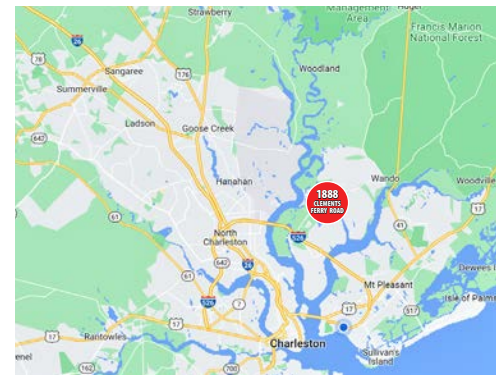


INDUSTRIAL LAYDOWN YARD FOR LEASE

1888 CLEMENTS FERRY RD.
CHARLESTON, SC 29492



OFFERING SUMMARY

THE PROPERTY

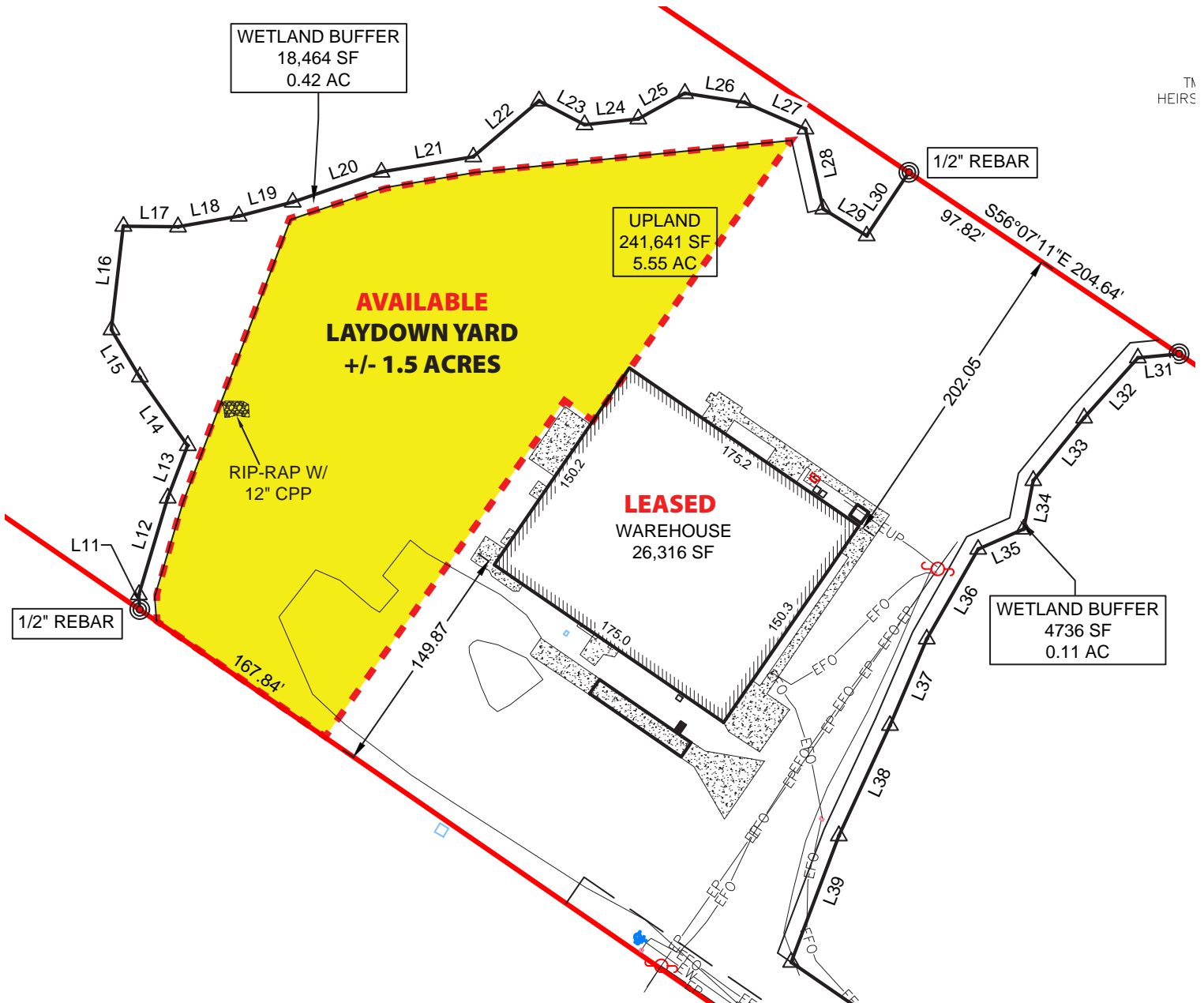
Address	1888 Clements Ferry Road Charleston, SC 29492
Tax Map #	268-00-00-092
Zoning	Light Industrial
County	Berkeley County
Municipality	North Charleston
Lay Down Yard	1.5 Acres
Lay Down Yard Rate	7,500 / month

1888 Clements Ferry Road is located 4 miles off I-526 at Exit 23 in Charleston, SC (Cainhoy). The property consists of one (1) leased 26,250 square-foot building with +/- 1.5 acres of additional lay down yard. The warehouse sits on 23 acres, 5.5 acres is high ground. There is approximately 5 additional acres on site that could be developed and would support an additional expansion building of 25,000 square-feet.

The industrial property is in close proximity to I-526 connecting it to the I-26 Corridor, Daniel Island, The Charleston Port Terminals, North Mount Pleasant and The Charleston International Airport. Charleston Regional Business Park is less than 2 miles away with tenants Cube Work, Kontane Logistics, Regal Logistics, Sam's Club DC Distribution and the UPS Center.

Grace Moring, Leasing
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1888 CLEMENTS FERRY ROAD



TM
HEIRS