

Rare Air-Conditioned Warehouse For Lease



2532
spruill ave
north charleston, sc 29405

2532 Spruill Avenue

Summary



The Property

2532 Spruill Avenue offers 26,930 SF of climate-controlled industrial/flex space with heavy industrial zoning and an adaptable layout. Centrally located near Charleston's CBD, Loop Interstate 526, and port access, this high-image, infill property is ideal for businesses seeking versatile, well-connected space for lease or sale.

ADDRESS: 2532 Spruill Avenue, Charleston, SC

COUNTY: Charleston County

CITY: North Charleston

ZONING: M-2 Heavy Industrial

SF: 26,930 SF

SIZE: Approx. 1.73 Acres

ACCESS: Spruill Ave from Downtown or Via I-26 via the Port Access Road/Bainbridge Connector

The Highlights

- » Rare air-conditioned warehouse
- » Proximate to Charleston's city center
- » Two turn access to the Hugh Leatherman terminal
- » Easy access to Interstate 26 and Interstate 526

2532 Spruill Ave

The Plan & Specs

ADDRESS: 2532 Spruill Avenue

CITY: North Charleston, South Carolina

ACRES: 1.73 Acres

BLDG AREA: 26,930 SF

CLEAR HEIGHT: 12'4 to 16'

SPEC OFFICE: 3,900 SF

AUTO PARKING: 13 Parking Spaces

TRAILER PARKING: .75 Acre Fenced Yard

TRUCK COURT: 160'

HVAC SPECS: Air Conditioning in Place

ELECTRICAL: 3 Phase (Amperage TBD)

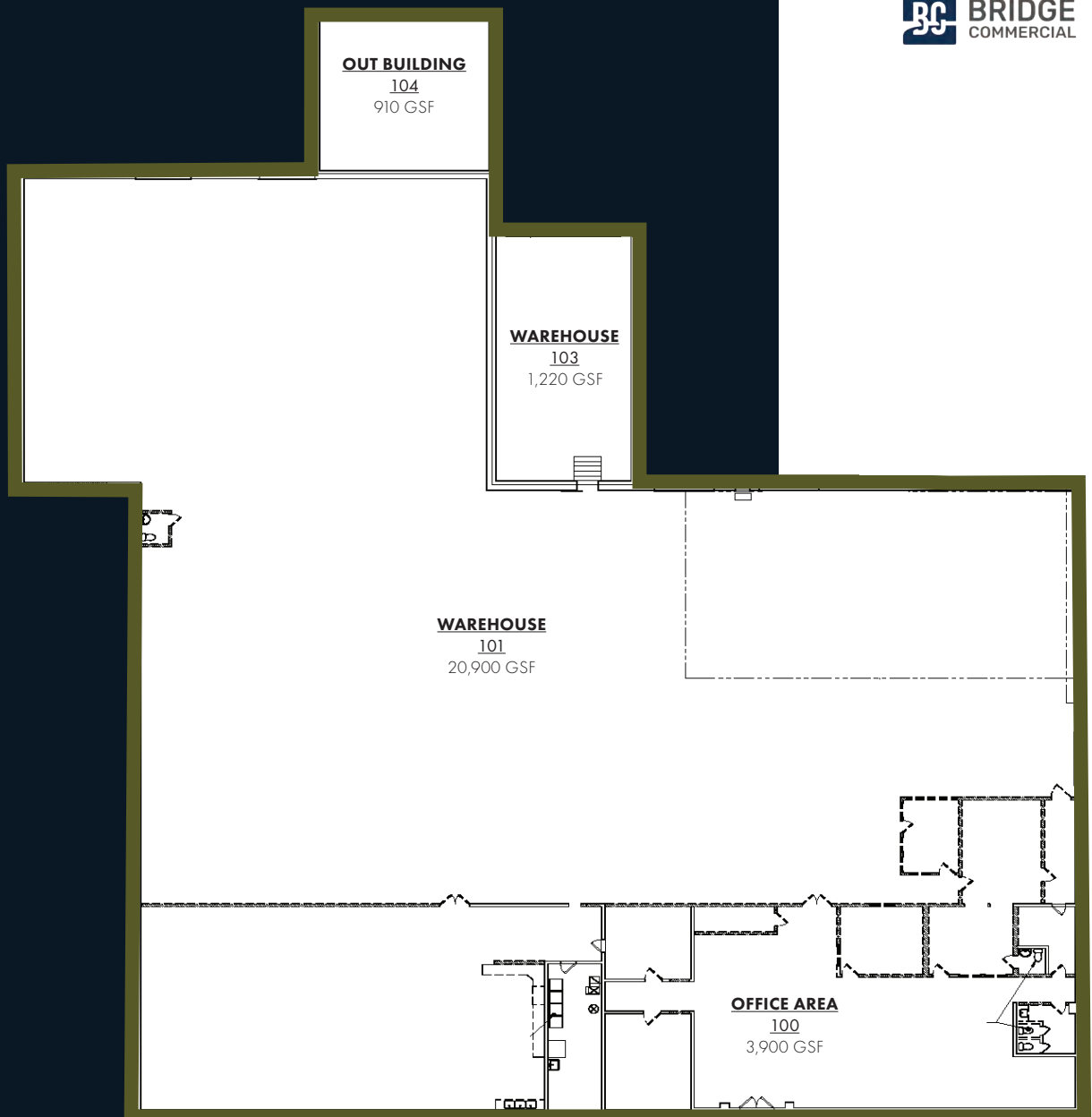
DOCK HIGH DOORS: Three (3)

DRIVE-IN DOORS: Two (2)

SALE PRICE: \$6,200,000

LEASE RATE: \$15 PSF NNN

EST. NNN EXPENSES: Contact Broker



Spruill Avenue (Front of the Building)

2532 Spruill Avenue

Interior Photos



INTERSTATE
526

INTERSTATE
26

PARK
CIRCLE

NORTH
CHARLESTON

Detyens NAVY YARD
Shipyards, Inc. CHARLESTON

DANIEL
ISLAND

ConGlobal
 LIMEHOUSE PRODUCE
QUALITY FRESH FRUIT & VEGETABLES
 Carvor
SAND & GRAVEL

EP EVENING POST
INDUSTRIES
Raycap

SPRUILL AVE

HUGH LEATHERMAN
TERMINAL

WANDO WELCH
TERMINAL

★
2532 Spruill Ave

EDMUND'S OAST
BREWING CO. BARBECUE

DOWNTOWN
CHARLESTON

MOUNT
PLEASANT



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