



#### OFFERING SUMMARY

Available SF:	10,925-21,850 SF
Available Office Space:	Build to Suit
Lease Rate:	\$13.00-15.00 PSF (Annual)
Lease Type:	NNN
Zoning:	I - Industrial District
Parking:	Surface
Loading:	2 dock-hi doors Drive-in loading possible
Clear Height:	Up to 21'10"
Power:	300amps/210v/3phase

#### PROPERTY DESCRIPTION

Brand new building delivering Q1/2023 featuring direct access and frontage on Signal Point Road. Multiple space configurations are available, each with grade level roll-up doors. Rates and Tenant Improvement Allowance based on delivery and term.

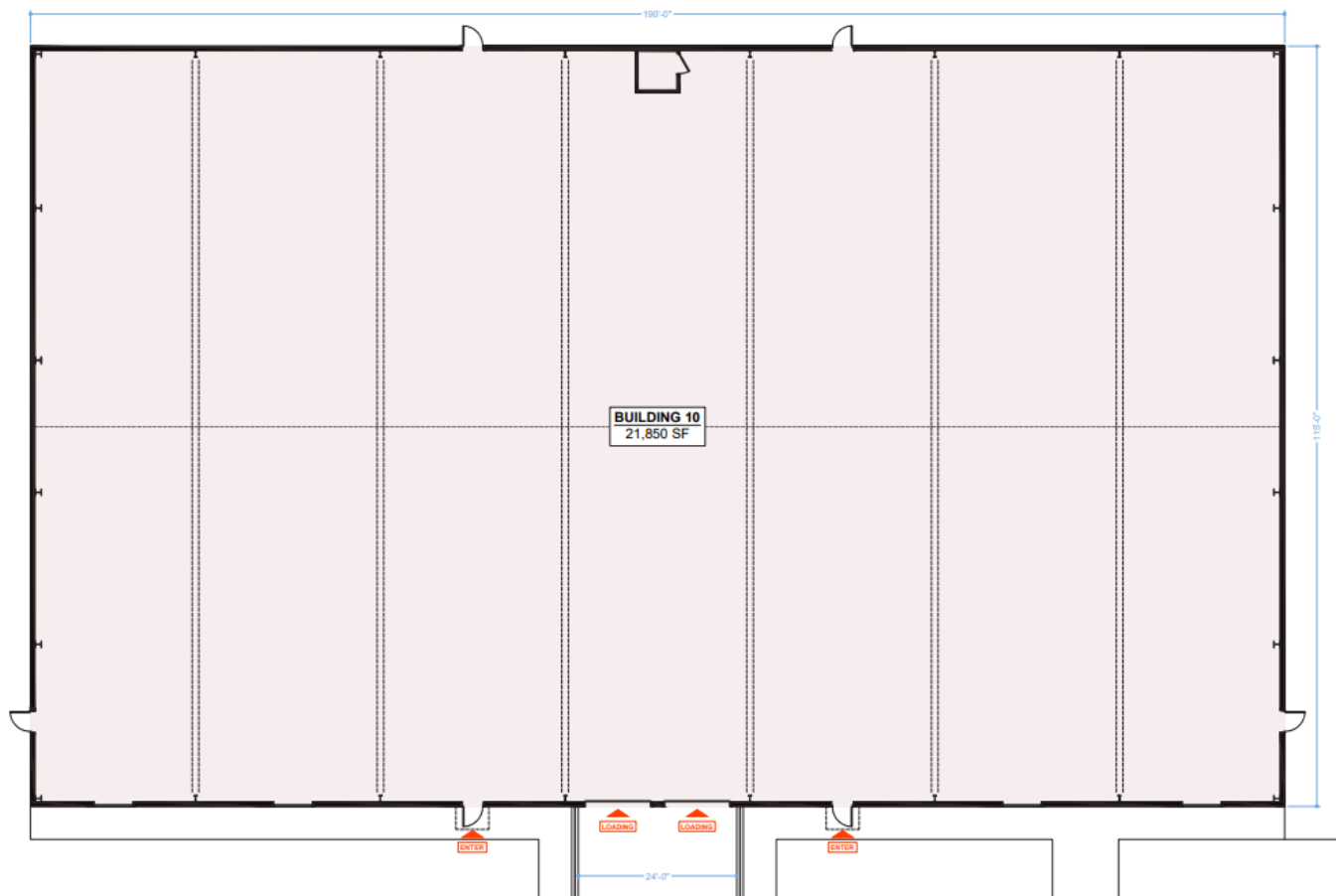
New Spaces Available  
Suite 260 & 280 = 21,850 SF  
Suite 260 = 10,925 SF  
Suite 280 = 10,925 SF

James Island Business Park is James Island's largest industrial park and offers warehouse & flex warehouse space with ample surface parking. NNN's are estimated at \$2.50 per square foot.

1746 Signal Point Rd.  
Charleston, SC 29412

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FLOOR PLAN - OPTION A

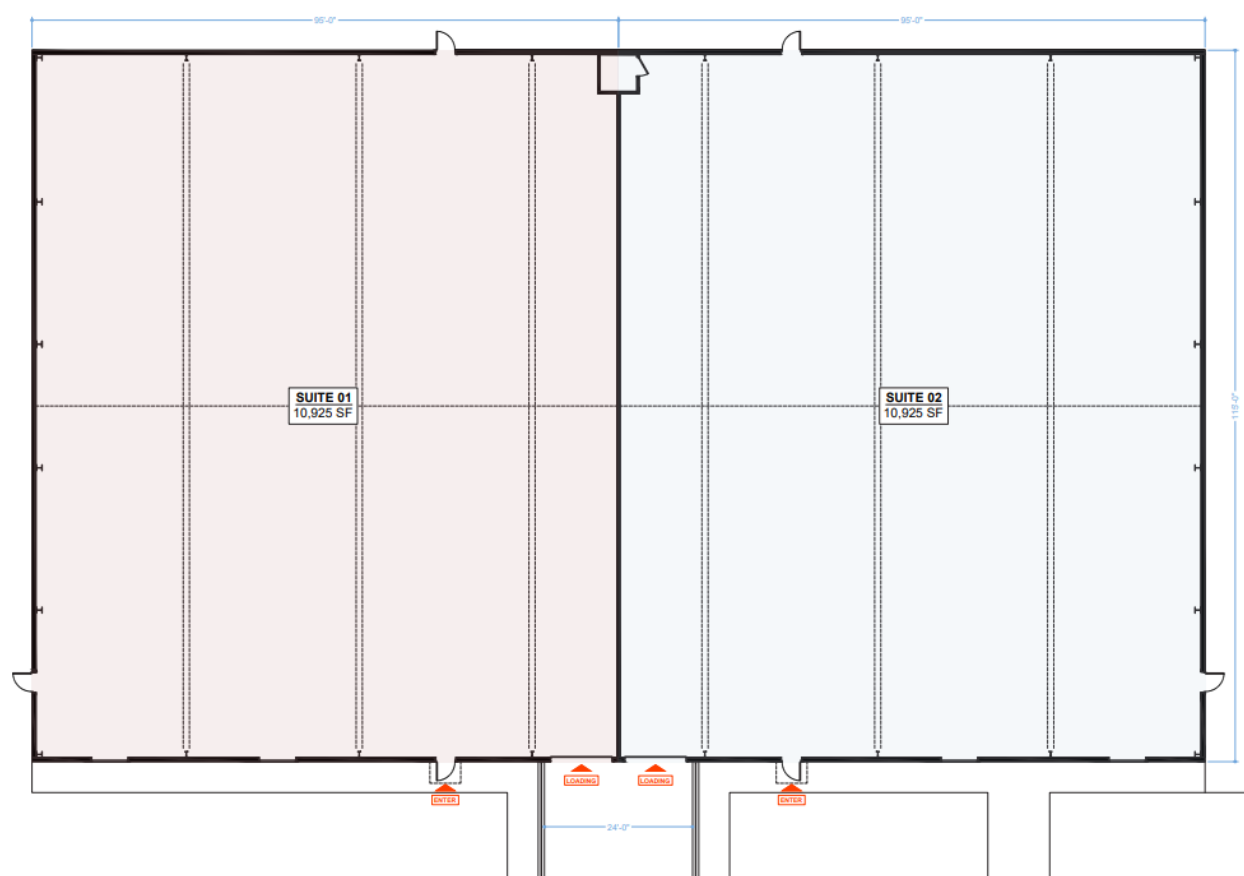


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FLOOR PLAN - OPTION B



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ADDITIONAL PHOTOS



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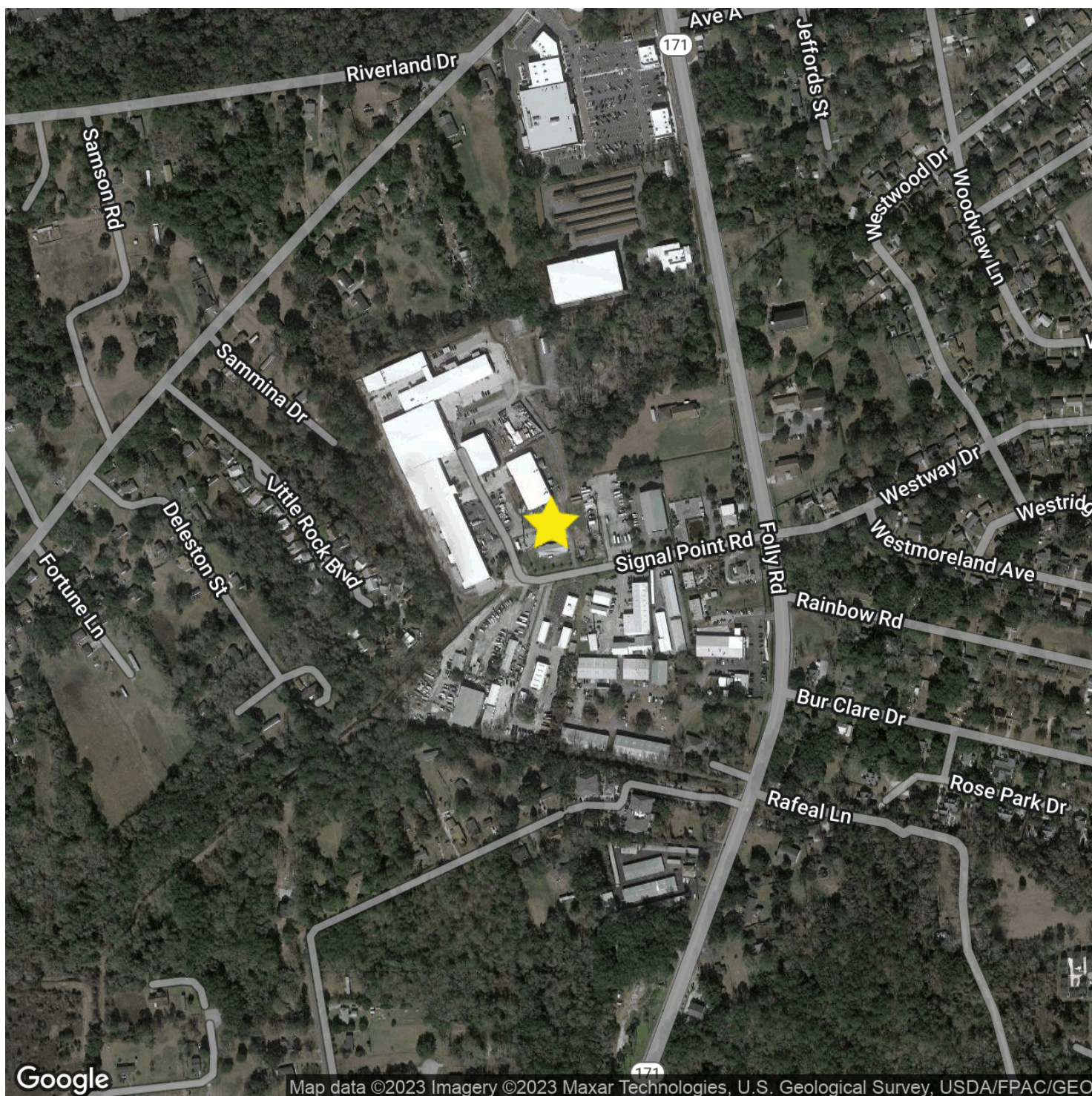
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## LOCATION MAP



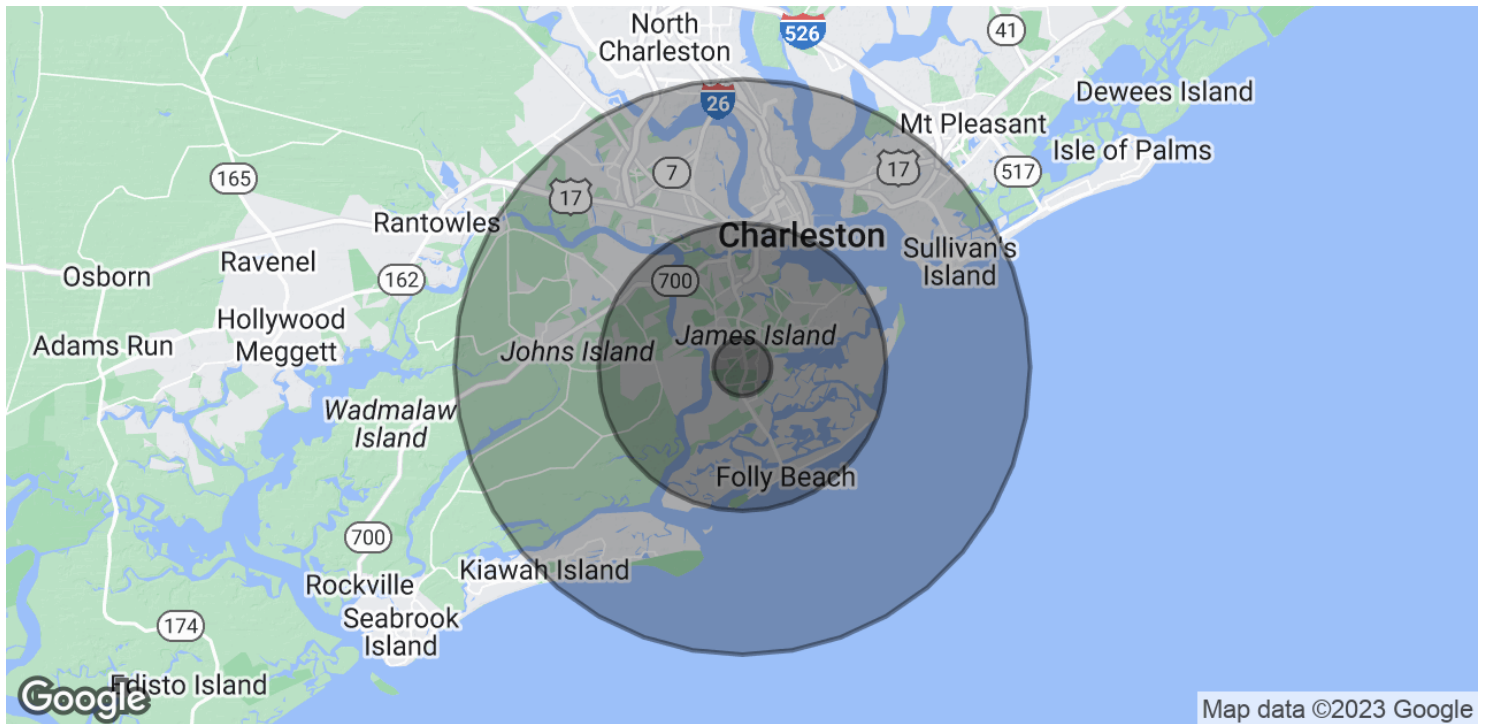
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Population	1,461	50,600	188,444
Average Age	35.9	38.4	36.2
Average Age (Male)	34.4	37.0	35.1
Average Age (Female)	38.0	40.2	37.8

### HOUSEHOLDS & INCOME

#### 1 MILE

#### 5 MILES

#### 10 MILES

Total Households	646	22,590	78,824
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$63,812	\$79,332	\$71,607
Average House Value	\$321,571	\$369,437	\$376,590

\* Demographic data derived from 2020 ACS - US Census



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