

**±33,450 SF ON ±7.68 AC**



**NAI**Charleston

**FOR LEASE: HEAVY INDUSTRIAL  
OUTSIDE STORAGE PROPERTY**

**1069 LINCOLN  
AVENUE  
NORTH CHARLESTON, SC 29405**

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# SUMMARY

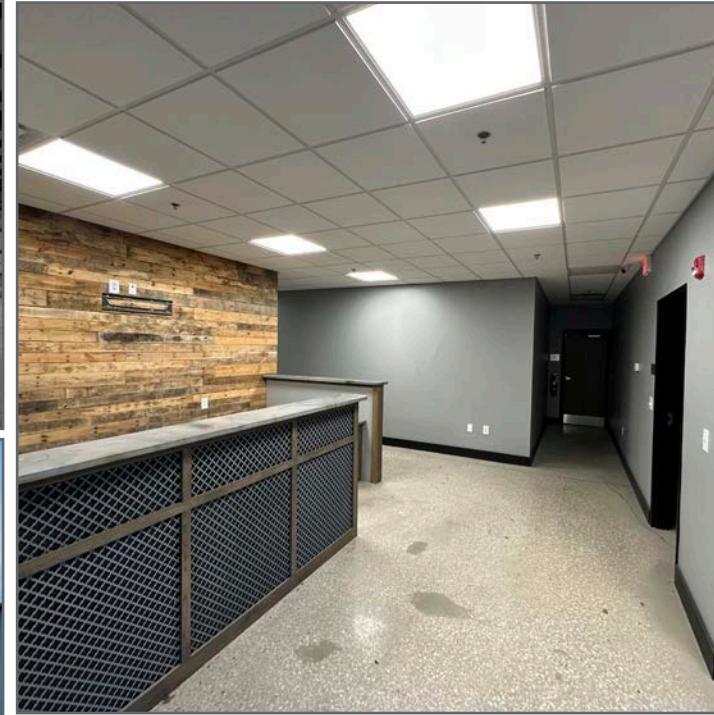
NAI Charleston is pleased to offer for lease **1069 Lincoln Ave:**  $\pm 33,450$  SF warehouse/office space on  $\pm 7.68$  acres inside of the I-526 loop just off of the Virginia Ave exit. The main building consists of  $\pm 30,890$  SF of warehouse and  $\pm 2,560$  SF of well-appointed office space. The property contains an additional  $\pm 5,400$  SF metal canopy and roughly  $\pm 4$  acres of outdoor storage. There is also a  $\pm 600$  SF gate house on the property.



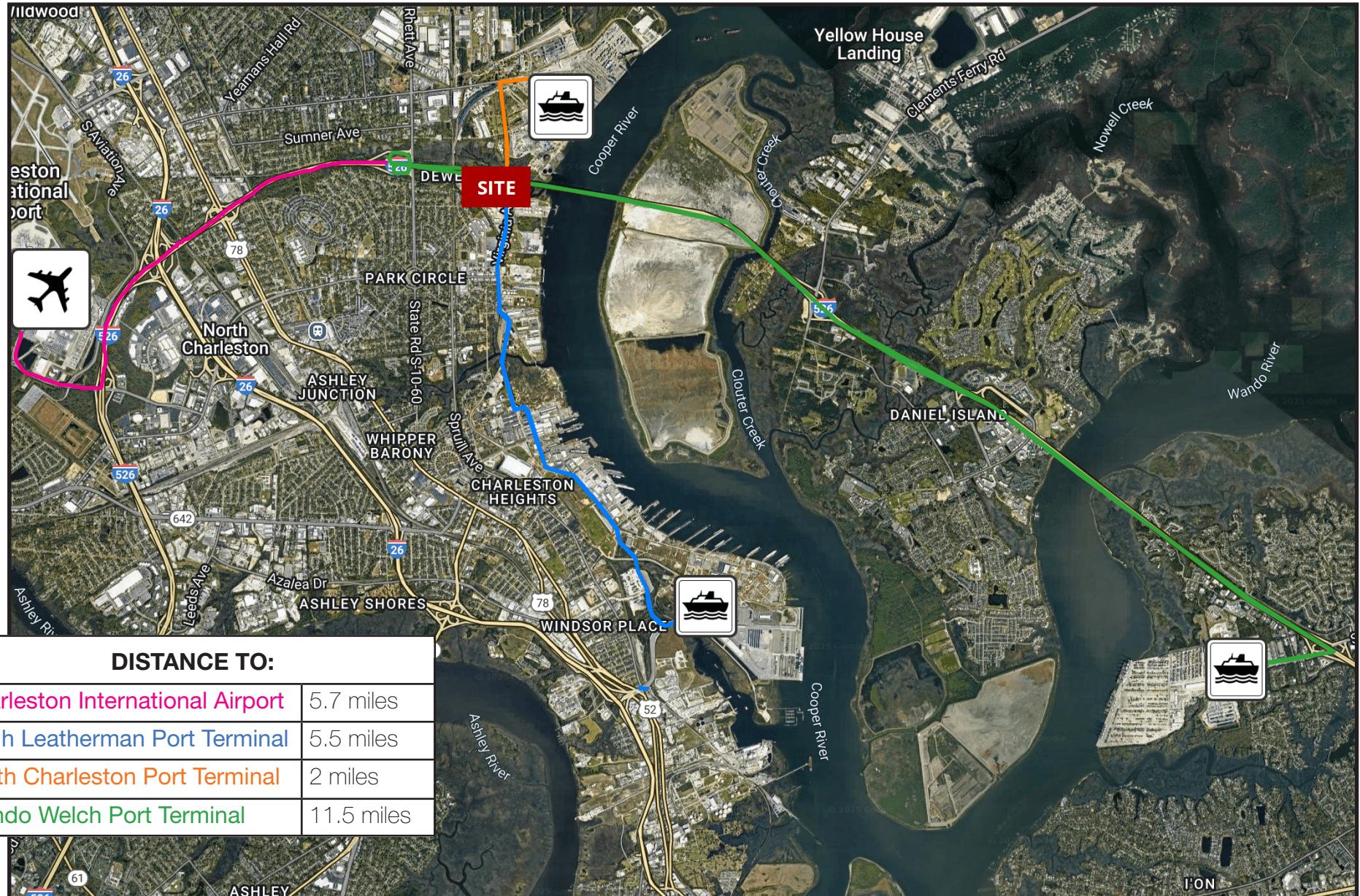
## Offering Summary

Available:	Immediately
Lease Rate:	Call Agent for Details
Building Size:	$\pm 33,450$ RSF (Warehouse/Office)
Laydown:	$\pm 4$ AC of Outdoor Storage
Parking:	Up to 32 Designated Spaces Adjacent to Building
Bonus Structures:	$\pm 5,400$ SF Metal Canopy $\pm 600$ SF Gate House
Loading:	(2) 18' x 14' Drive-In Doors (1) Covered Dock Area with 2 Dock High Doors
Clear Height:	22 feet
Power:	3-phase, 1100 amps
Sprinkler System:	Wet
Zoning:	M2- Heavy Industrial
County:	Charleston County
Year Built:	2005

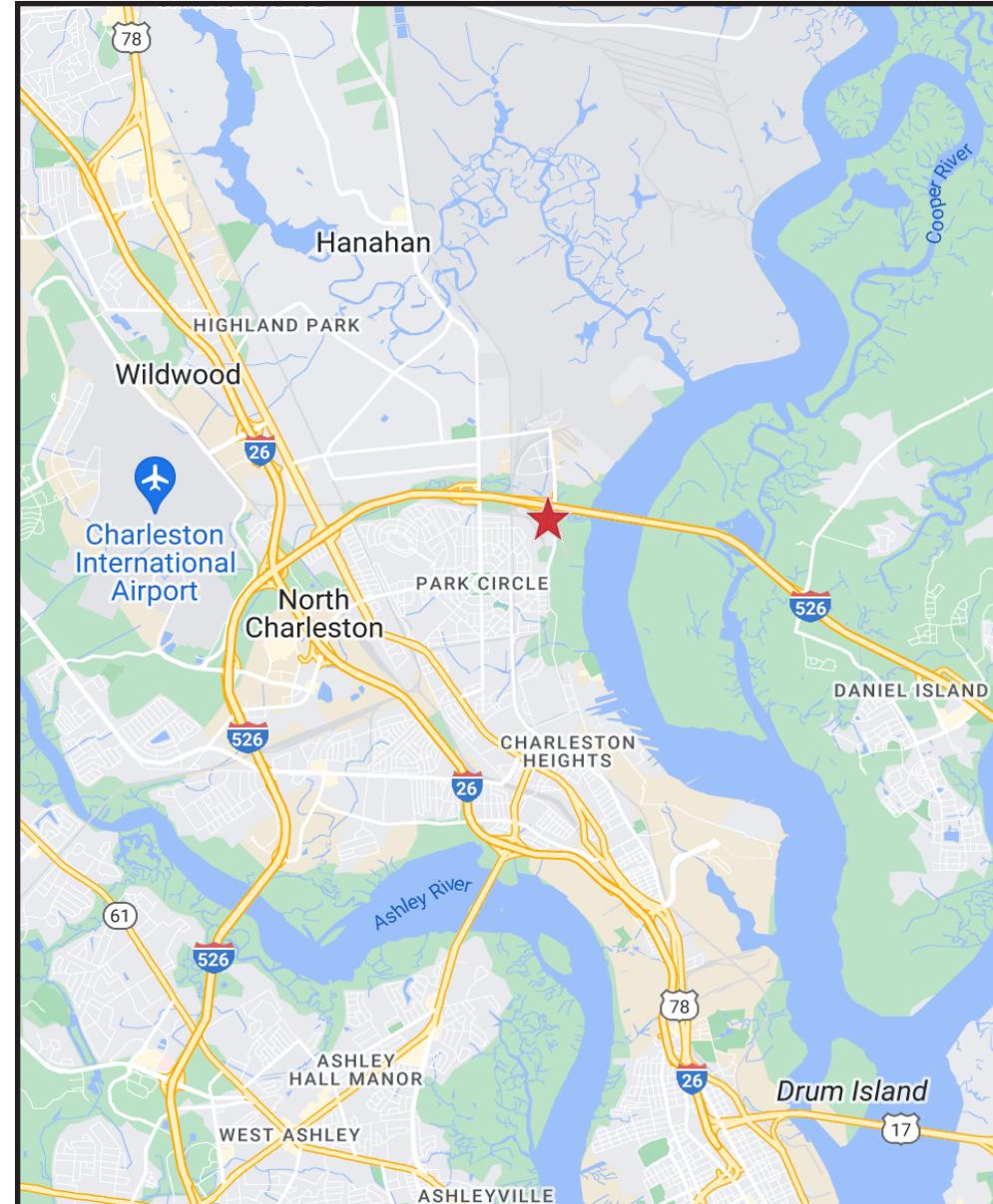
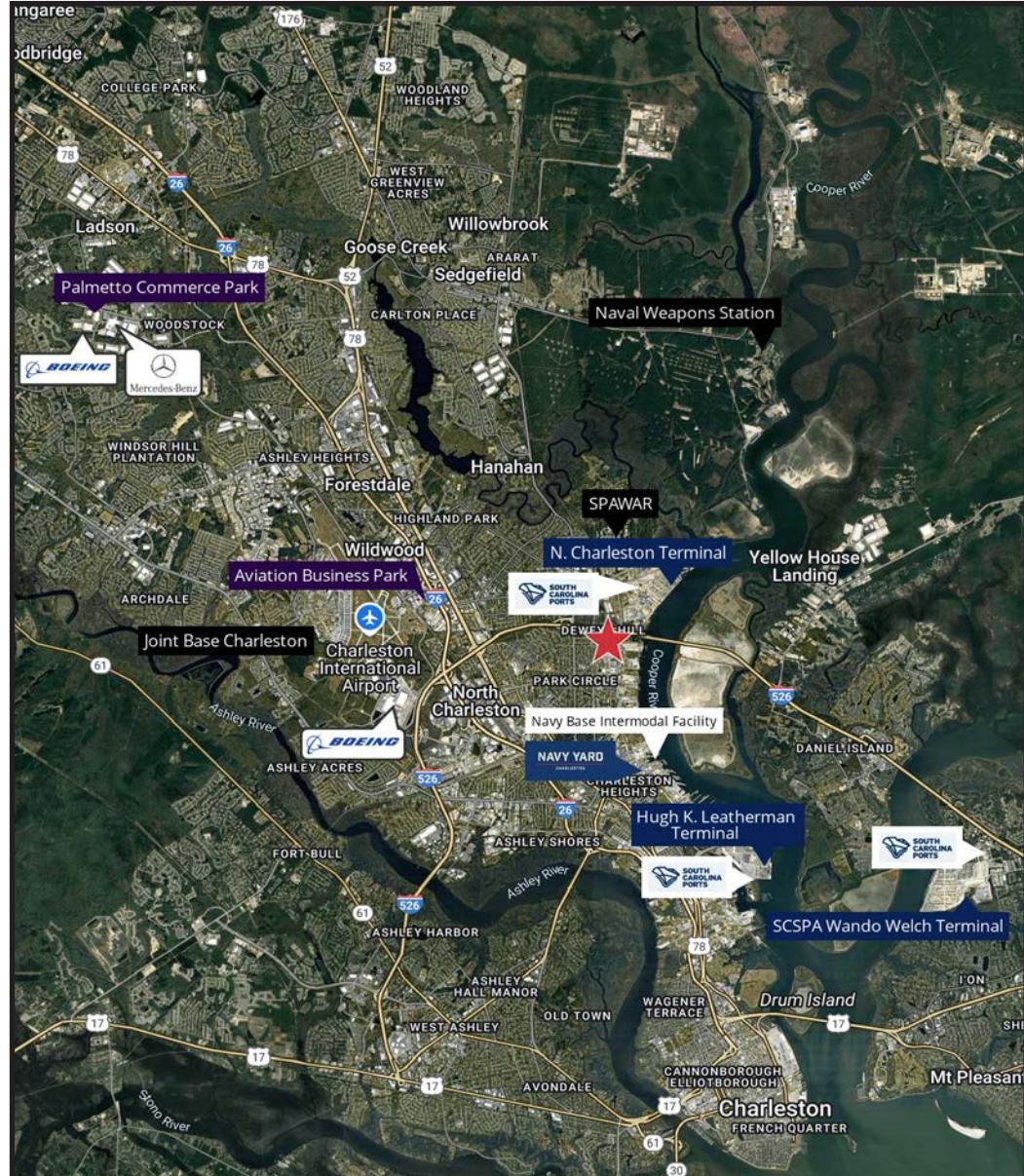
# ADDITIONAL PHOTOS



# LOCATION MAP



# AREA MAPS



## CONTACT:

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*DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*



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