

# 2465

AIR PARK ROAD

NORTH CHARLESTON, SC



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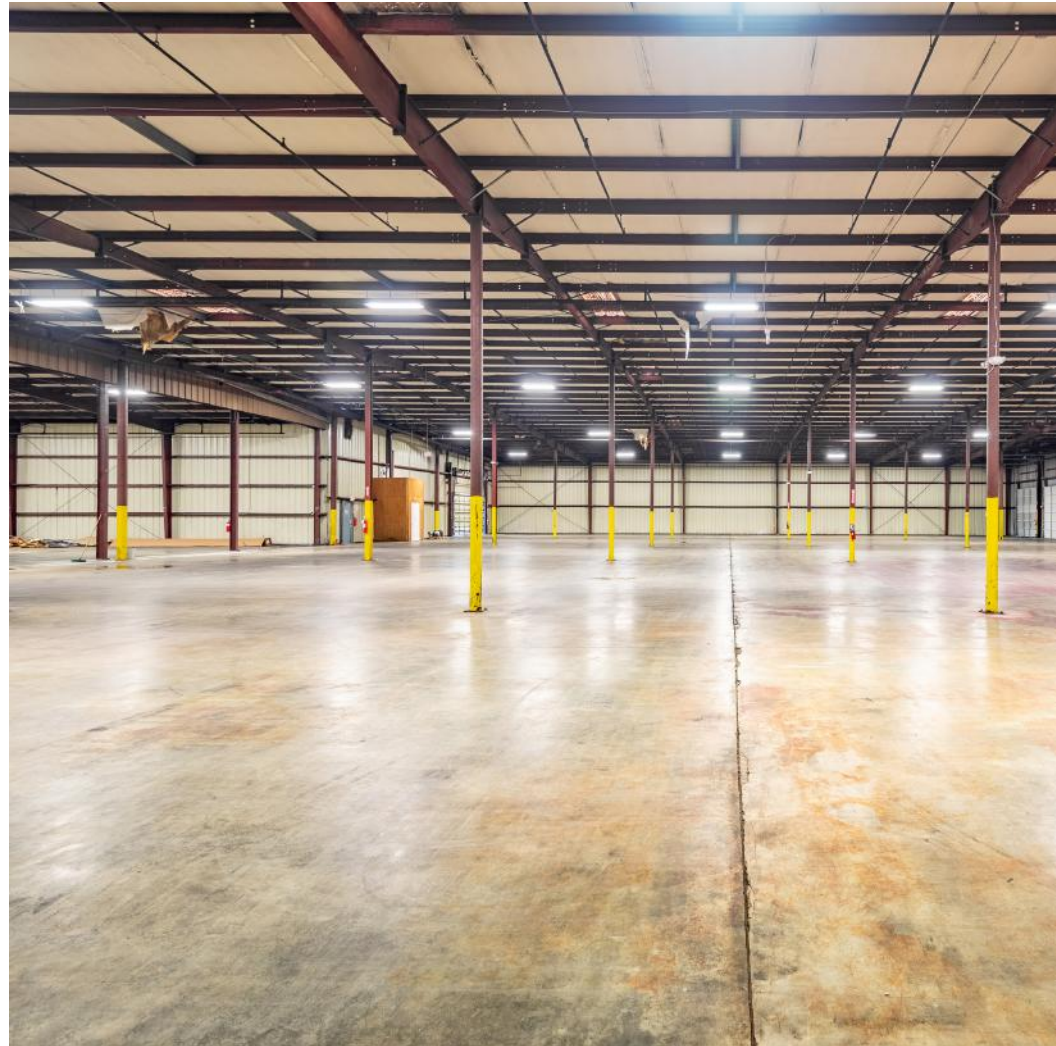
# CBRE

## PROPERTY HIGHLIGHTS

- $\pm 100,000$  SF (4,000 SF office)
- 9 dock high doors and 2 ground level door
- Oversized dock high doors (20' x 10', 20' x 12' and 22' x 12')
- 18'- 24' clear height
- Excellent access to I-26

## PROPERTY OVERVIEW

|                           |   |
|---------------------------|---|
| <b>Address</b>            | 2465 Air Park Road, North Charleston, SC 29406  |
| <b>Warehouse Size</b>     | ± 100,000 SF  |
| <b>Office Size</b>        | 4,000 SF  |
| <b>Center Height</b>      | 24'   |
| <b>Clear Height</b>       | 18'-24'   |
| <b>Columns</b>            | 20'x40'   |
| <b>Dock High Doors</b>    | 9 with 14 dock positions<br>Two 10'x10'<br>Two 12' x 12'<br>Two 20' x 10'<br>Two 20' x 12'<br>One 22' x 12' |
| <b>Ground Level Doors</b> | Two 10'x10'; One ramp   |
| <b>Floor</b>              | 6" concrete slab  |
| <b>Gas/Supplier</b>       | On site; SCE&G  |
| <b>HVAC</b>               | In office only  |
| <b>Lighting</b>           | T5  |
| <b>Parking</b>            | 26-50 spaces  |
| <b>Power</b>              | 3 phase 400 amp   |
| <b>Power Provider</b>     | SCE&G   |
| <b>Restrooms</b>          | 4   |
| <b>Sprinkler</b>          | Dry System  |
| <b>Trailer Parking</b>    | Yes   |
| <b>Ventilation</b>        | Yes   |





## OVERSIZED DOCK HIGH DOORS



## TRAILER PARKING





## WAREHOUSE AREA



## OFFICE LOBBY

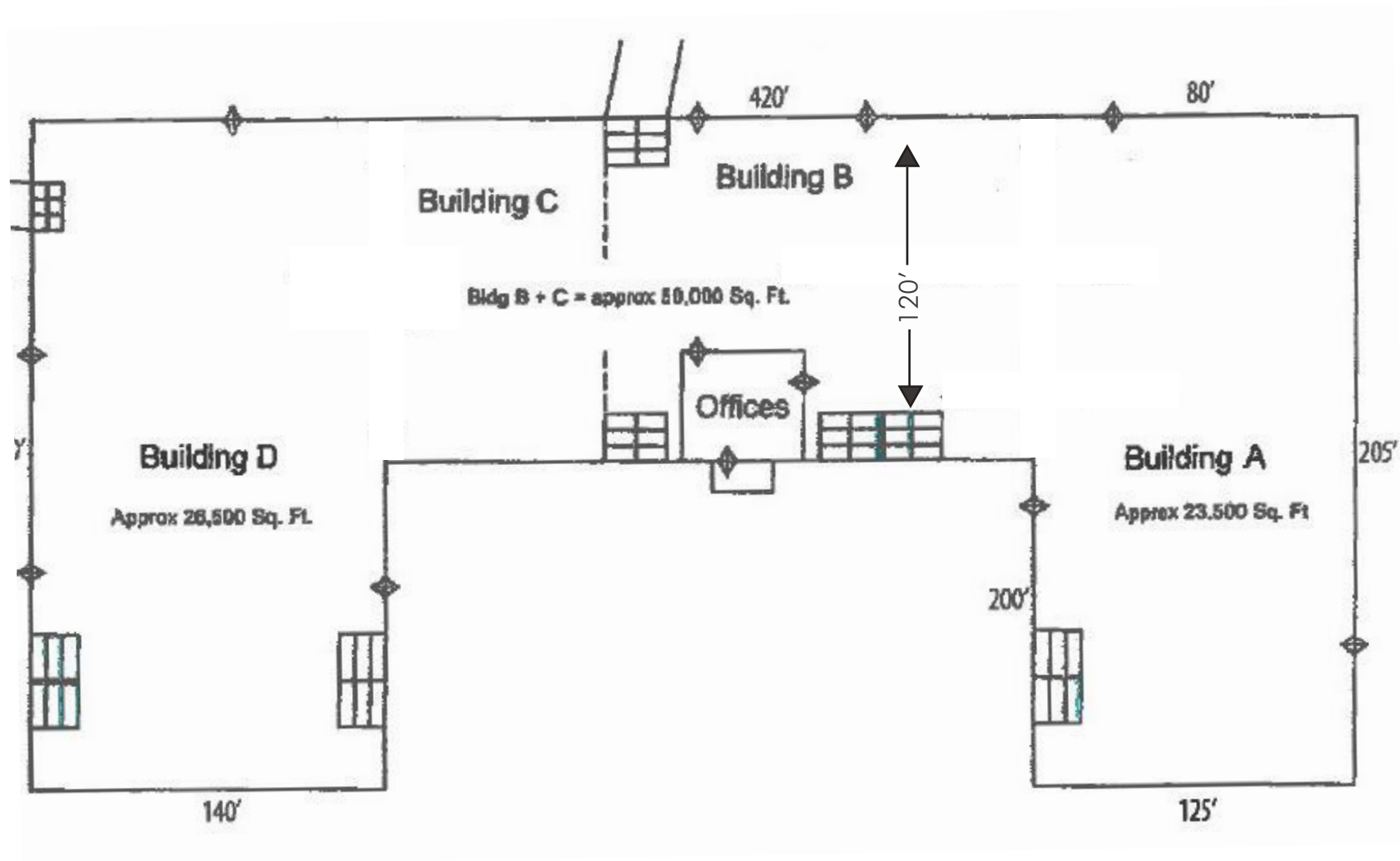




## CONFERENCE ROOM



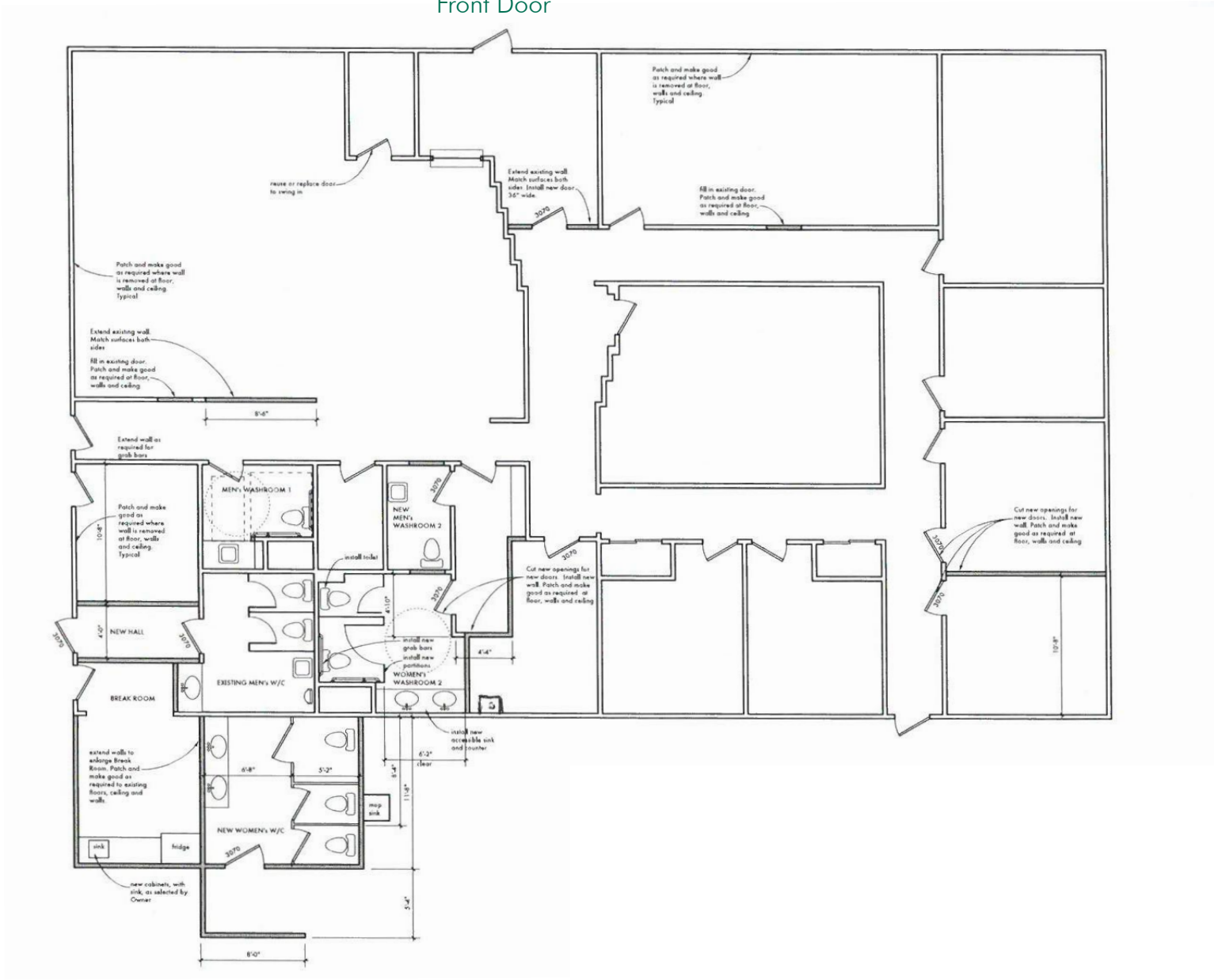
## FLOOR PLAN





# OFFICE FLOOR PLAN

Front Door





## DIRECT AERIAL





SURROUNDING AERIAL





SURROUNDING AERIAL





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PLEASE CONTACT THE LISTING TEAM FOR INFORMATION:

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