

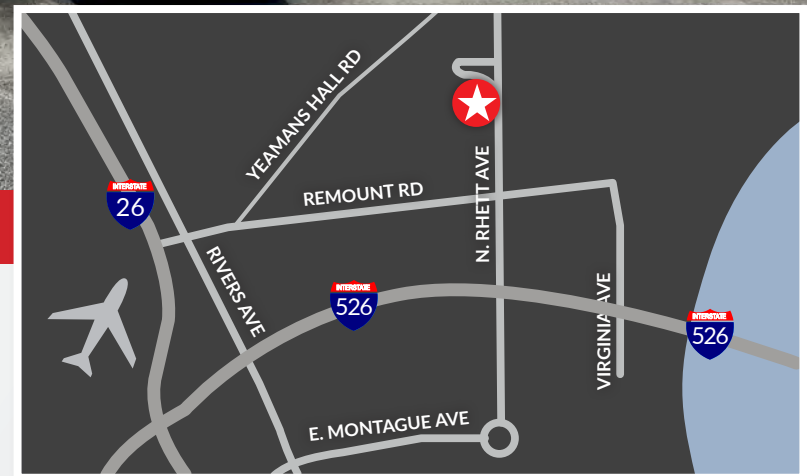
8,400/SF OFFICE/WAREHOUSE FOR LEASE



1001 BANKTON CIRCLE | HANAHAN, SC

Excellent 8,400/SF Office/Warehouse

Fully air-conditioned warehouse with 1 Dock High Door and 1 Drive-In Door. The property sits on approximately 1.0 acres. Highly visible location on North Rhett in Hanahan, South Carolina. Located within close proximity to NIWIC, I 526 and all of the Charleston Market.



Bart J. Langlois, CCIM
843.884.8166 ext. 109

Glenn Goodwin
843.884.8166 ext. 103

www.landmark-enterprises.com

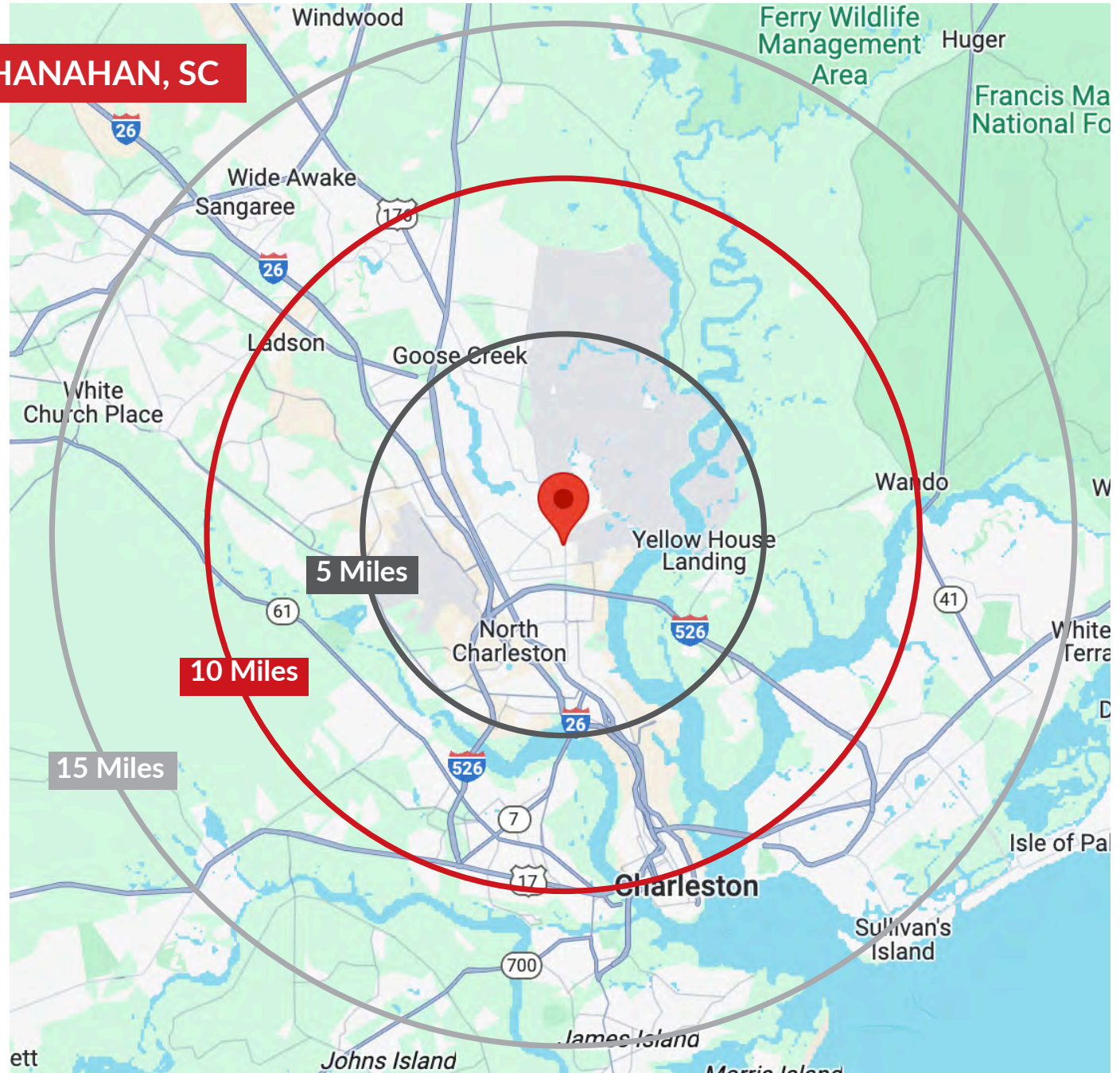
1001 BANKTON CIRCLE | HANAHAN, SC

8,400/SF OFFICE/WAREHOUSE FOR LEASE

SIZE: 8,400 SF
ACREAGE: 1.0 Acre
DOORS: 1 Drive-In door,
1 Dock High door
PARKING: 16 Spaces
OUTSIDE STORAGE: Possible small outside storage area
OFFICE: 1,200/SF +/-
HVAC: FULLY HVAC BUILDING

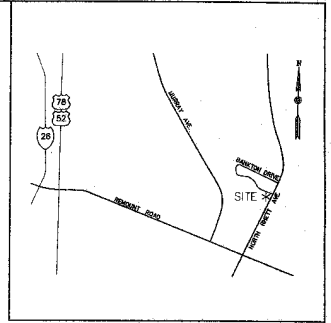
LOCATION

Direct access from N. Rhett and conveniently located in the center of the greater Charleston MSA, close to 526.



LINE	DIRECTION	DISTANCE
L1	N 77°24'09" W	5.00'
L2	N 48°20'52" W	51.48'

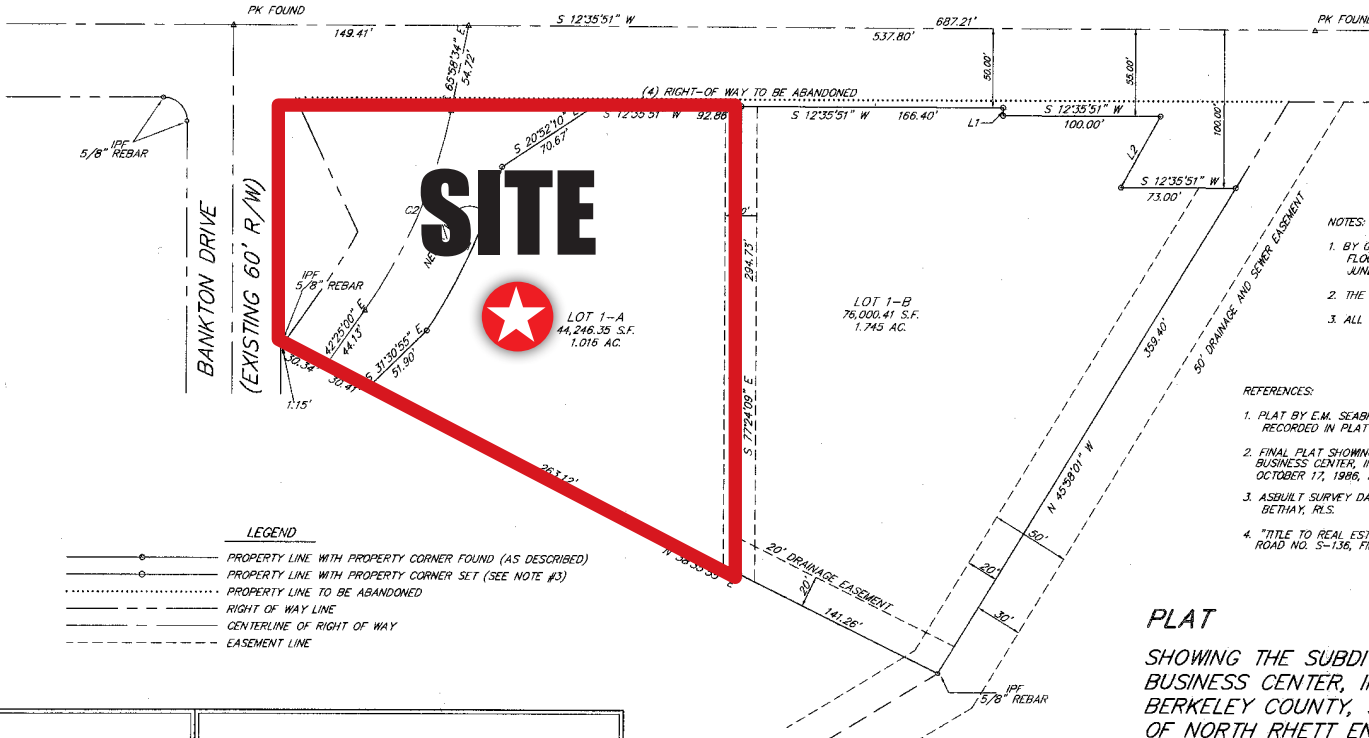
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	377.03'	115.00'	57.95'	114.55'	S 52°57'04" E	172°28'34"
C2	337.03'	138.98'	70.28'	137.61'	S 54°11'47" E	233°33'34"



LOCATION MAP
N.T.S.

Doc# 0024727
PLAT CABINET N PAGE 96-A
Filed and Recorded
01/26/1998 12:46P
Cynthia B. Forte
Register of Mesne Conveyance

NORTH RHETT AVENUE (R/W VARIES)



- NOTES:
1. BY GRAPHIC PLOTTING ONLY, THE PROPERTY IS LOCATED IN FLOOD ZONE C PER F.I.R.M. COMMUNITY PANEL 450030 0005B, JUNE 15, 1981.
 2. THE AREAS WERE DETERMINED BY THE COORDINATE METHOD.
 3. ALL PROPERTY CORNERS SET ARE 5/8" REBAR.

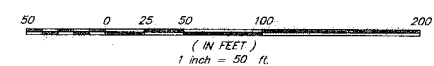
- REFERENCES:
1. PLAT BY E.M. SEABROOK, JR. DATED NOVEMBER 14, 1978 RECORDED IN PLAT BOOK X, PAGE 23
 2. FINAL PLAT SHOWING LOTS 6-18, LOCATED IN THE BERKELEY BUSINESS CENTER, IN THE CITY OF HANAHAN, REVISED OCTOBER 17, 1986, BY ANDREW C. GILLETTE, RLS NO. 5933-B.
 3. ASBUILT SURVEY DATED APRIL 21, 1995, BY SAMUEL C. BETHAY, RLS.
 4. "TITLE TO REAL ESTATE" DATED OCTOBER 1, 1997, REFERENCE ROAD NO. 5-136, FILE NO. 8.699/10.268A, AND PLAN NO. 12.349.

- LEGEND
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET (SEE NOTE #3)
 - PROPERTY LINE TO BE ABANDONED
 - - - RIGHT OF WAY LINE
 - - - CENTERLINE OF RIGHT OF WAY
 - - - EASEMENT LINE

PLAT
SHOWING THE SUBDIVISION OF LOT 1, BERKELEY BUSINESS CENTER, IN THE CITY OF HANAHAN, BERKELEY COUNTY, SOUTH CAROLINA, PROPERTY OF NORTH RHETT ENTERPRISES A PARTNERSHIP.

DATE: DECEMBER 3, 1997

SCALE: 1"=50'

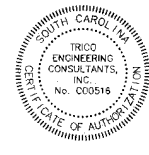


TRICO
ENGINEERING CONSULTANTS, INC.

4055 Faber Place Dr., Suite 201
North Charleston, S.C. 29405
Phone (803) 740-7700
Fax. (803) 740-7707

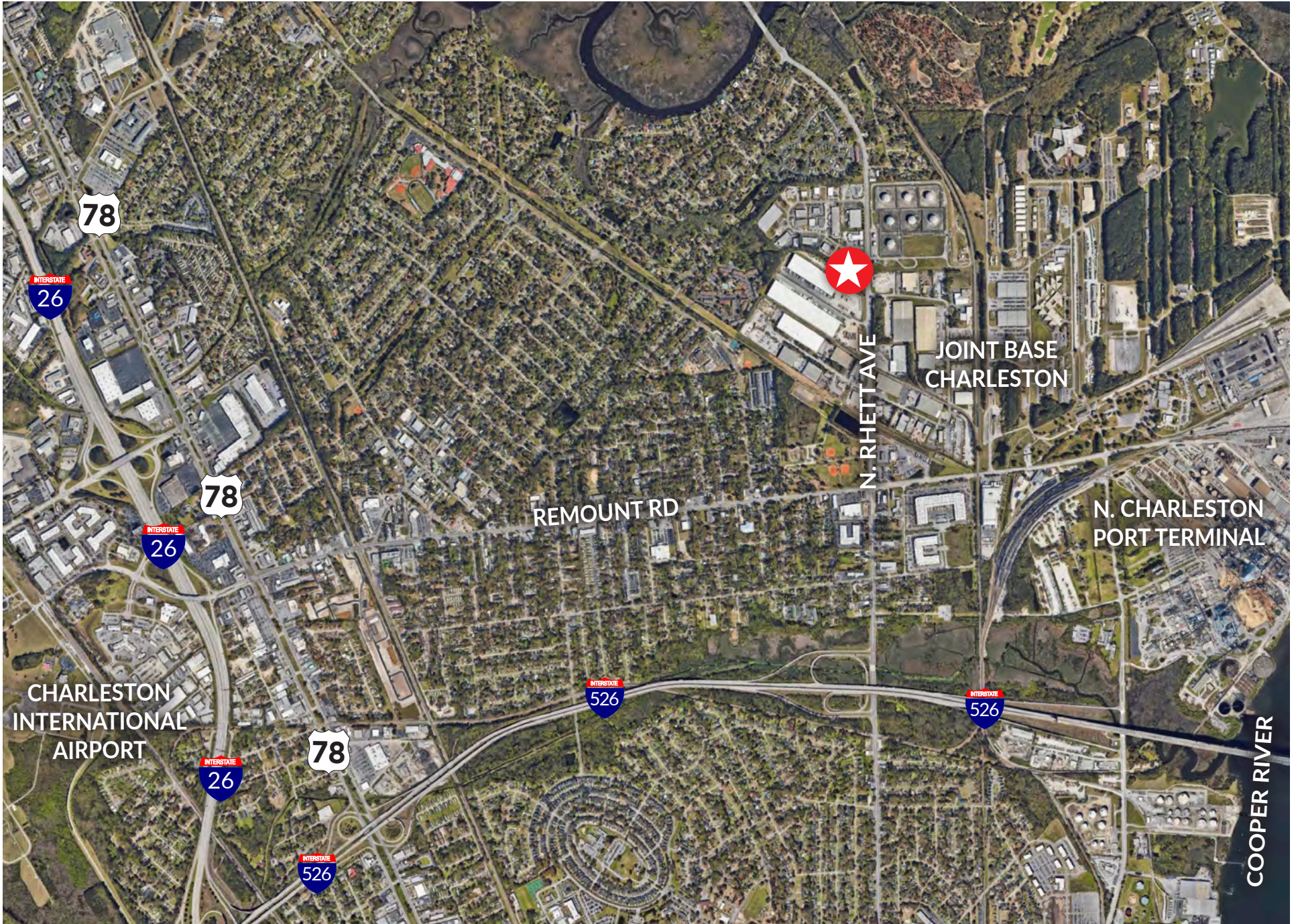
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

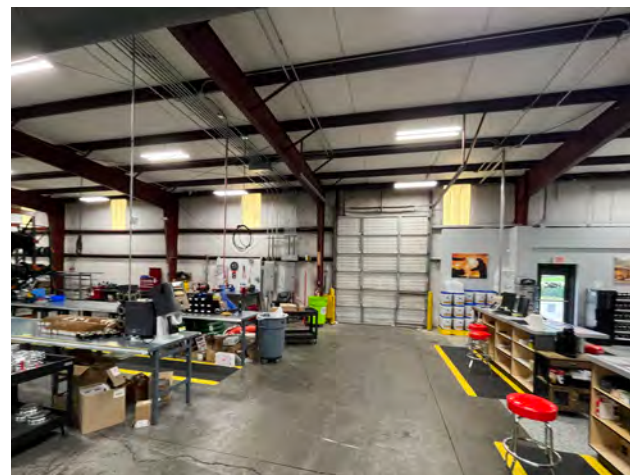
Andrew C. Gillette
ANDREW C. GILLETTE
P.L.S. 5933-B



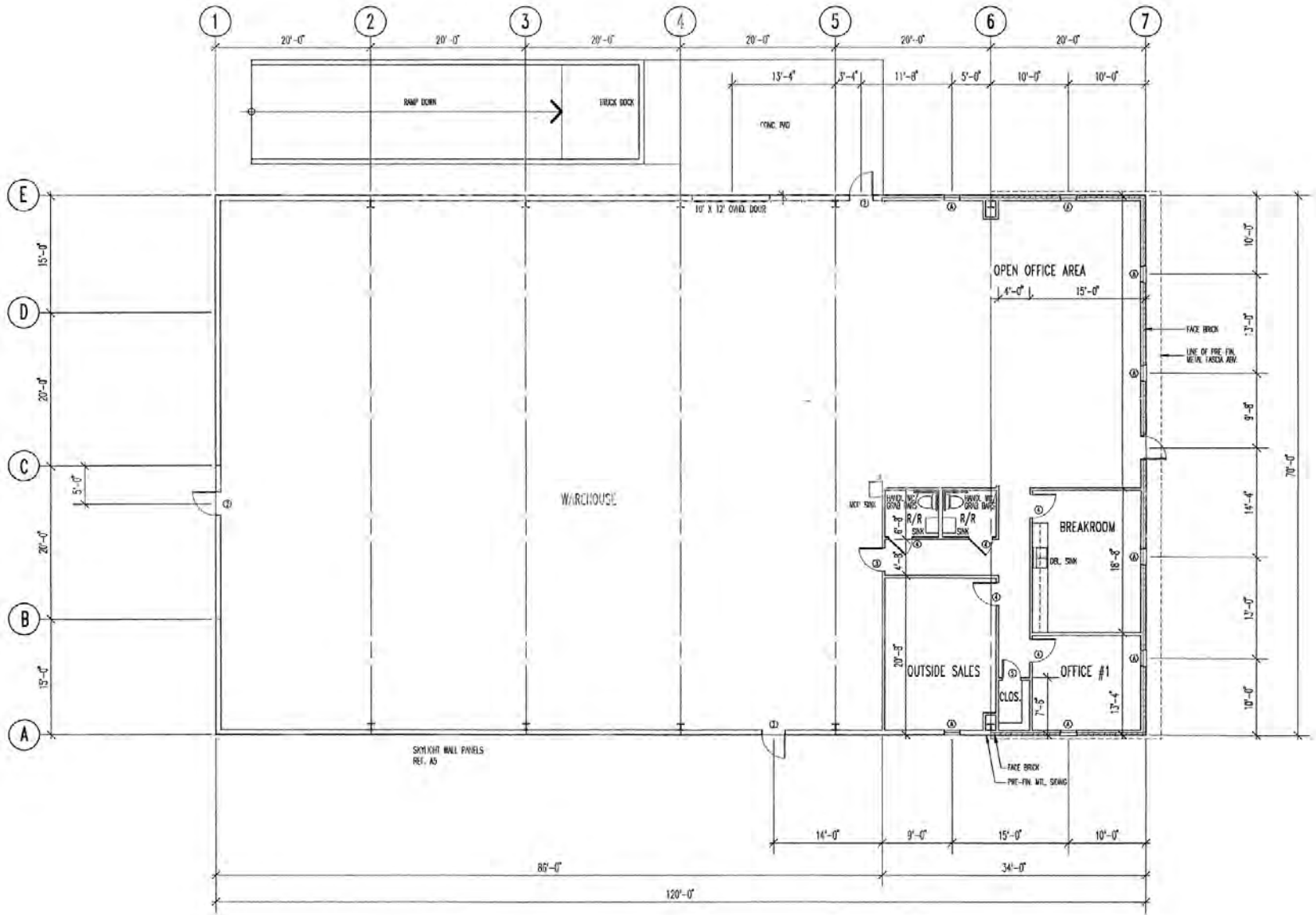
APPROVED BY
THE CITY OF HANAHAN
PLANNING COMMISSION

[Signature]
DATE: 12/3/97





1001 BANKTON CIRCLE
HANAHAN, SC
www.landmark-enterprises.com



01 BUILDING PLAN PRE-ENGINEERED METAL BUILDING
 SCALE 1/8" = 1'-0"



8,400/SF
OFFICE/WAREHOUSE
FOR LEASE

1001 BANKTON CIRCLE | HANAHAN, SC

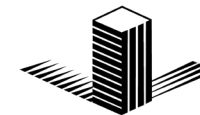
www.landmark-enterprises.com



Bart J. Langlois, CCIM
Broker
843.884.8166 ext. 109



Glenn Goodwin
Broker
843.884.8166 ext. 103



LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE

*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.