



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:

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



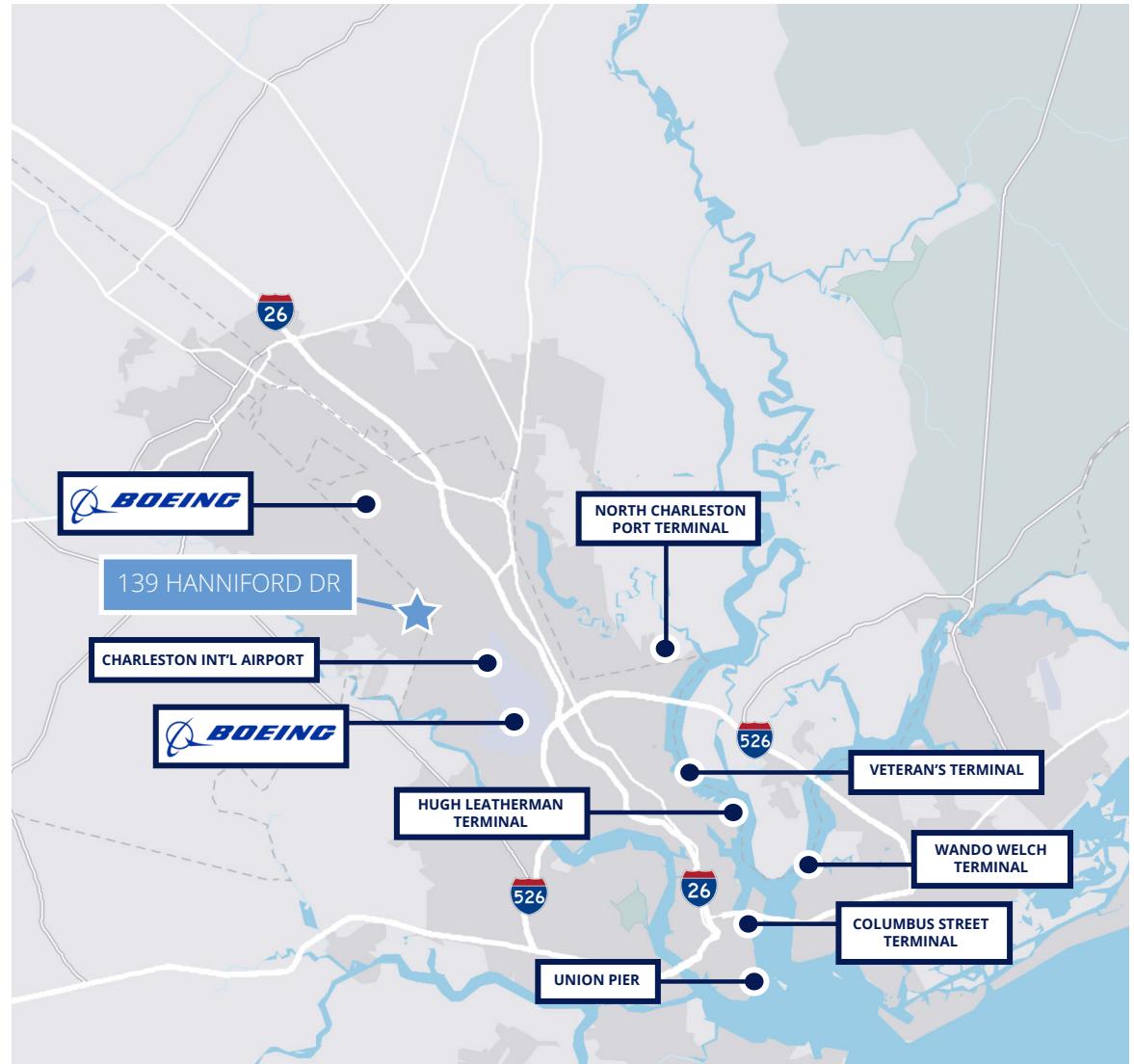
Location Overview

Demographics

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

Drive Times

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



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