

139 HANNIFORD DRIVE
NORTH CHARLESTON, SC 29418



2,883 - 41,750 SF WAREHOUSE & LAYDOWN YARD

FOR LEASE

LEAD CONTACT:



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

139 Hanniford Drive consists of four (4) buildings totaling 41,750 SF with a gross acreage of 8.08 AC (7 usable acres). The property is zoned Industrial (Dorchester County). Building One is a 2,883 SF office, Building Two is a 9,682 SF warehouse, Building Three is a 4,060 SF warehouse, and Building Four is a 25,125 SF warehouse.

PROPERTY SPECIFICATIONS	
ADDRESS	139 Hanniford Drive, North Charleston, SC 29418
TOTAL SQUARE FEET	41,750 SF
BUILDING 1 (OFFICE)	2,883 SF
BUILDING 2 (WAREHOUSE)	9,682 SF
BUILDING 3 (WAREHOUSE)	4,060 SF
BUILDING 4 (WAREHOUSE)	25,125 SF
TOTAL GROSS ACREAGE	8.08 Acres
TOTAL USABLE ACREAGE	7 Acres
PARCEL ID	172-16-00-001
COUNTY	Dorchester County
ZONING	Industrial (Dorchester County)



PROPERTY BREAKDOWN

SITE A

TOTAL: 12,565 SF | 3 USABLE ACRES

BUILDING 1 - OFFICE

BUILDING SF	(+/-) 2,883 SF
RESTROOMS	Three (3)
PARKING	Ample
PRIVATE OFFICES	Eight (8)

BUILDING 2 - WAREHOUSE

BUILDING SF	(+/-) 9,682 SF
OFFICE SF	(+/-) 756 SF
CLEAR HEIGHT	22'
CEILING HEIGHT	26'
DRIVE-IN DOORS	Five (5) Total - 4 (13.5'x16'); 1 (9.5'x16')
POWER	Single-Phase 240V
RESTROOMS	Two (2)
LIGHTING	LED



PROPERTY BREAKDOWN

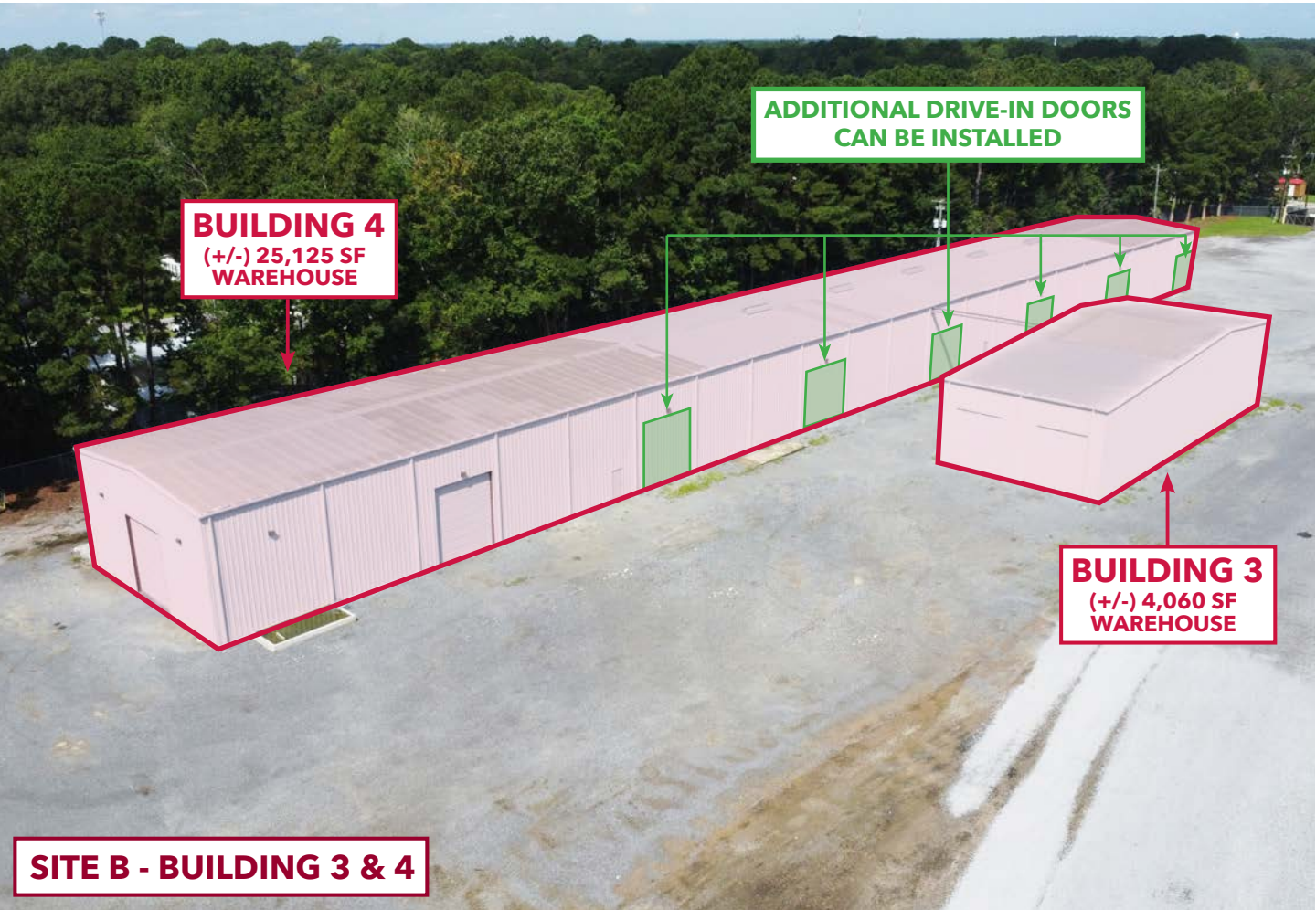
SITE B **TOTAL: 29,185 SF | 4 USABLE ACRES**

BUILDING 3 - WAREHOUSE

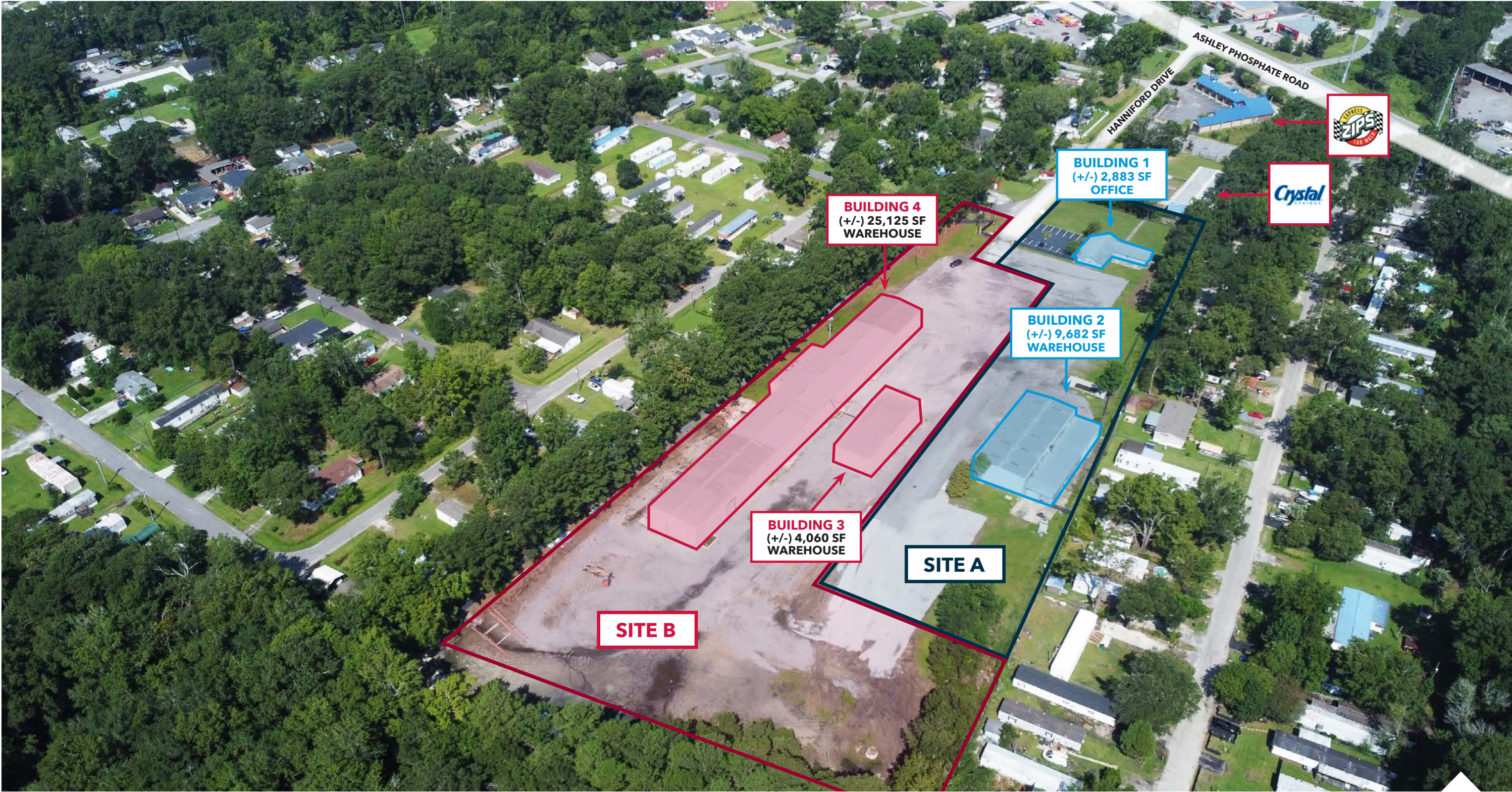
BUILDING SF	(+/-) 4,060 SF
CLEAR HEIGHT	22'
CEILING HEIGHT	26'
DRIVE-IN DOORS	Four (4) - 11.5' x 11.5'
POWER	3-Phase 480 Volt
LIGHTING	LED

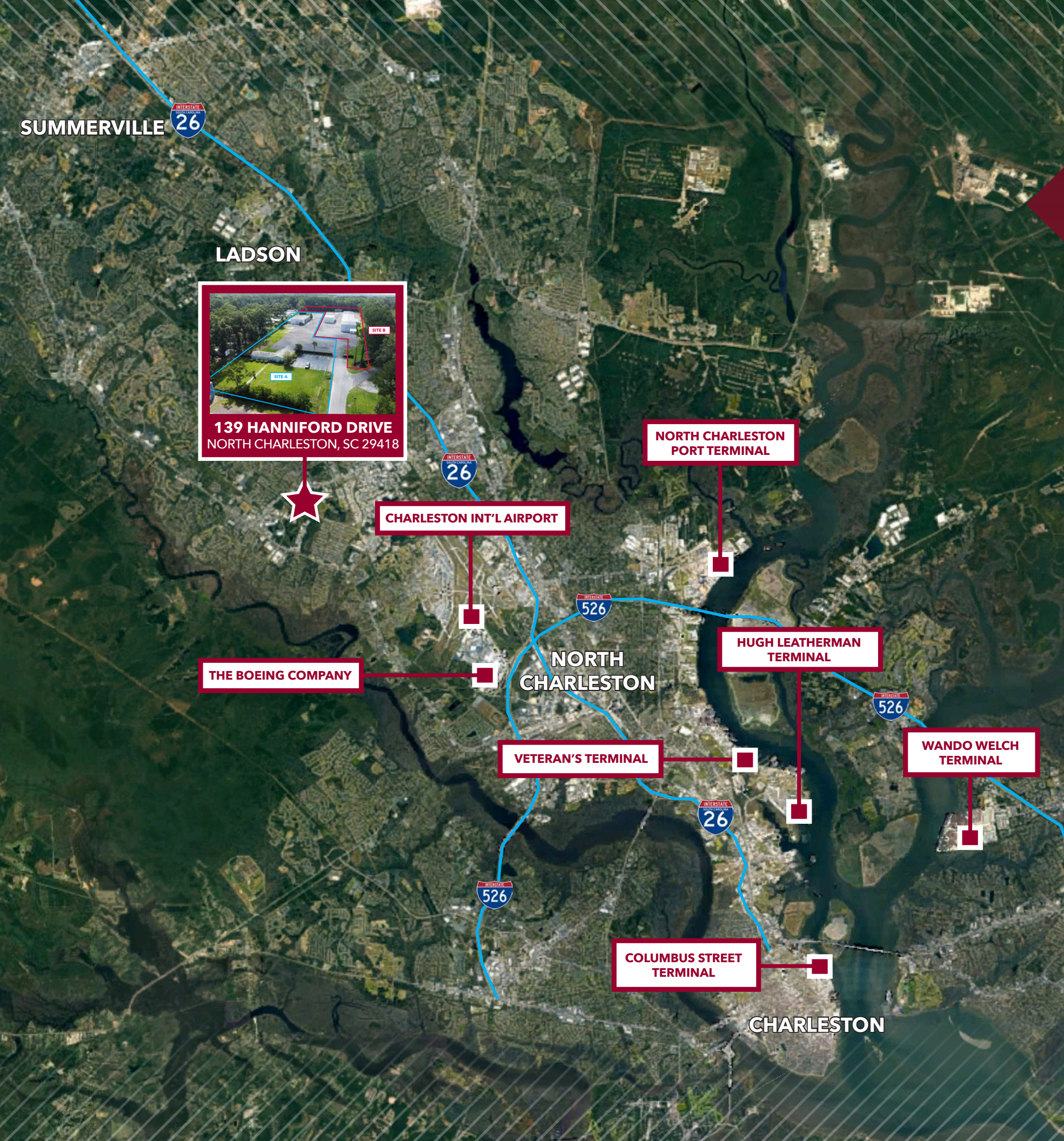
BUILDING 4 - WAREHOUSE

BUILDING SF	(+/-) 25,125 SF
OFFICE SF	(+/-) 325 SF
CLEAR HEIGHT	22' - 25'
CEILING HEIGHT	26'
DRIVE-IN DOORS	Three (3) - 9.5' x 16' *Additional Drive-In Doors can be Installed
POWER	3-Phase 480 Volt
LIGHTING	New LED lighting
CRANES	Two (2) - 5 tons



AERIAL OVERVIEW





LOCATION OVERVIEW

117,846 Total Population Within 5 Mile Radius

\$85,273 Avg. Household Income Within 5 Mile Radius

45,036 Total Households Within 5 Mile Radius

32,856 Vehicles/Day on Ashley Phosphate Road

32.4 Median Age Within 5 Mile Radius

24 Median Commute Time Within 5 Mile Radius

DRIVE TIMES:

Charleston INT'L Airport	14 min	6.9 mi
I-26	8 min	3.1 mi
I-526	11 min	7.1 mi
Highway 17	19 min	14.0 mi
North Charleston Port Terminal	22 min	12.0 mi
Veteran's Terminal	23 min	14.5 mi
Hugh Leatherman Terminal	21 min	14.2 mi
Wando Welch Terminal	29 min	19.2 mi
Columbus Street Terminal	25 min	16.0 mi



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