

FOR SALE

24,851 SF & 26,418 SF
INDUSTRIAL BUILDINGS



BUILDING B

BUILDING A

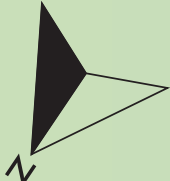
FREESTANDING INDUSTRIAL BUILDINGS

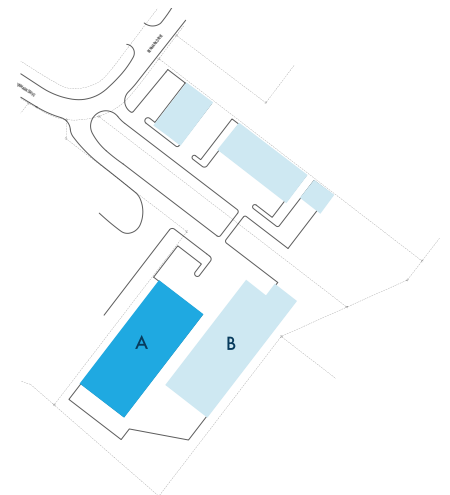
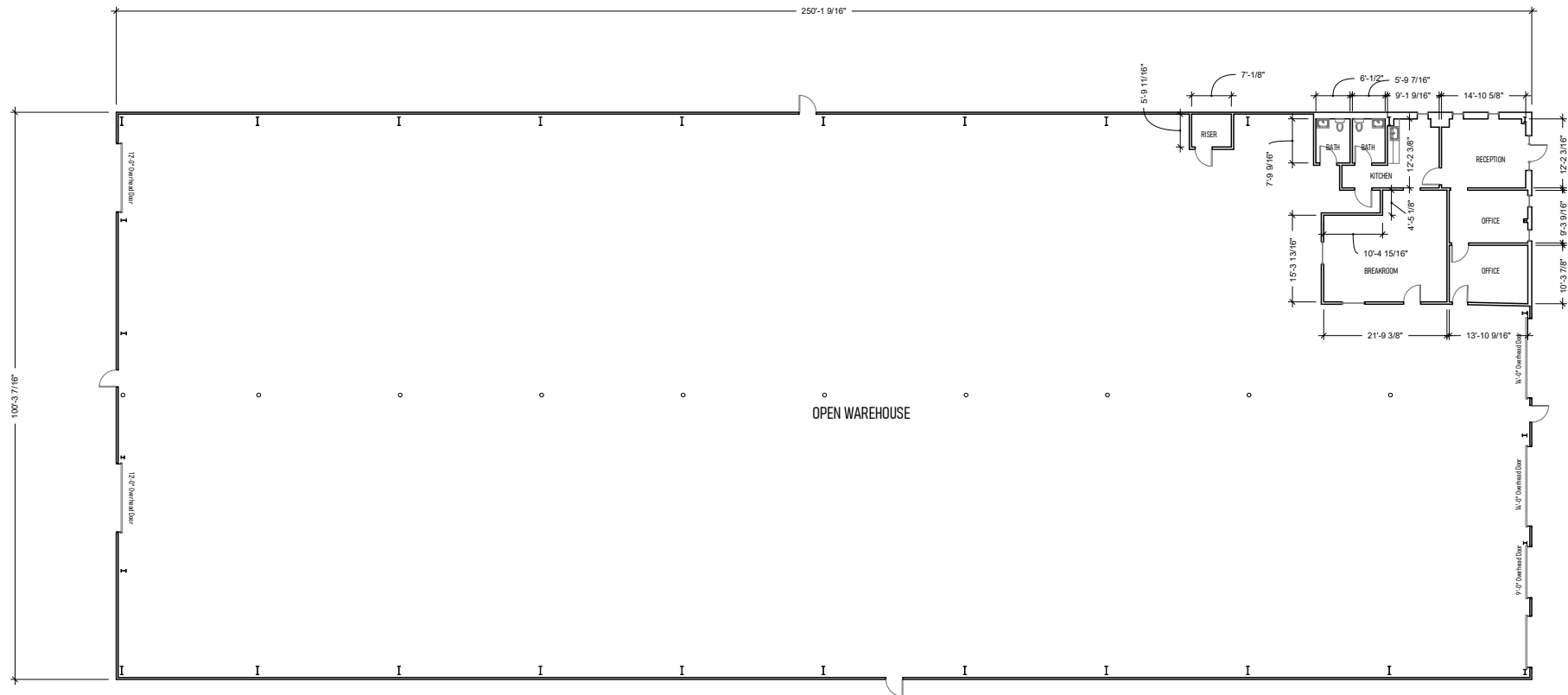
3241 & 3243 BENCHMARK DR, LADSON, SC 29456

Harbor
COMMERCIAL PARTNERS

SITE PLAN

BENCHMARK INDUSTRIAL PARK, Ladson, SC 29456





BUILDING A SPECS

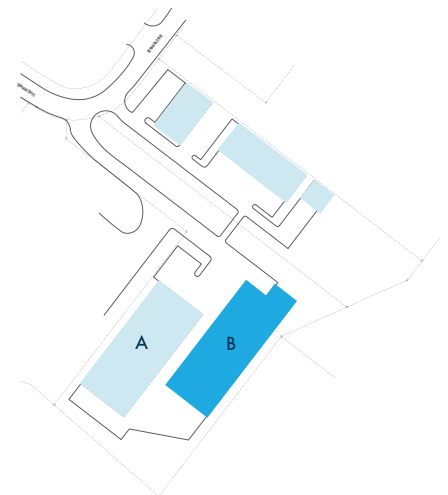
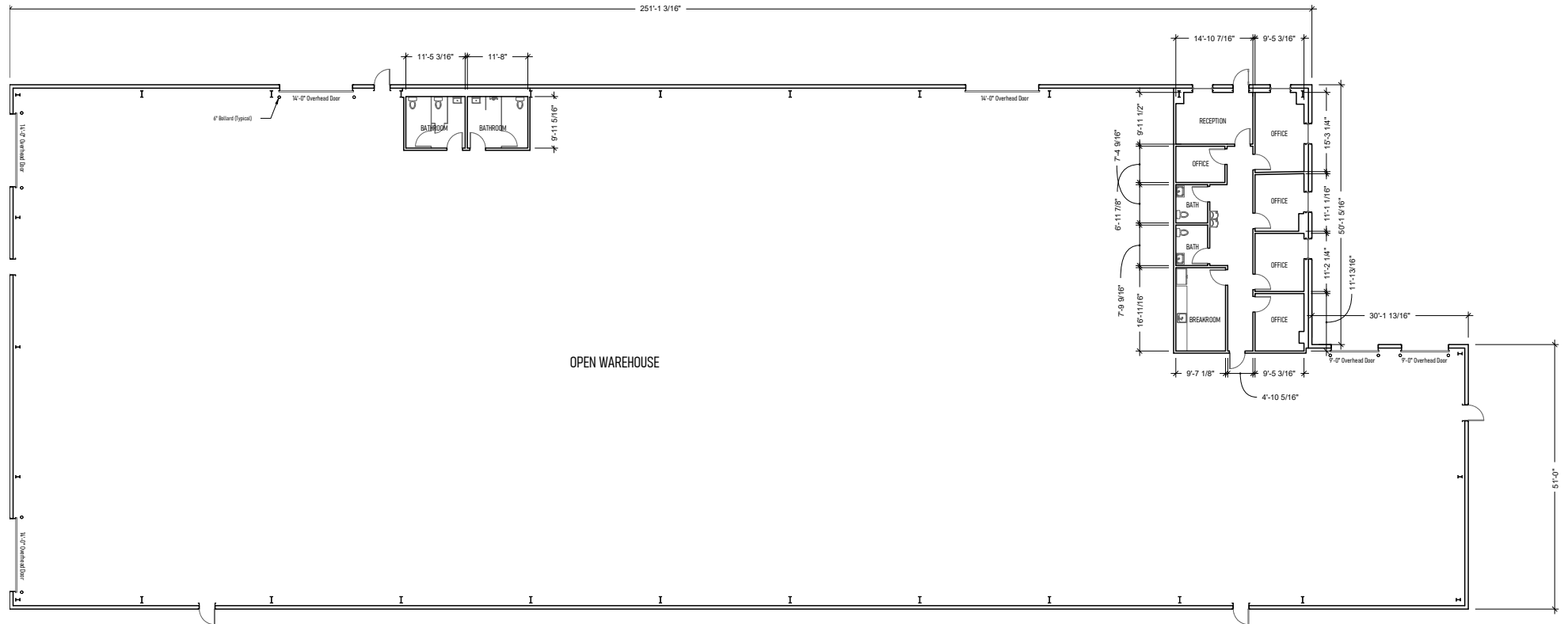
SIZE	24,851 SF
TMS	390-00-00-217
COUNTY	Charleston County
ZONING	Industrial
EXISTING OFFICE	1,246 SF
EAVE HEIGHT	23'
CENTER HEIGHT	26'
COLUMNS	Centerline 25' x 50'
CONSTRUCTION	Insulated Metal
DOCK HEIGHT DOORS	(2) 9' x 10'
DRIVE IN DOORS	(2) 14' x 14' (2) 12' x 12'
BUILDING DIMENSIONS	100' x 250'
AUTO PARKING SPACES	25+
TRAILER PARKING	20
POWER	Three Phase
LIGHTING	LED
SPRINKLERS	Dry System

AVAILABILITY

AVAILABLE DATE	Now
LIST PRICE	\$4,350,000

BENCHMARK INDUSTRIAL PARK, Ladson, SC 29456





BUILDING B SPECS

SIZE	26,418 SF
TMS	390-00-00-217
COUNTY	Charleston County
ZONING	Industrial
EXISTING OFFICE	1,619 SF
EAVE HEIGHT	21'
CENTER HEIGHT	26'
COLUMNS	None - Clear Span
CONSTRUCTION	Insulated Metal
DOCK HEIGHT DOORS	(2) 9' x 9'
DRIVE IN DOORS	(4) 14' x 16'
BUILDING DIMENSIONS	101' x 281'
AUTO PARKING SPACES	15+
TRAILER PARKING	20
POWER	Three Phase
LIGHTING	LED
SPRINKLERS	Wet System

AVAILABILITY

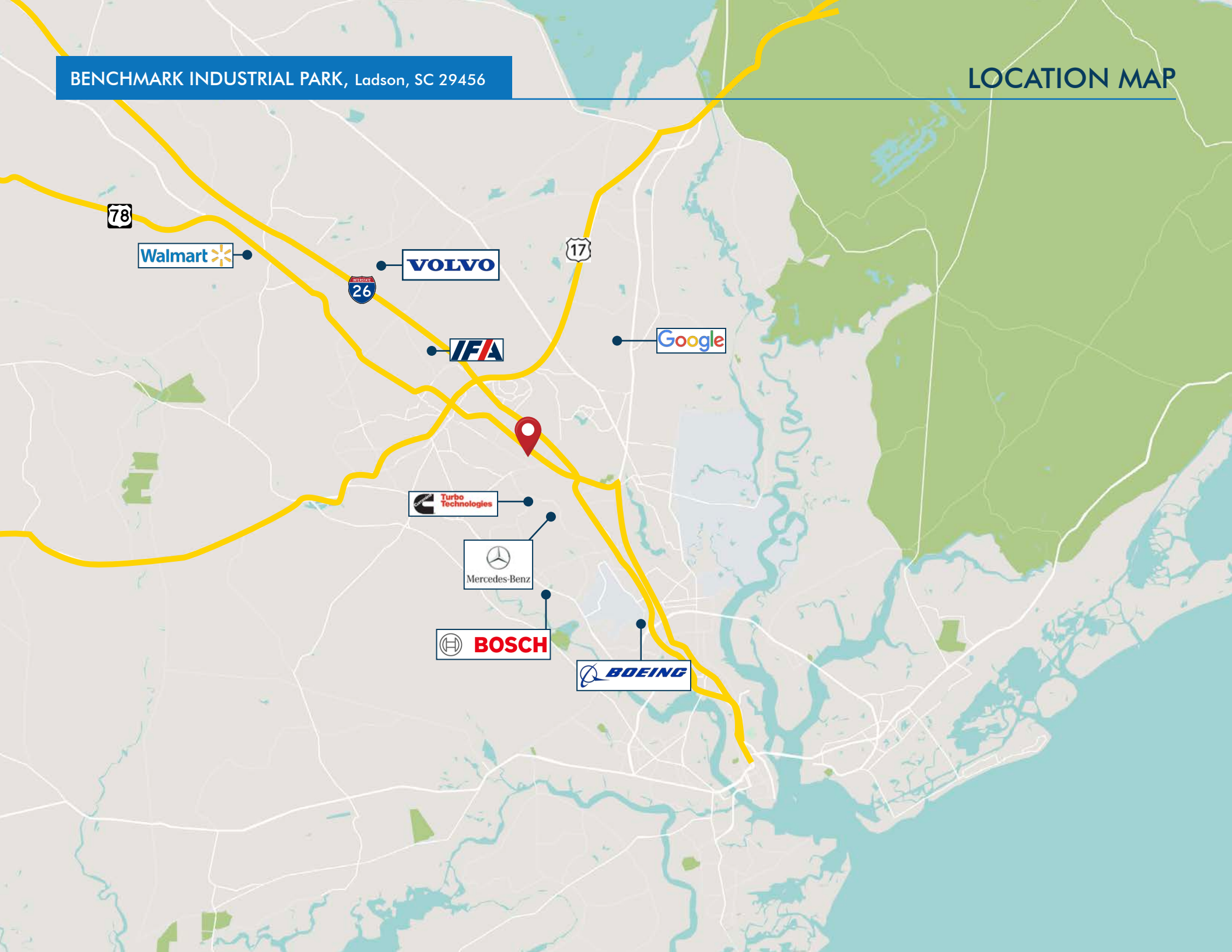
AVAILABLE DATE	Now
LIST PRICE	\$4,750,000

BENCHMARK INDUSTRIAL PARK, Ladson, SC 29456



BENCHMARK INDUSTRIAL PARK, Ladson, SC 29456

LOCATION MAP



DIRECTIONAL MAP

BENCHMARK INDUSTRIAL PARK, Ladson, SC 29456

KEY DISTANCES

TRANSPORTATION

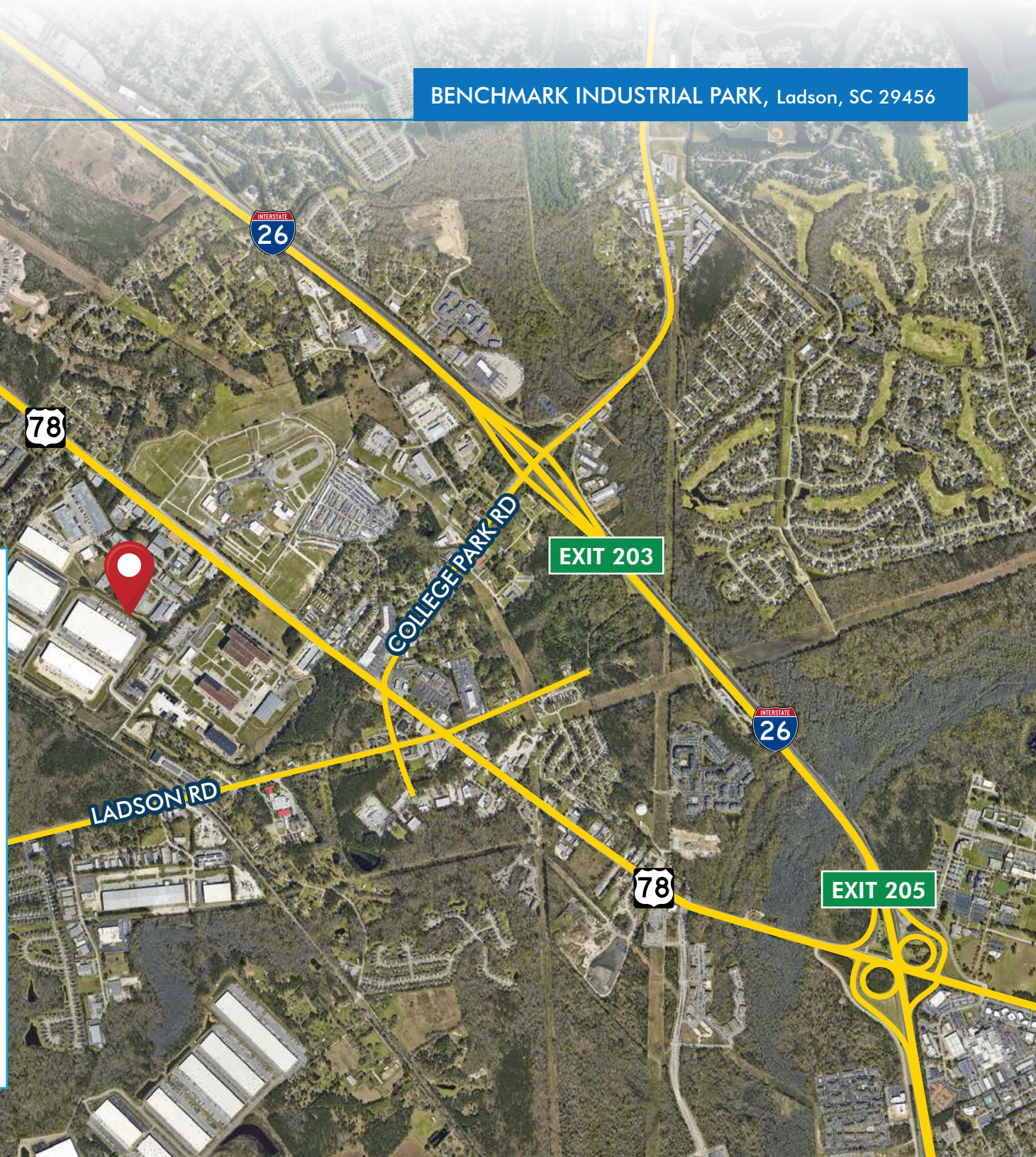
Access to I-26	1.5 Miles
I-26/526 Interchange	10 Miles
I-95	39 Miles

LOCATION

Summerville	5 Miles
North Charleston	8 Miles
Downtown Charleston	17 Miles
Mt Pleasant	22 Miles

TERMINALS

CHS International Airport	13 Miles
N CHS Terminal	15 Miles
Wando Terminal	22 Miles
Columbus Terminal	17 Miles





SALE CONTACTS:

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