



**FOR LEASE**

# ±9,682-SF Warehouse and ±2.5 Acres of Usable Laydown Yard Available

**139 Hanniford Dr, North Charleston, SC 29418**

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# Property Overview

## Property Description

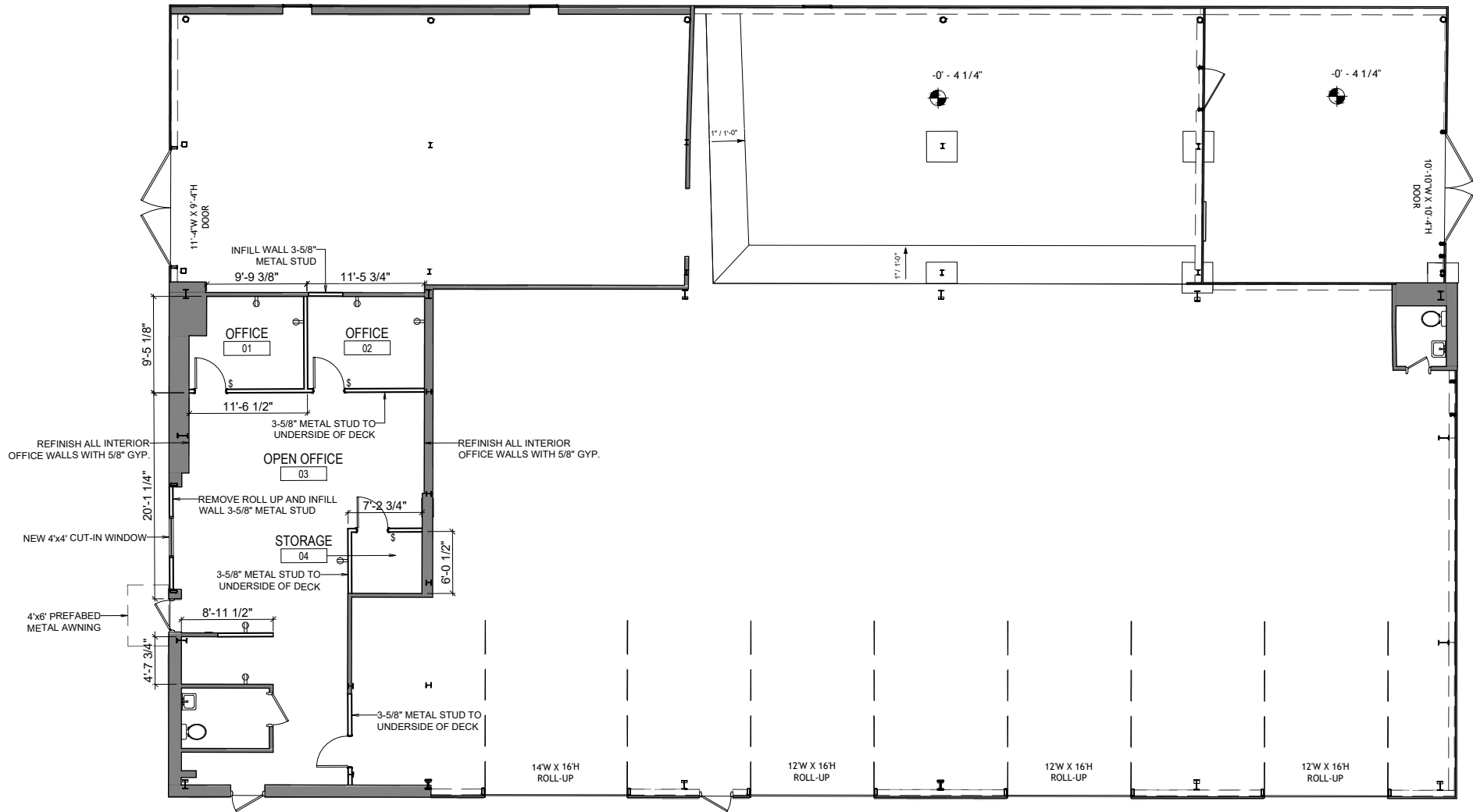
139 Hanniford Drive features a +/-9,682 SF spec warehouse sitting on +/-2.5 acres of usable laydown yard, with the property fully fenced and graveled. The building features ±756 SF of office space, and 5 drive-in doors. The property is zoned Industrial (Dorchester County).



## Warehouse Spec Space:

<b>Building SF</b>	±9,682 SF
<b>Office SF</b>	±756 SF
<b>Usable laydown yard</b>	±2.5 Acres
<b>Clear height</b>	22'
<b>Ceiling height</b>	26'
<b>Drive-in doors</b>	(4) 13.5'x16' (1) 9.5'x16'
<b>Power</b>	Single-phase 240V
<b>Restrooms</b>	Two
<b>Lighting</b>	LED

# Floor Plan



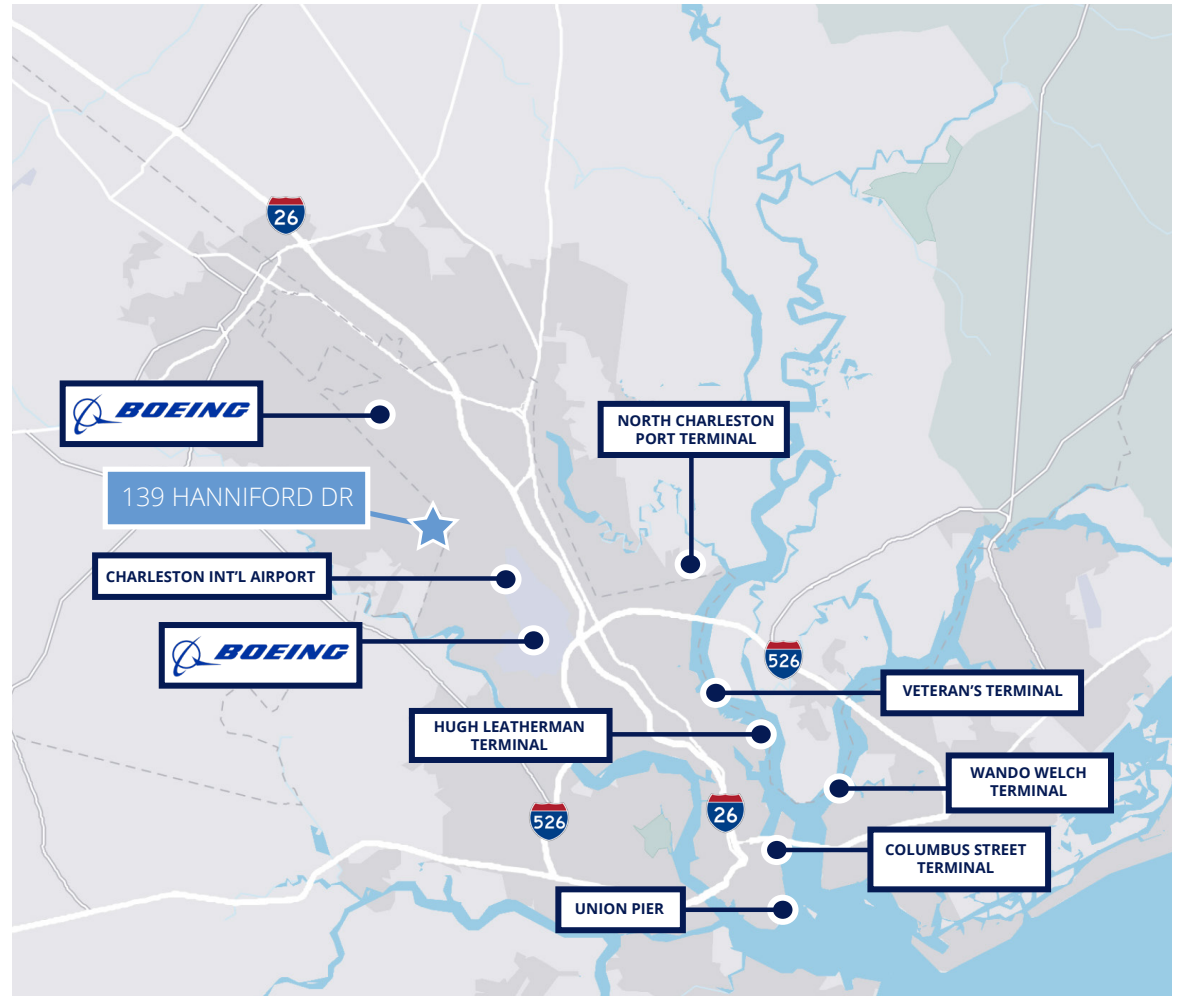
# Location Overview

## Demographics

<b>Total population (5 mi)</b>	117,846
<b>Avg household income (5 mi)</b>	\$85,273
<b>Total households (5 mi)</b>	45,036
<b>VPD (Ashley Phosphate Rd)</b>	32,856
<b>Median age (5 mi)</b>	32.4
<b>Median commute time (5 mi)</b>	24 min

## Drive Times

<b>I-26</b>	3 min
<b>I-526</b>	8 min
<b>Charleston INT'L Airport</b>	13 min
<b>Hugh Leatherman Terminal</b>	14 min
<b>North Charleston Port Terminal</b>	13 min
<b>Columbus Street Terminal</b>	19 min
<b>Wando Welch Terminal</b>	21 min



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