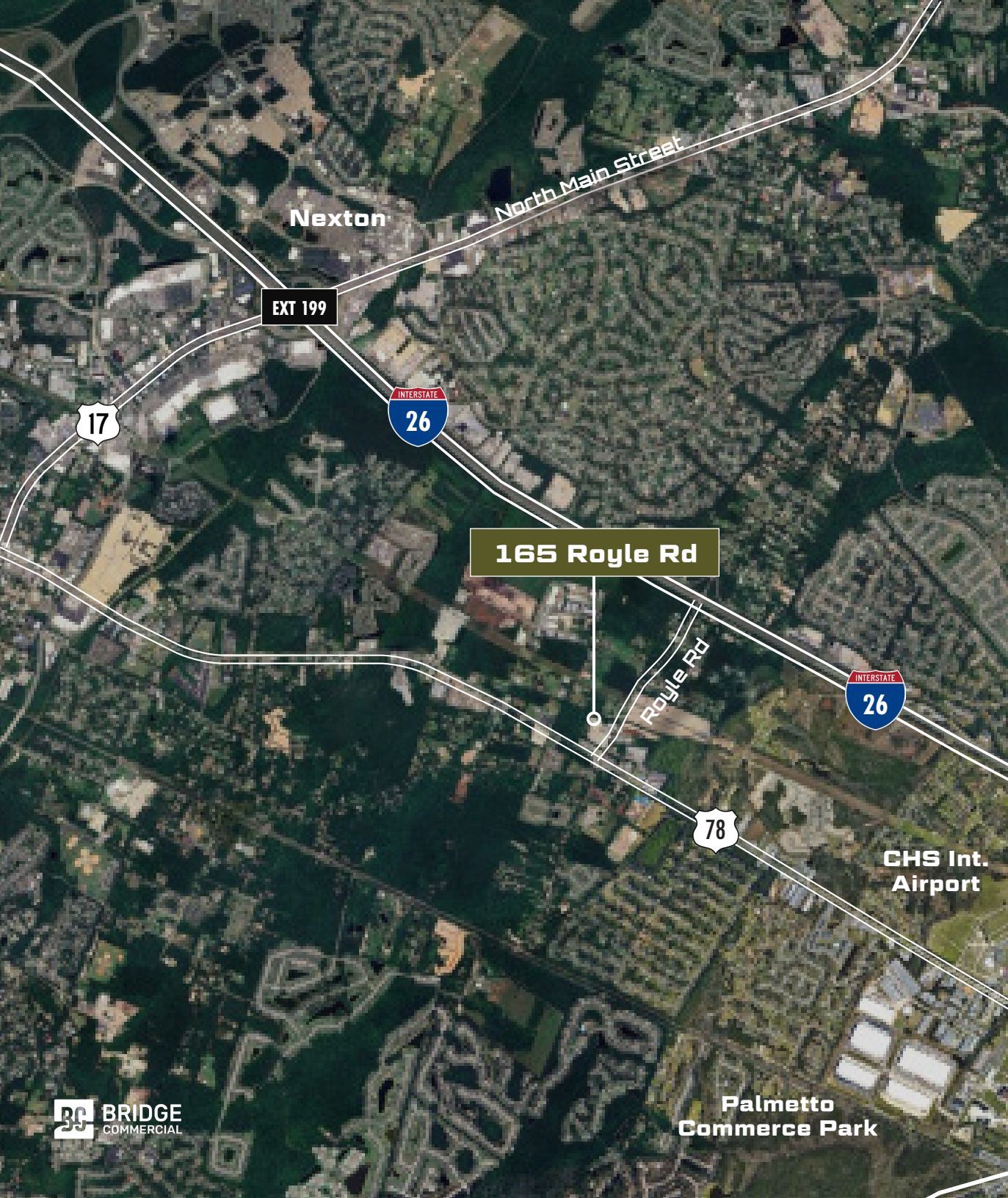




# 165 royle road

ladson, south carolina 29456

**5,000-11,000 SF Warehouse on 1.85 Acres**



# 165 Royle Road

Located directly off Royle Road in Ladson, SC, 165 Royle provides high visibility and a central location for a variety of users looking to service the Charleston market. Ownership has made significant renovations to improve the property for Tenants' needs.

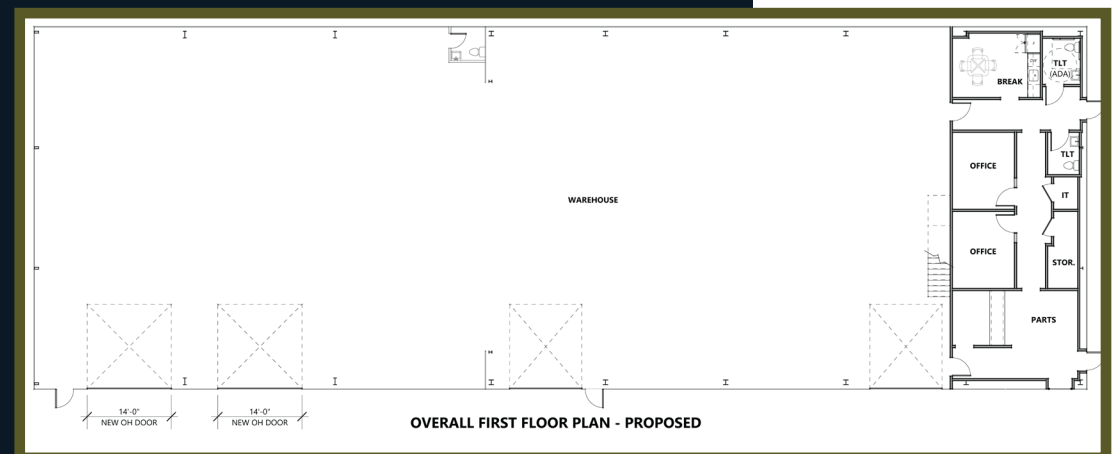
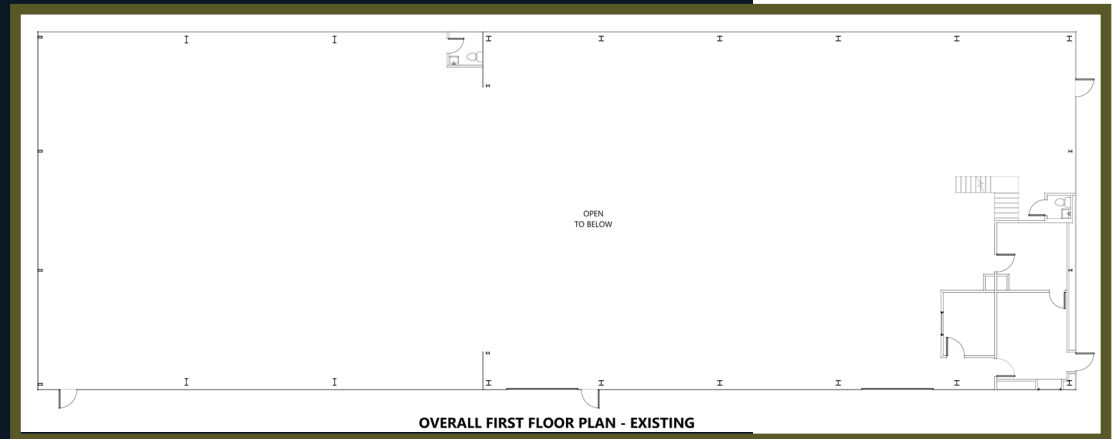
## The Highlights

- » Located 2 miles from I-26 via Exit 206
- » ±11,000 SF warehouse on 1.85 acres
- » Significant site renovations currently in process
- » Convenient access to major infrastructure
- » Potential subdivision available ??



# The Plan & Specs

## Existing Floor Plan | 1st Floor



## Proposed Floor Plan | 1st Floor

**ADDRESS** 165 Royle Rd, Ladson, SC

**COUNTY** Ladson, South Carolina

**ZONING** Light Industrial (LI)

**PARCEL ID** 232-0002-100

**SITE SIZE** 1.85 Gross Acres

**BUILDING SF**  
Warehouse - Est. 10,000 SF  
Mezzanine - Est. 5,000 SF  
Office - Est. 5,000 SF

**LOADING**  
Two (2) Drive Through Doors  
One (1) Dock Well Position

**HEIGHT** Est. 16' - 18'

**POWER** 3 Phase (Heavy Power)

**CONDITION** Metal building, concrete parking lot, large graveled yard for storage

**ASKING RATE** Contact Broker for Pricing

**LEASE TYPE** NNN

165 Royle Road, Ladson, SC

# Completed Improvements

Site Re-Graveling | Asphalt Patch Work | Concrete Patch Work | Fencing & Gate Replacement | Roof Replacement | HVAC System Repairs | MEP Repairs | Overhead Door Repairs | Loading Dock Repairs | Building Exterior Repairs | Bathroom Renovations | Office Fit-Out | Warehouse Fit-Out





165 Royle Road - Potential

## Subdivision

# A

**Suite A**  
6,000 SF  
~ 0.5 Acres

# B

**Suite B**  
5,000 SF  
~ 0.75 Acres

165 Royle Road, Ladson, SC

Interior Photos



**5,000-11,000 SF Warehouse on 1.85 Acres**

**Ladson, South Carolina 29456**

# 165 royle road

ladson, south carolina 29456

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