

FOR LEASE

# 3225 Fortune Drive

NORTH CHARLESTON, SC

8,000 - 16,000 SF

2 UNITS AVAILABLE





# PROPERTY DESCRIPTION

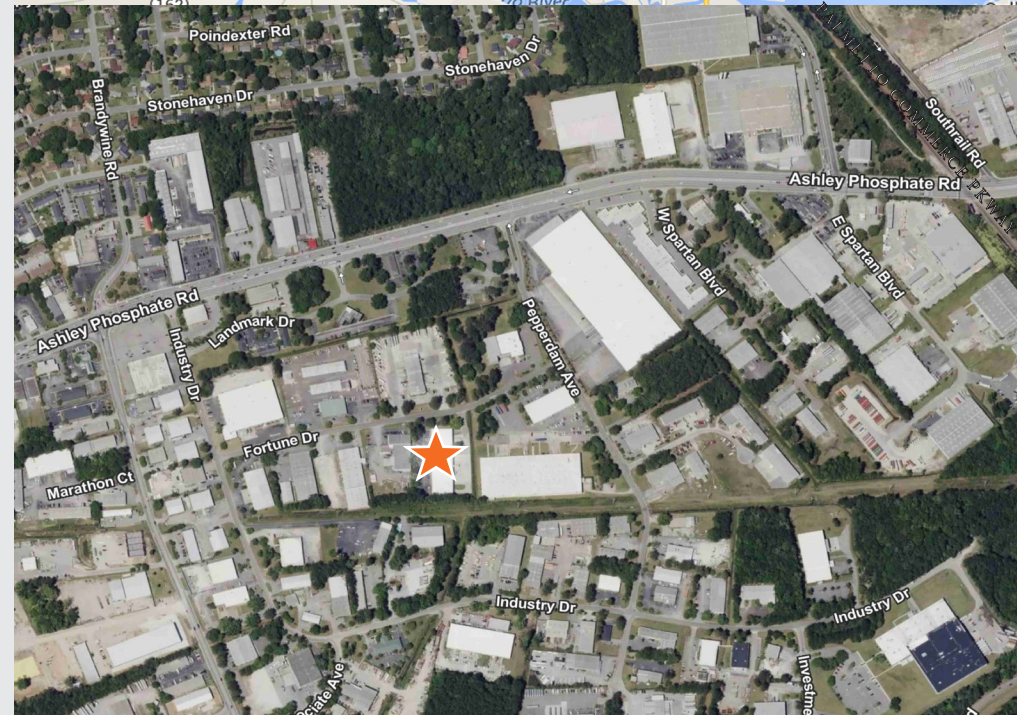
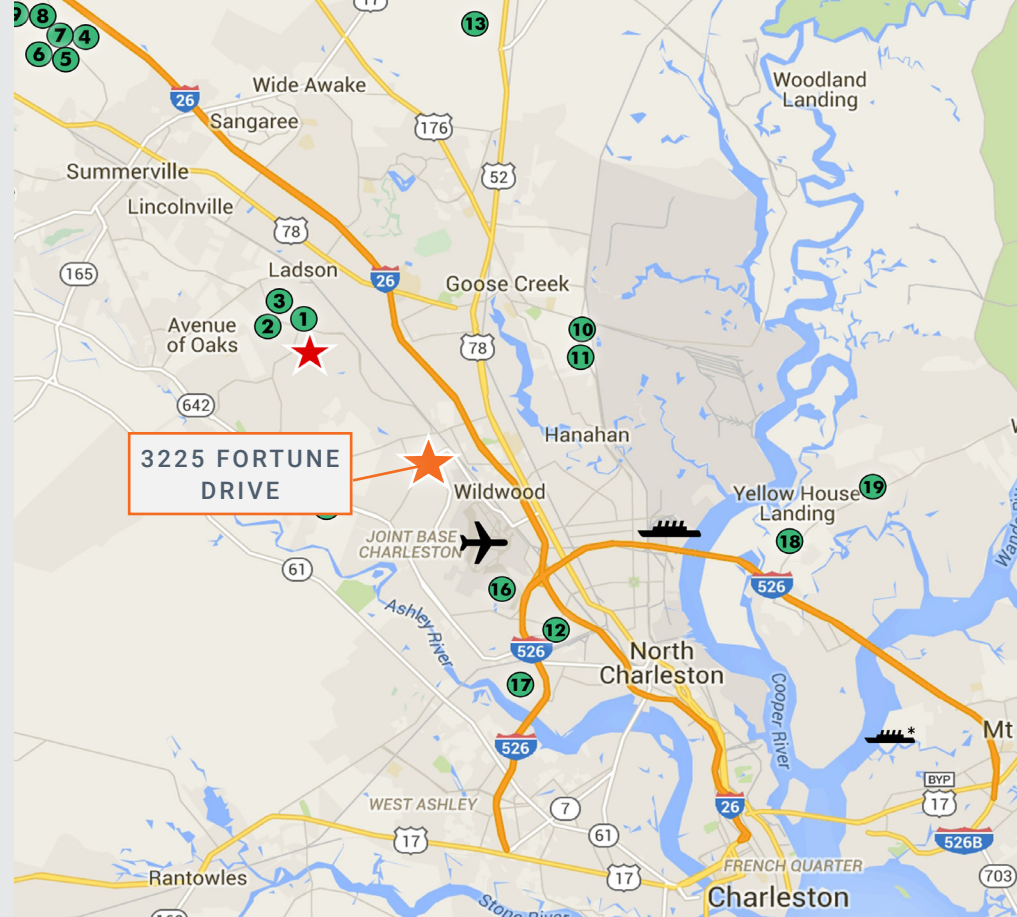
## INDUSTRIAL WAREHOUSE

APPROXIMATELY 38,000 SF PRECAST CONCRETE DISTRIBUTION WAREHOUSE FACILITY SITUATED ON 3.04 ACRES OF LIGHT INDUSTRIAL ZONED LAND IN PEPPERDAM INDUSTRIAL PARK. FACILITY IS CURRENTLY SUBDIVIDED INTO 5 SUITES, WITH 16,000 SQFT AVAILABLE FOR LEASE. FACILITY PROVIDES 3-PHASE POWER, 8 DOCK HIGH DOORS, AND 2 DRIVE-IN DOORS. SITE IS PARTIALLY FENCED, AND PROVIDES AMPLE PAVED PARKING.

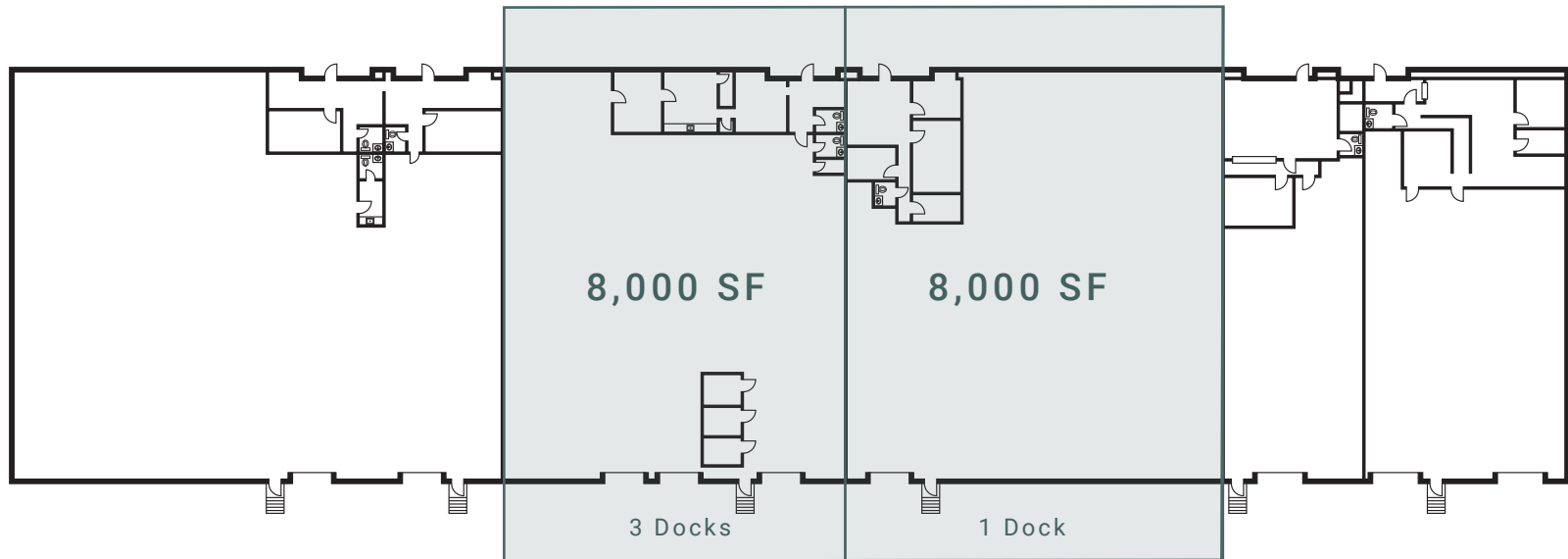
# BUILDING SPECIFICATIONS

## 3225 FORTUNE DRIVE NORTH CHARLESTON, SC 29418

AVAILABLE SQFT	8,000 - 16,000
AVAILABILITY	IMMEDIATE
BUILDING SQFT	38,000 SQFT
TAX MAP	397-00-00-036
ZONING	LIGHT INDUSTRIAL
MUNICIPALITY	CITY OF NORTH CHARLESTON
COUNTY	CHARLESTON COUNTY



# 8,000 - 16,000 SF Available For Lease



## PROPERTY AMENITIES

<b>AIR CONDITIONING</b>	OFFICE ONLY	<b>FLOORS</b>	6" CONCRETE
<b>CLEARANCE</b>	16'	<b>LIGHTING</b>	FLOURESCENT
<b>CONSTRUCTION STATUS</b>	EXISTING	<b>POWER</b>	3-PHASE
<b>DOCK HIGH DOORS</b>	4	<b>SPRINKLER</b>	NONE
<b>DOCK HIGH DOOR SIZE</b>	10' X 12'	<b>WALLS</b>	PRE CAST
<b>DRIVE IN DOORS</b>	NONE	<b>YEAR BUILT</b>	1984

# *3225 FORTUNE DRIVE*

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PLEASE CONTACT:

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