



FOR SALE OR LEASE

±7,800-SF Industrial Building With Large Laydown Yard

7329 Spa Rd, North Charleston, SC 29418

Jon-Michael Brock, CCIM, SIOR

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Colliers | South Carolina

960 Morrison Dr, Ste 400
Charleston, SC 29403
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Property Overview

Building Specifications

| | |
|---------------------------|---|
| Sale Price | \$1,999,999 |
| Lease Rate | (±7,800 SF) \$14 PSF NNN (±6,600 SF) \$14.50 PSF NNN |
| Estimated NNN fees | \$1.92 PSF |
| Building size | ±7,800 SF |
| Land size | ±0.90 |
| Year built | 1976 (renovated 2021) |
| TMS # | 478-01-00-018 |
| Lighting | LED |
| Eave height | 16' |
| Clear height | 20' |
| Drive-in doors | (2) 14'X12' and (1) 16'x12' |
| Office | ±600 SF |
| Parking | 8 Spaces |
| Zoning | M-1 light industrial |
| County | Charleston |
| HVAC | New (in office) |



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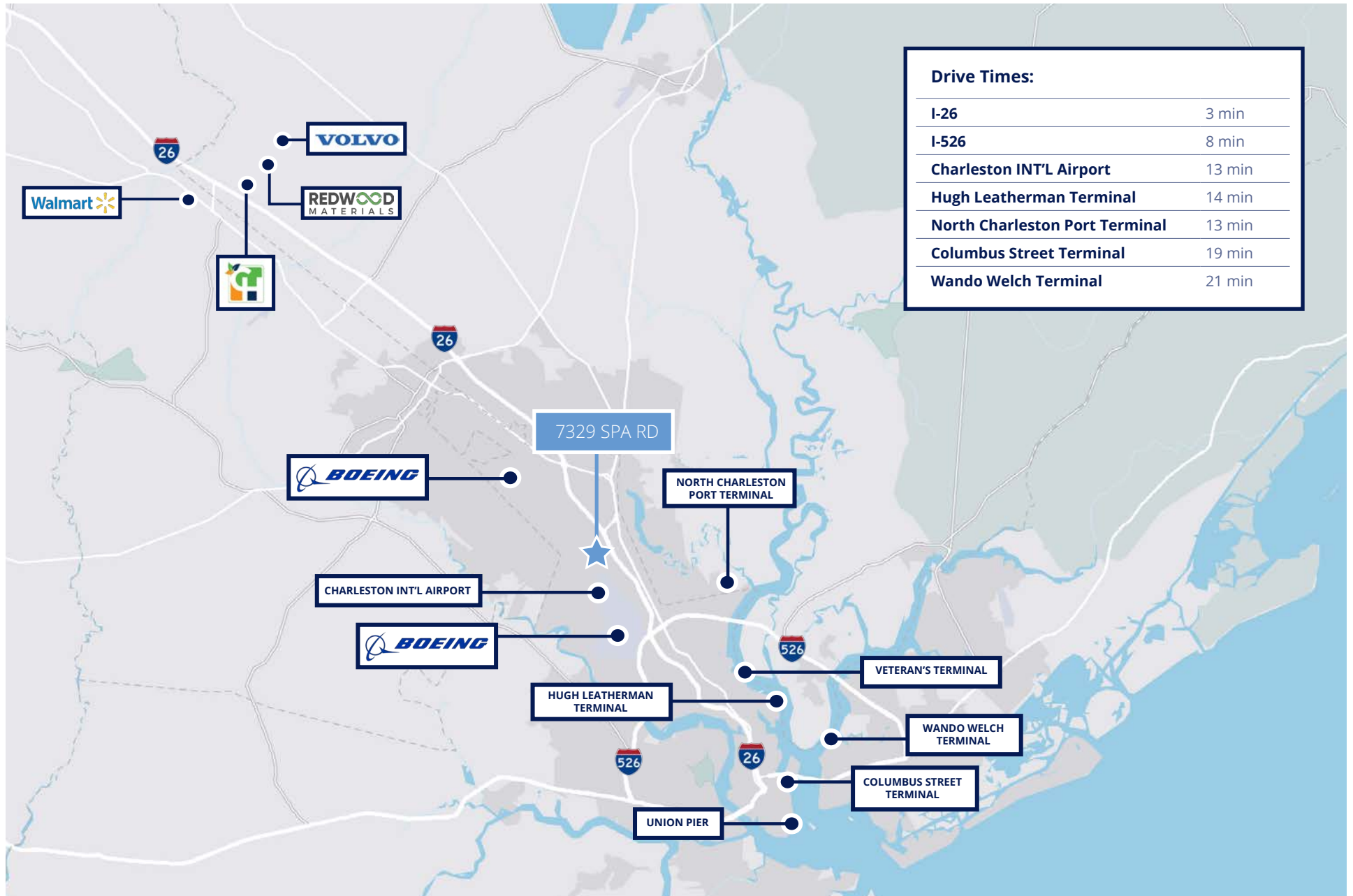
Building Photos



Aerial Overview



Location Overview





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