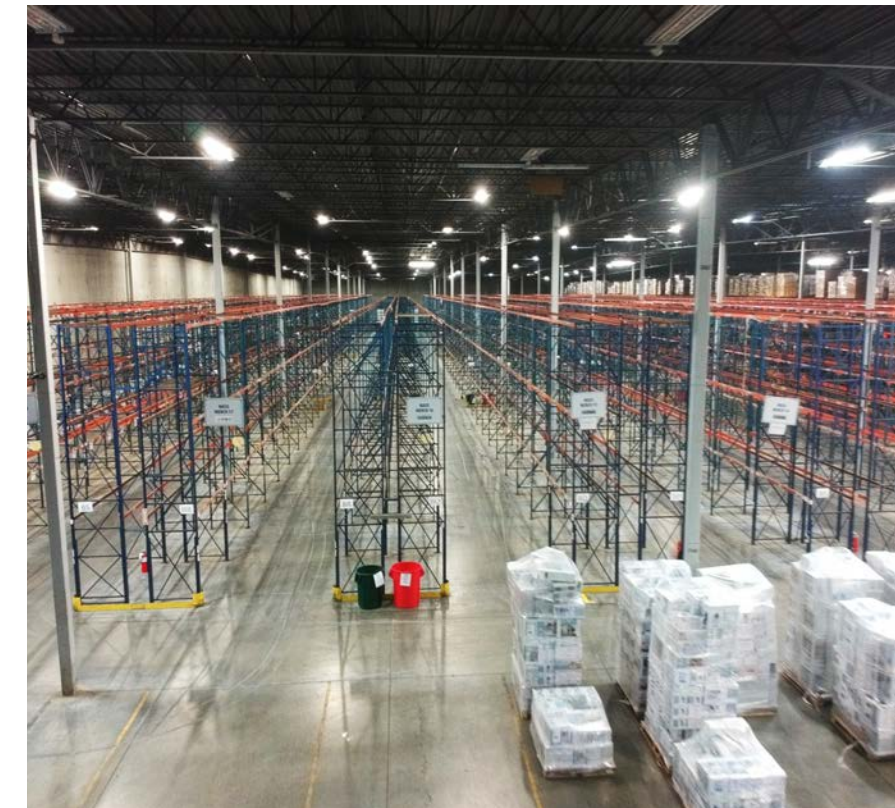
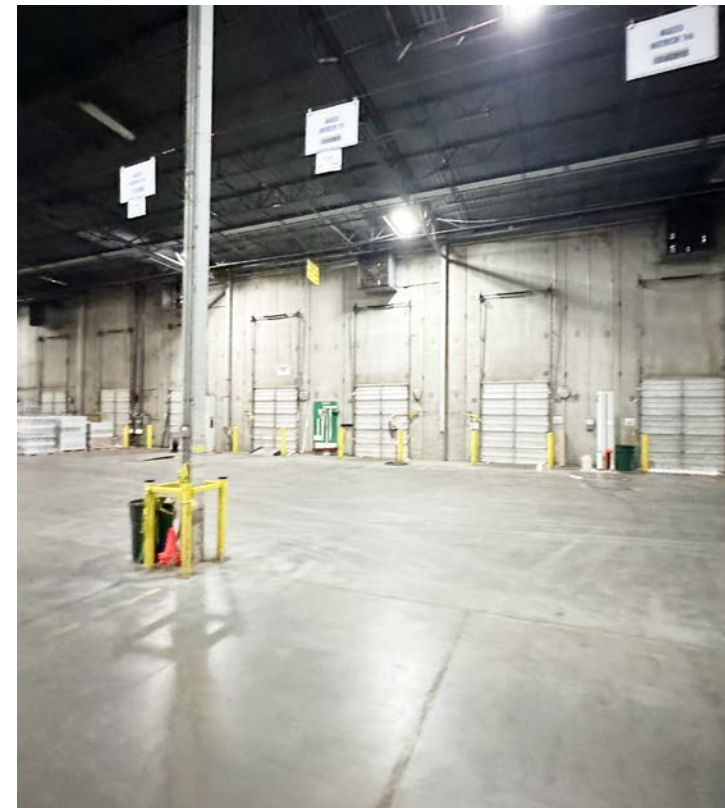
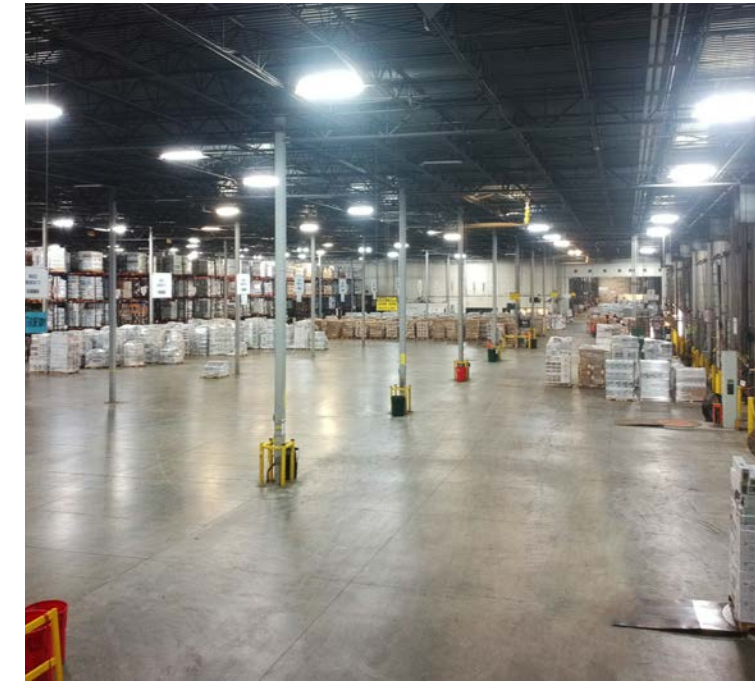
Suite 102

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SUITE 102 SPECS

Available size	±60,000 sf
Sublease expiration	2/28/2034
Asking price	\$6.00/sf/year NNN
Dock doors	6 dock-high doors
Drive-in doors	Shared drive-in door potentially available
Truck court	Exclusive entrance & dedicated truck court potentially available

SUITE 102 PHOTOS



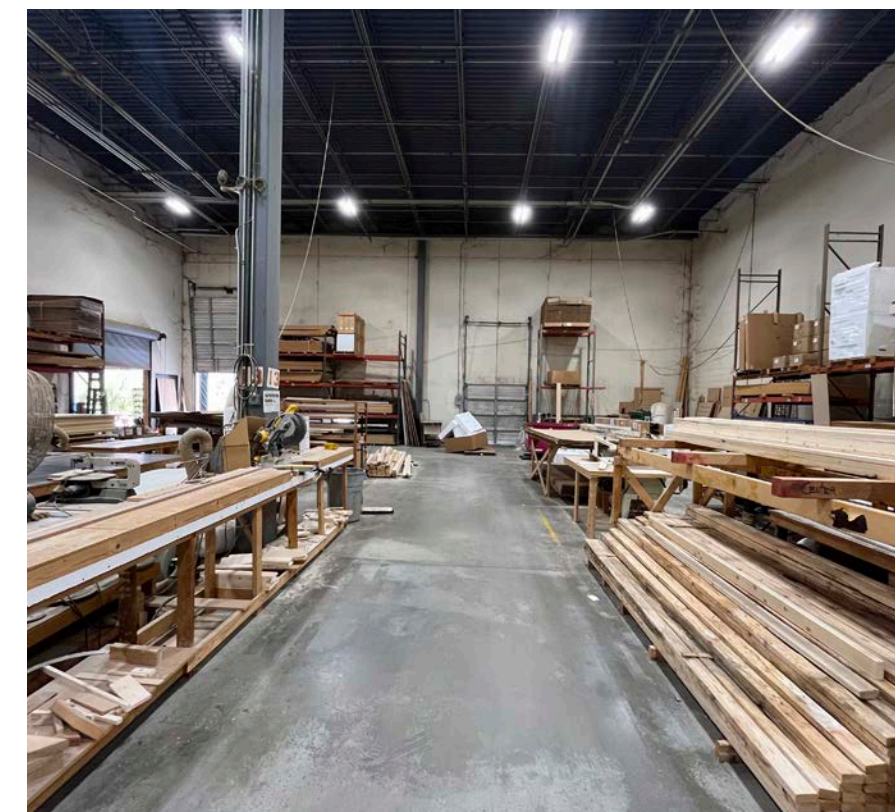
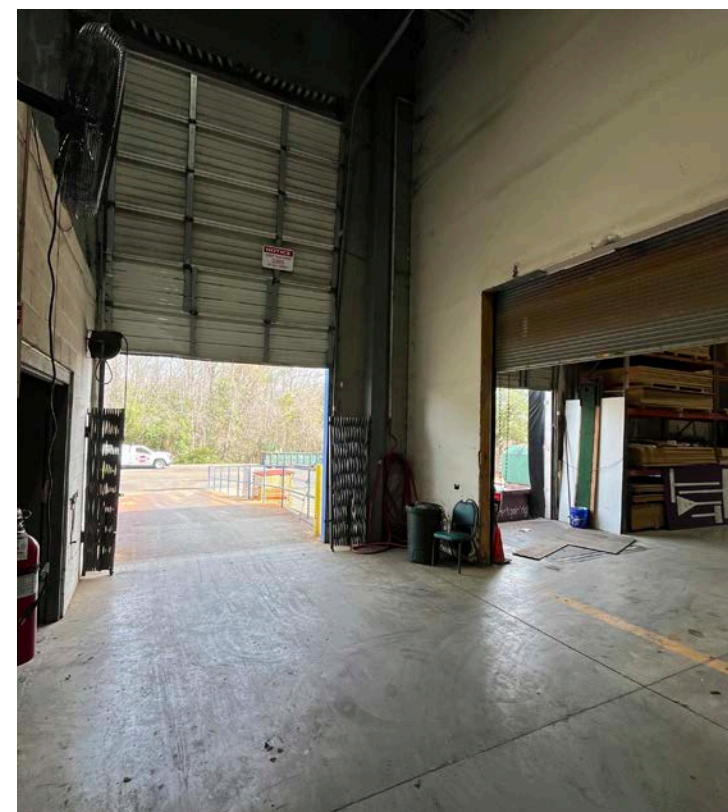
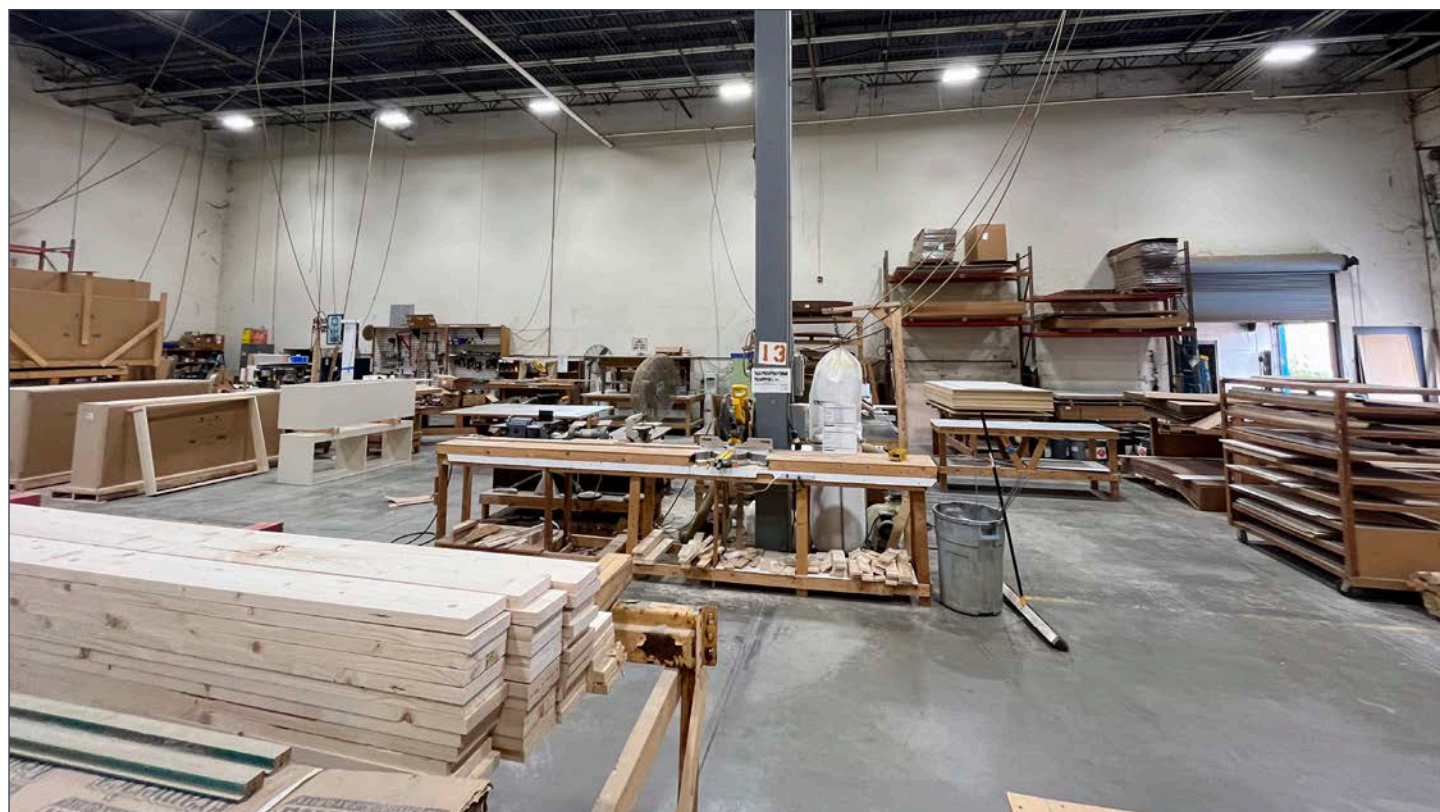
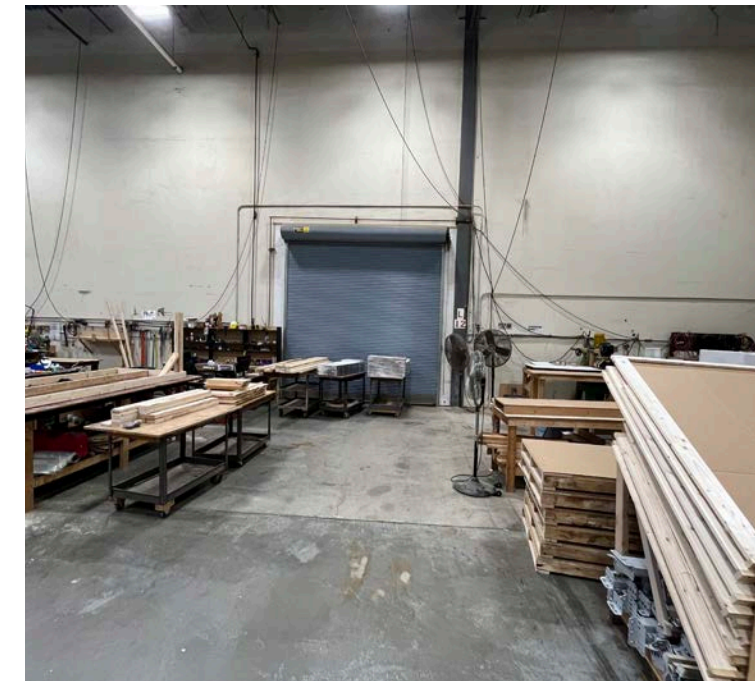
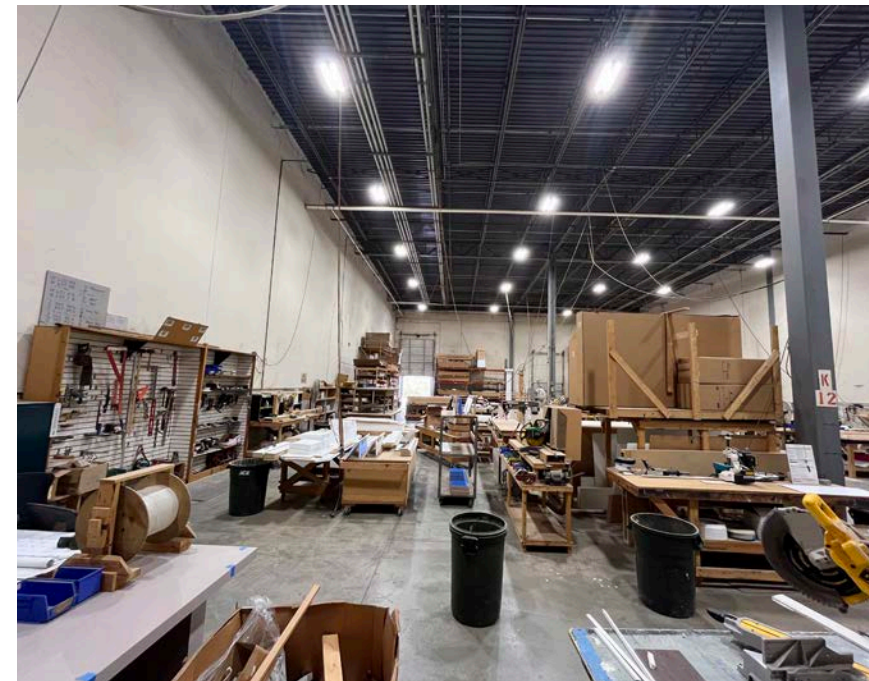
Suite 101

6 CORPORATE PARKWAY
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SUITE 101 SPECS

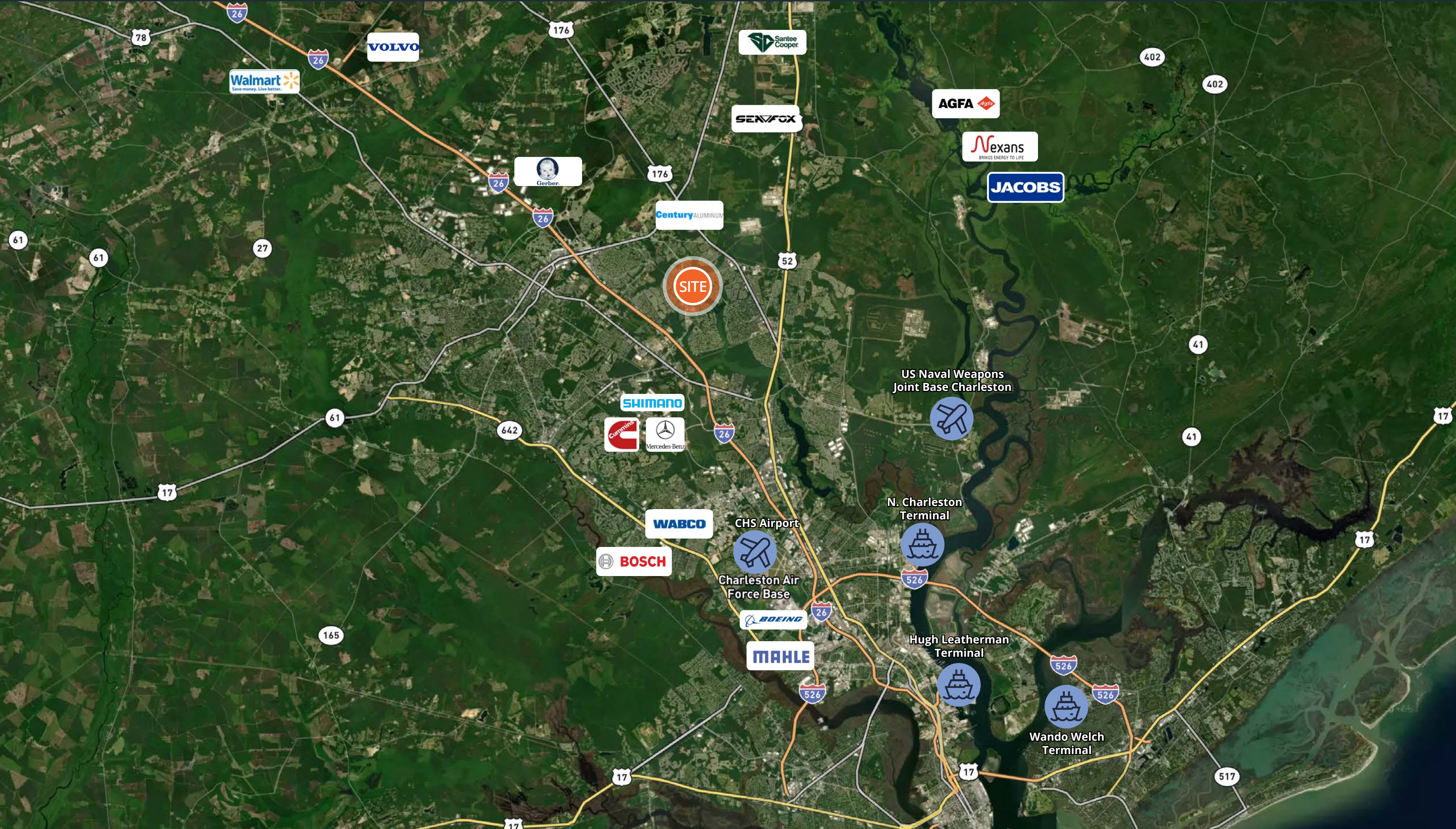
Available size	±7,700 sf - ±11,500 sf
Warehouse size	±7,700 sf
Expandable size	Up to ±3,800 sf
Sublease expiration	2/28/2034
Asking price	\$8.00/sf/year NNN
Dock doors	2 dock-high doors
Drive-in doors	Direct access to 1 drive-in door
Equipment	Landlord can leave carpentry equipment upon request

SUITE 101 PHOTOS



Location

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Let's
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