

FOR LEASE

8,240 SF INDUSTRIAL



2300 CLEMENTS FERRY RD, UNIT 202, CHARLESTON, SC 29492



2300 CLEMENTS FERRY RD, UNIT 202, CHARLESTON, SC 29492



8,240 SF
SIZE

2,200 SF
OFFICE SF

6,040 SF
WAREHOUSE SF

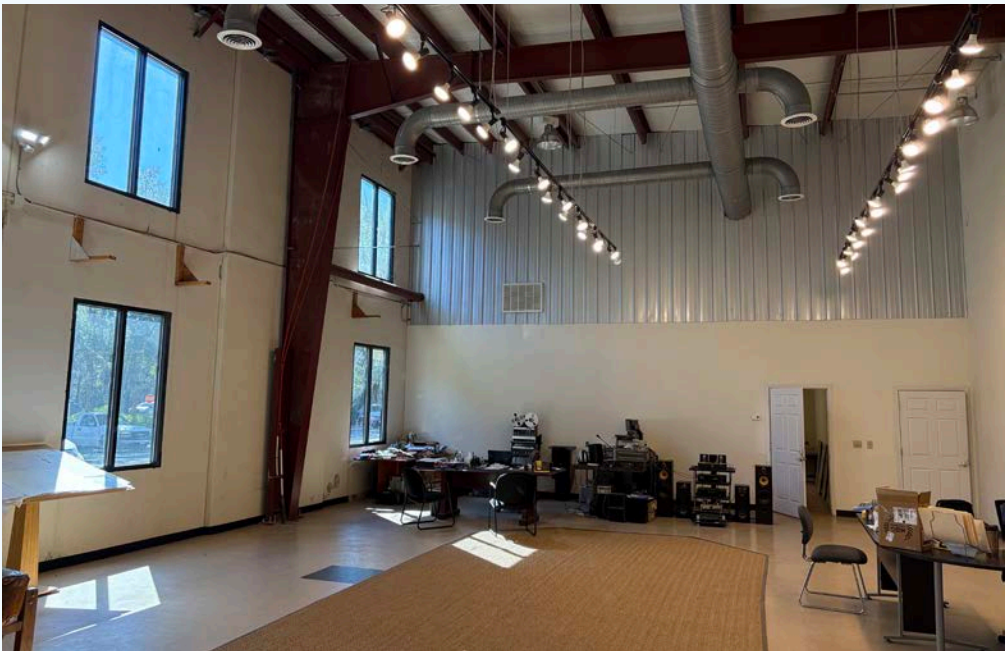
PROPERTY DESCRIPTION

Class A office/warehouse unit located on Clements Ferry Road. Just 2 miles from I-526. Suite 202 includes large offices and tons of natural light. The warehouse is serviced by two (2) dock high doors with additional parking to the rear. The office area is 2,200 sf and the warehouse is 6,040 sf.

Available April 1, 2025

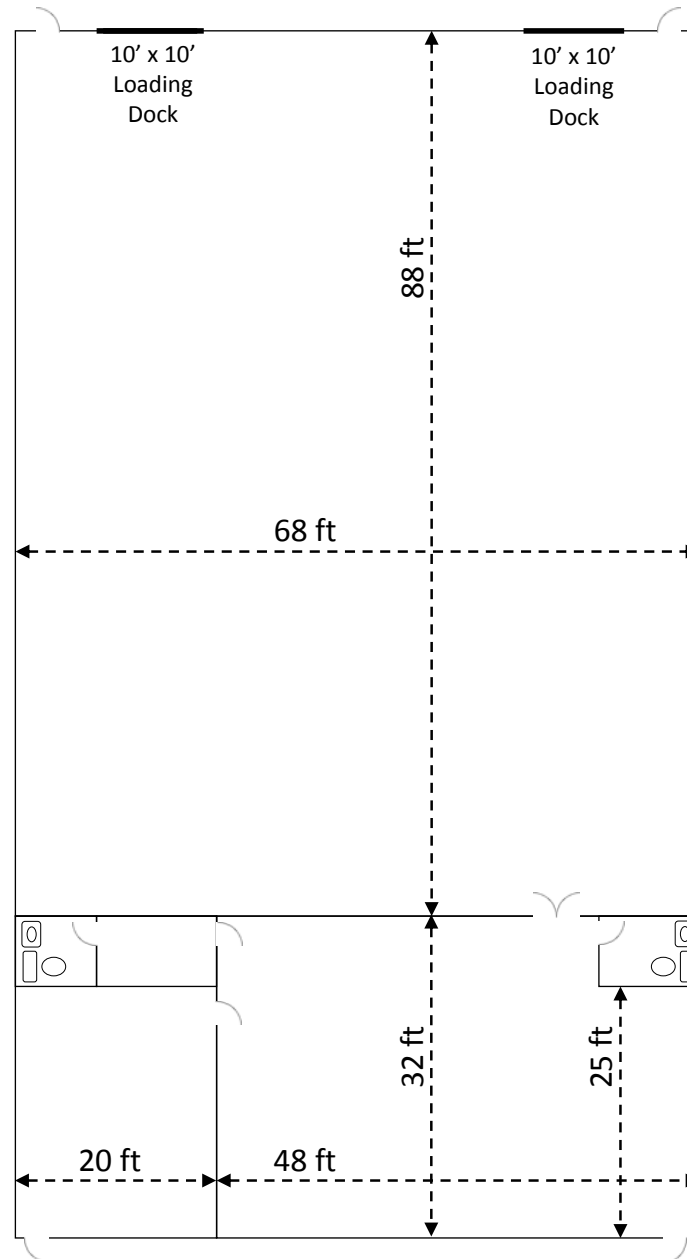
PROPERTY SUMMARY

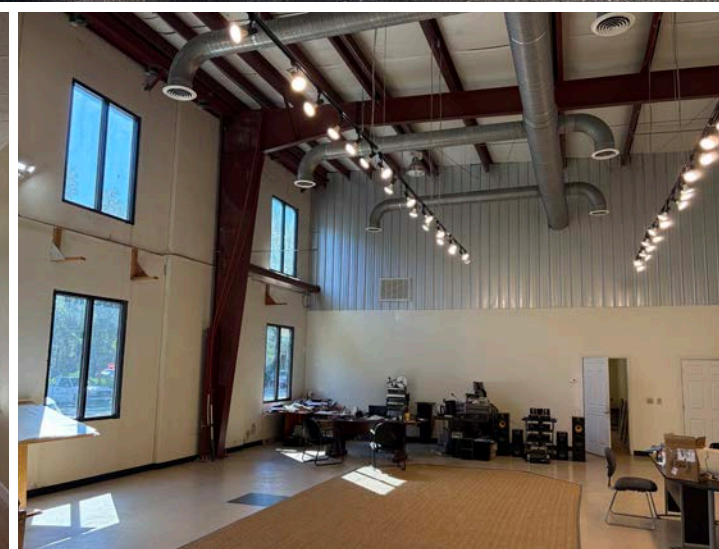
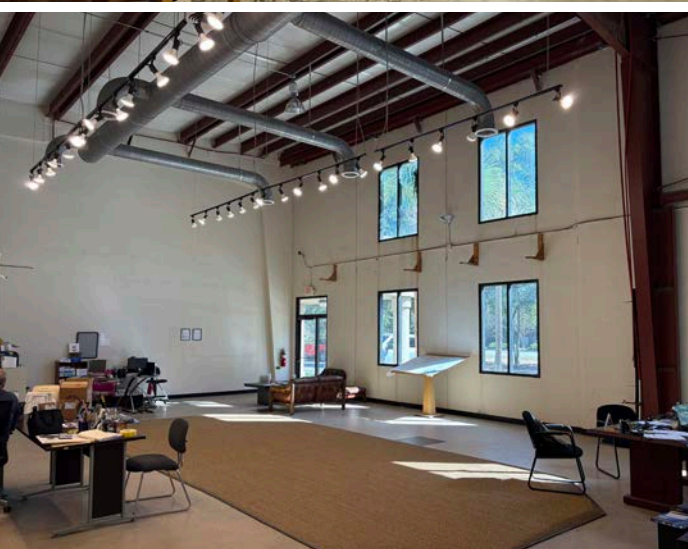
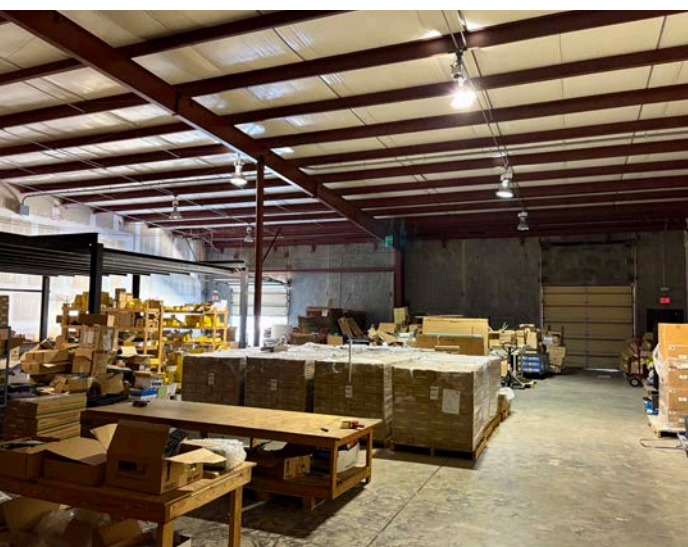
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BUILDING SPECS

PARCEL ID:	267-00-00-125
COUNTY:	Berkeley
ZONING:	Light Industrial
LEASE RATE:	\$13.00 PSF
EST. NNNS:	\$3.40 PSF
SIZE:	8,240 SF
OFFICE SIZE:	2,200 SF
WAREHOUSE SIZE:	6,040 SF
YEAR BUILT:	2003
DOCK-HIGH DOOR:	(2) 10'x10'
PARKING:	10 Spaces
LIGHTING:	Metal Halide
POWER:	Single Phase
EAVE HEIGHT:	18 Feet
CENTER HEIGHT:	22 Feet
HEATING/AV:	Office Only

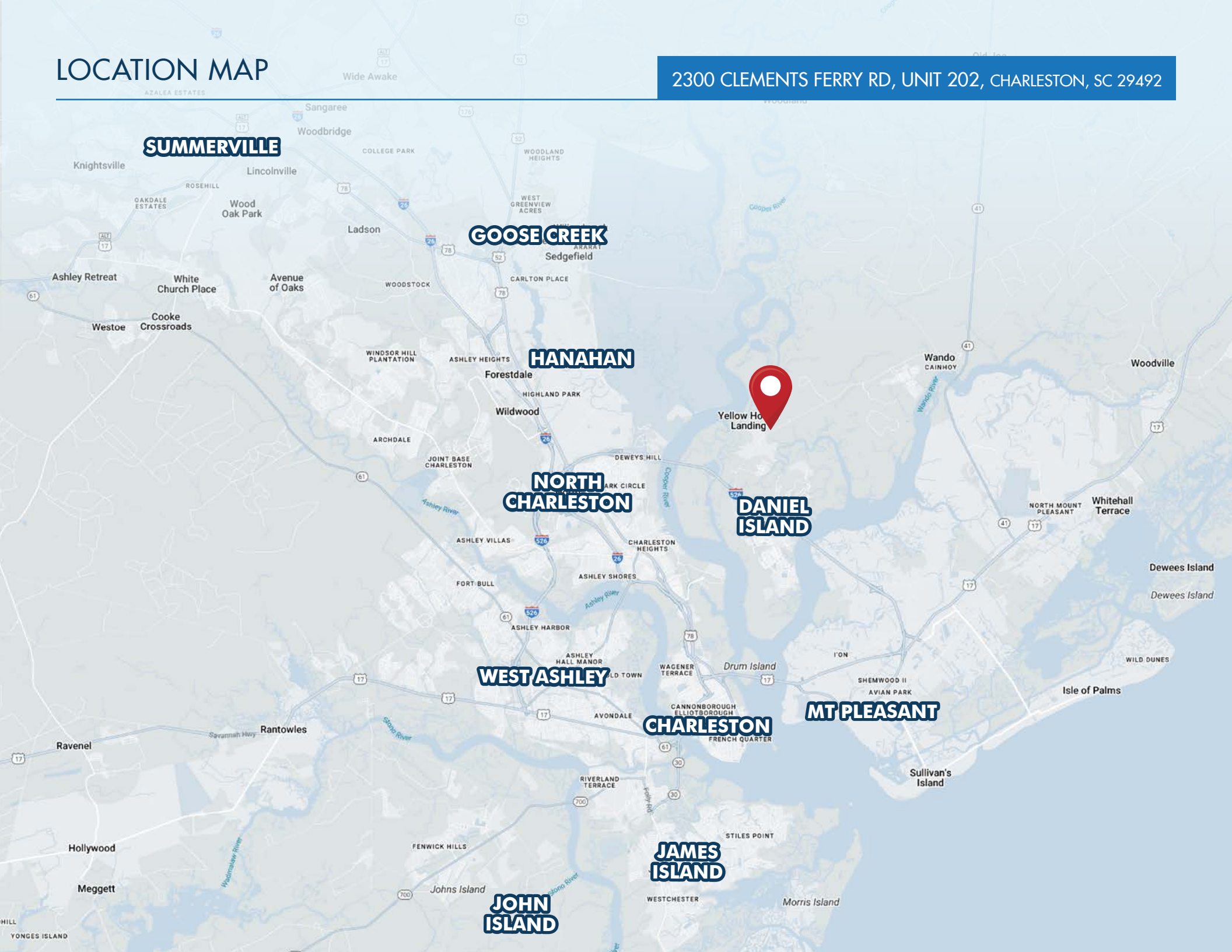






LOCATION MAP

2300 CLEMENTS FERRY RD, UNIT 202, CHARLESTON, SC 29492





LEASING CONTACTS:

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