



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	±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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