

INDUSTRIAL NET LEASED INVESTMENT

FOR SALE

7635 & 7641 SANDLAPPER PKWY.

\$7,250,000



RE/MAX Southern Shores
Robert Pratt
(843) 343-6085:cell
robert@robertpratt.com

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7635-7641 SANDLAPPER PKWY

| N. CHARLESTON |

SOUTH CAROLINA

7635 & 7641 SANDLAPPER PKWY.

\$7,250,000

7635 Sandlapper Pkwy., Stes. 100 & 200

- Each Suite Contains Approximately 10,103sf (Est. 850sf conditioned office space)
- Each Suite Offers 1 Drive-In & 1 Roll-Up with Shared Truck Well
- Concurrent NNN Leases Through 7/31/2030
- Annual Rents of \$228,732

7641 Sandlapper Pkwy., Bldg. 100

- Approximately 7,884sf (Est. 600sf conditioned office space)
- 1 Drive-In Door & 1 Roll-Up at Shared Truck Well
- Current NNN Lease Through 4/30/2028
- Annual Rents of \$87,823.32

7641 Sandlapper Pkwy., Bldg. 200

- Approximately 8,171sf (Est. 600sf conditioned office space)
- 1 Drive-In Door & 1 Roll-Up at Shared Truck Well
- Current NNN Lease Through 10/31/2028
- Annual Rents of \$11,2541.88

NOI Snapshot

- Current—\$429,096
- 2026 Increases in Effect - \$441,970
- 2027 Increases in Effect - \$455,229
- 2028 Increases in Effect - \$468,886
- 2029 Increases in Effect - \$482,952
- 2030 Projected Increases in Effect - \$497,441
Based on Both 7641 Tenants Exercising Options

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PLANT SCHEDULE

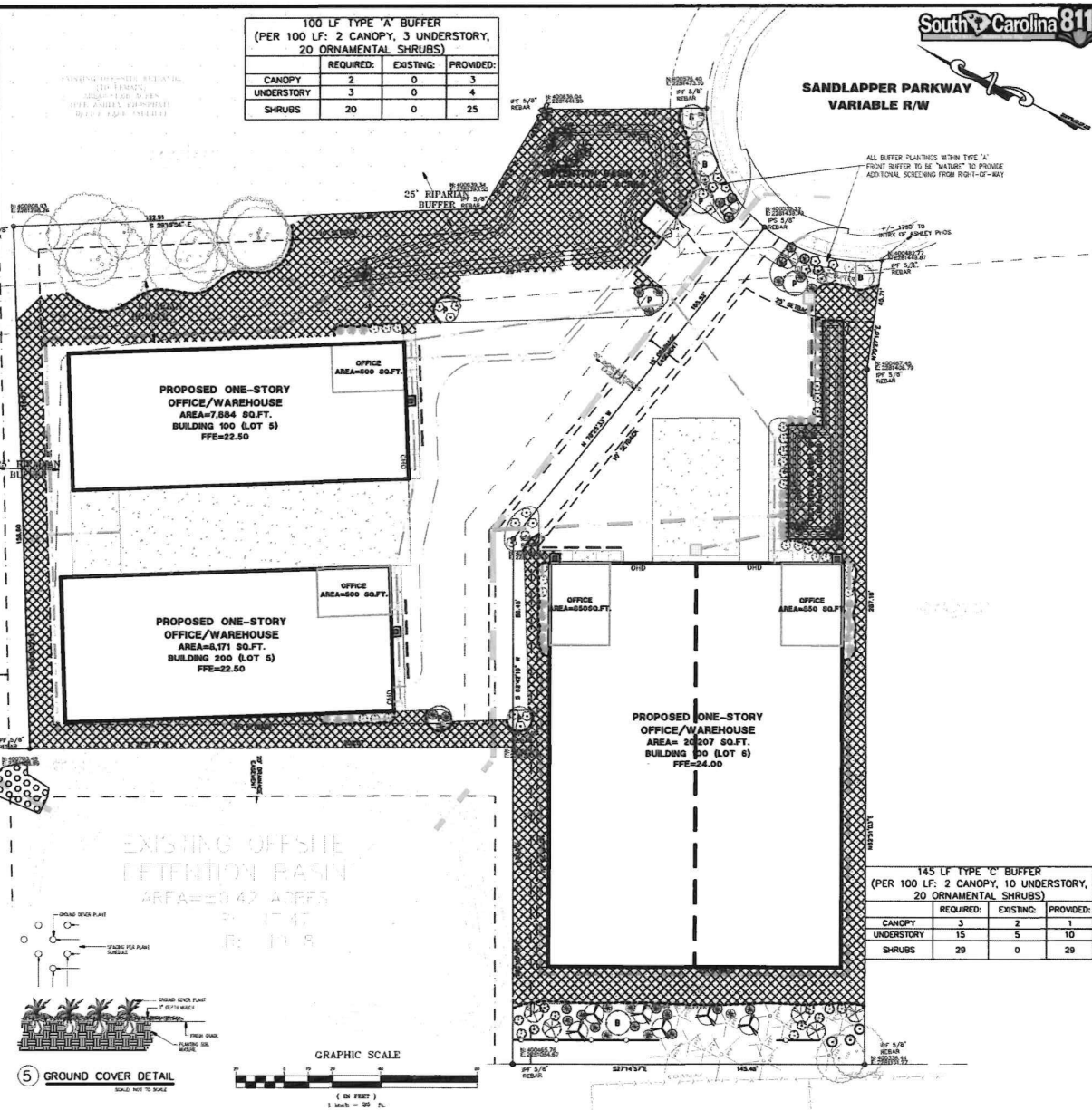
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	GAL/POT	SPACING
CANOPY TREES (BUFFER & PARKING)					
FRAXINUS SP.	WHITE OAK	2	10"	2"	20'x20'
QUERCUS SP.	WHITE OAK	2	10"	2"	20'x20'
CANOPY TREES (PARKING)					
FRAXINUS SP.	WHITE OAK	2	10"	2"	20'x20'
QUERCUS SP.	WHITE OAK	2	10"	2"	20'x20'
UNDERSTORY TREES					
FRAXINUS SP.	WHITE OAK	2	10"	2"	20'x20'
QUERCUS SP.	WHITE OAK	2	10"	2"	20'x20'
SHRUBS					
FRAXINUS SP.	WHITE OAK	2	10"	2"	20'x20'
QUERCUS SP.	WHITE OAK	2	10"	2"	20'x20'
GROUND COVER					
LANDSCAPING					
MELCH					

100 LF TYPE 'A' BUFFER
(PER 100 LF: 2 CANOPY, 3 UNDERSTORY, 20 ORNAMENTAL SHRUBS)

	REQUIRED	EXISTING	PROVIDED
CANOPY	2	0	3
UNDERSTORY	3	0	4
SHRUBS	20	0	25



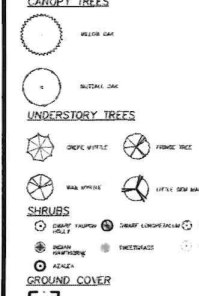
SANDLAPPER PARKWAY
VARIABLE R/W



MITIGATION
INDEXES OF MITIGATION (REQUIRED) ONLY:
PROPOSED MITIGATION TREES (1" DBH) = (0" - 0") = 0"
MITIGATION BANK REQUIRED = (0" - 0") = 0"
MITIGATION BANK PAYMENT = (\$217.50 PER INCH) = \$200

NOTE:
1. ALL SMALL TREES SHALL BE PLANTED TO REMAIN EXACTLY AS SHOWN.
2. ALL TREES SHALL BE PLANTED TO REMAIN EXACTLY AS SHOWN.
3. ALL TREES SHALL BE PLANTED TO REMAIN EXACTLY AS SHOWN.
4. ALL TREES SHALL BE PLANTED TO REMAIN EXACTLY AS SHOWN.

PLANT LEGEND



1 SHRUB PLANTING



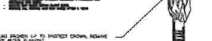
2 MULT-TRUNK TREE



3 TREE STAKING DETAIL



4 PALM TREE PLANTING DETAIL



5 GROUND COVER DETAIL

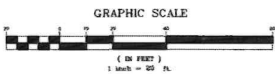


SITE LIGHTING NOTES:
1. SUBMITTAL OF A LIGHTING PLAN IS REQUIRED FOR NEW LIGHTING.
2. THE MAXIMUM POLE HEIGHT FOR COMMERCIAL ZONED PROPERTIES IS 18 FT.
3. CUT OFF LIGHTING SOURCE IS USED FOR THE SITE.

PLANT SCHEDULE NOTES:
1. CONTRACTOR TO CONTACT EARTHSOURCE ENGINEERING FOR QUESTIONS REGARDING TO THE LANDSCAPE PLAN.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED ON THESE PLANS.
3. THE SIZE OF THE PLANT MATERIALS SHALL CONFORM WITH THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" FOR NUMBER ONE GRADE NURSERY STOCK AS ADOPTED BY THE AMERICAN ASSOCIATION OF SUPERMARTS AND AMERICAN NATIONAL STANDARDS INSTITUTE.
4. THERE SHALL BE NO SUBSTITUTIONS, SELECTIONS, OR ADDITIONS WITHOUT WRITTEN APPROVAL OF BOTH EARTHSOURCE ENGINEERING, THE OWNER, AND THE MUNICIPALITY.
5. NO GROUND COVER, JUNKER, OR DIRT GRAY SHALL BE USED AS SUBSTITUTION PLANTS OR FILLER.
6. ALL DISTURBED AREAS ARE TO BE MULCHED OR SOODED UNLESS OTHERWISE NOTED.
7. ALL TREES TO HAVE SAUCERS (BORNS) AS DETAILED. STAKE AND GUY WIRE THE TREES AS PER THE DETAILS. COVER THE RING WITH A 4" CIRCLE OR PINE STRAW MULCH.
8. A MINIMUM 2" LAYER OF PINE STRAW MULCH SHALL BE PLACED AROUND ALL PLANTED MATERIAL.
9. MAINTENANCE OF REQUIRED LANDSCAPED AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL SUCH AREAS SHALL BE PROPERLY MAINTAINED SO AS TO ASSURE THE SURVIVAL AND AESTHETIC VALUE OF THE LANDSCAPING AND SHALL BE PROVIDED WITH AN IRRIGATION SYSTEM OR A READY AVAILABLE WATER SUPPLY. FAILURE TO MONITOR SUCH AREAS IS A VIOLATION OF THE CITY'S ORDINANCE AND MAY BE REMOVED IN THE MANNER PRESCRIBED FOR OTHER VIOLATIONS.

INTERNAL LANDSCAPING (LOT 5):
TOTAL POST-DEVELOPMENT WAREHOUSE PARKING AREA = 20,007 SQ.FT.
TOTAL SQ. FEET REQUIRED LANDSCAPING (AREA/INTERNAL) = 10,003.5 ACRES (1.5330 SQ)
TOTAL, PROVIDED = 10,003.5 ACRES (1.5330 SQ)

INTERNAL LANDSCAPING (LOT 6):
TOTAL POST-DEVELOPMENT WAREHOUSE PARKING AREA = 20,007 SQ.FT.
TOTAL SQ. FEET REQUIRED LANDSCAPING (AREA/INTERNAL) = 10,003.5 ACRES (1.5330 SQ)
TOTAL, PROVIDED = 10,003.5 ACRES (1.5330 SQ)



145 LF TYPE 'C' BUFFER
(PER 100 LF: 2 CANOPY, 10 UNDERSTORY, 20 ORNAMENTAL SHRUBS)

	REQUIRED	EXISTING	PROVIDED
CANOPY	3	2	1
UNDERSTORY	15	5	10
SHRUBS	20	0	20

EARTHSOURCE ENGINEERING
LANDSCAPE ARCHITECTURE
1000 W. BROADWAY, SUITE 100, CHARLESTON, SC 29401
803.799.1111
www.earthsourceeng.com

SANDLAPPER PARKWAY
VARIABLE R/W

SANDLAPPER LOTS 5 & 6
7635 & 7633 SANDLAPPER PARKWAY
NORTH CHARLESTON, SC 29420

LANDSCAPE PLAN & PLANT SCHEDULE

REVISIONS

NO.	DATE	DESCRIPTION
1	03.25.20	ISSUE FOR PERMIT

DATE: 03.25.20
JOB NO.: 19-162
PERMIT REVIEW DOCUMENTS
SHEET NUMBER: L-100

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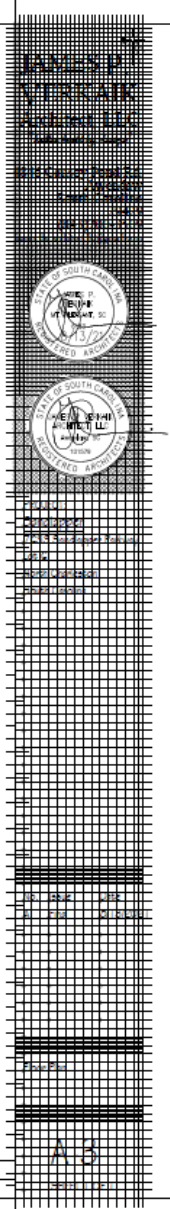
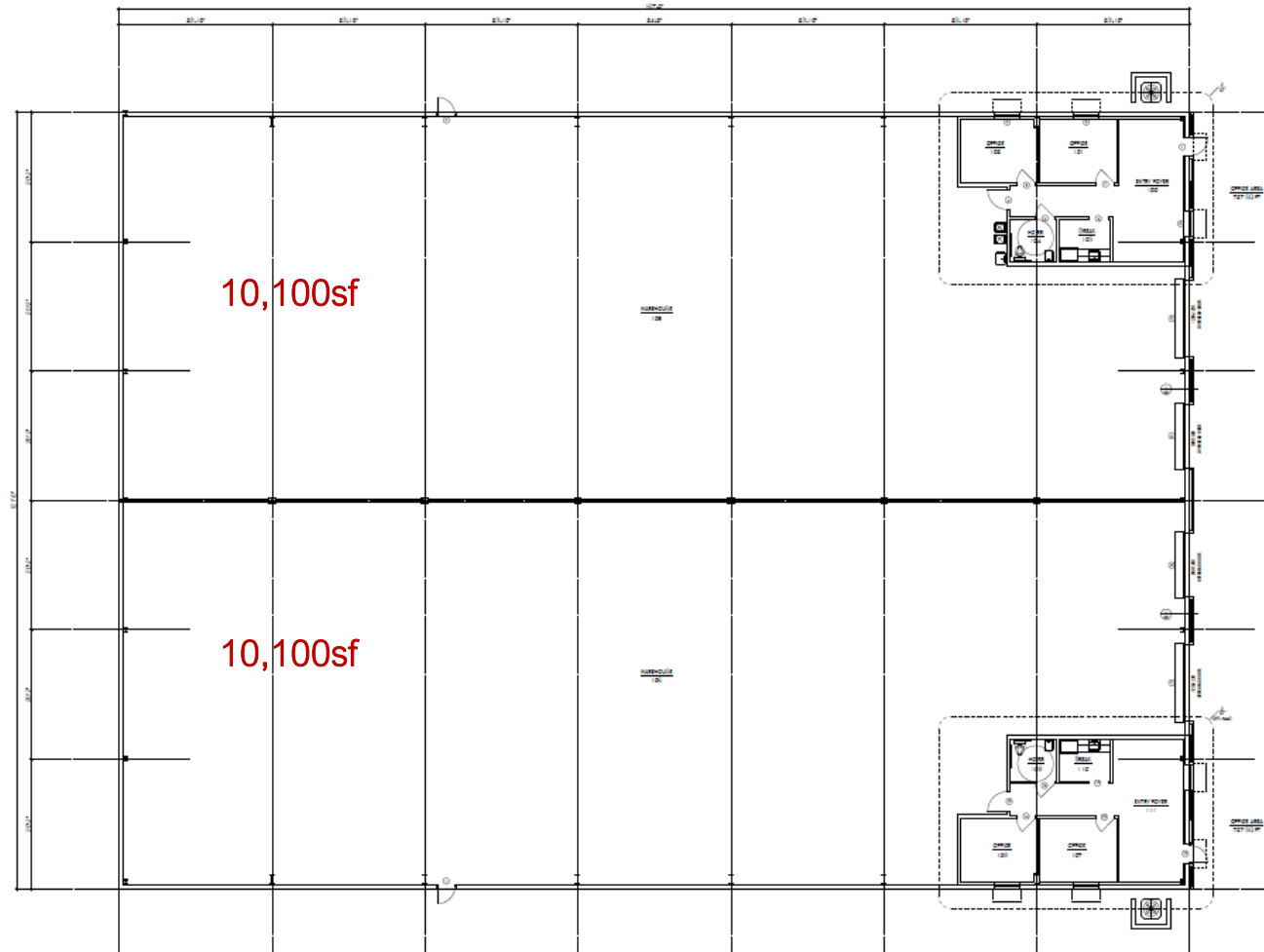
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SOUTH CAROLINA

7635 SANDLAPPER PKWY., SUITES 100 & 200

20,200sf



© Overmyer LLC
 1 FLOOR PLAN
 A3 4/21/21 10'

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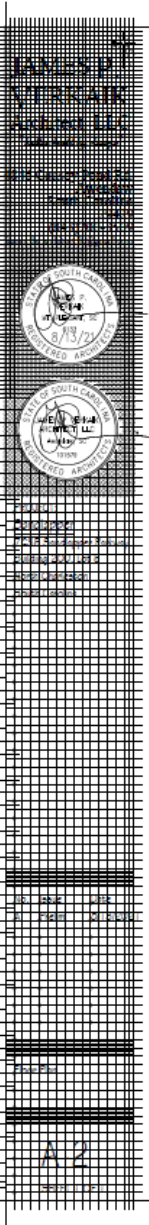
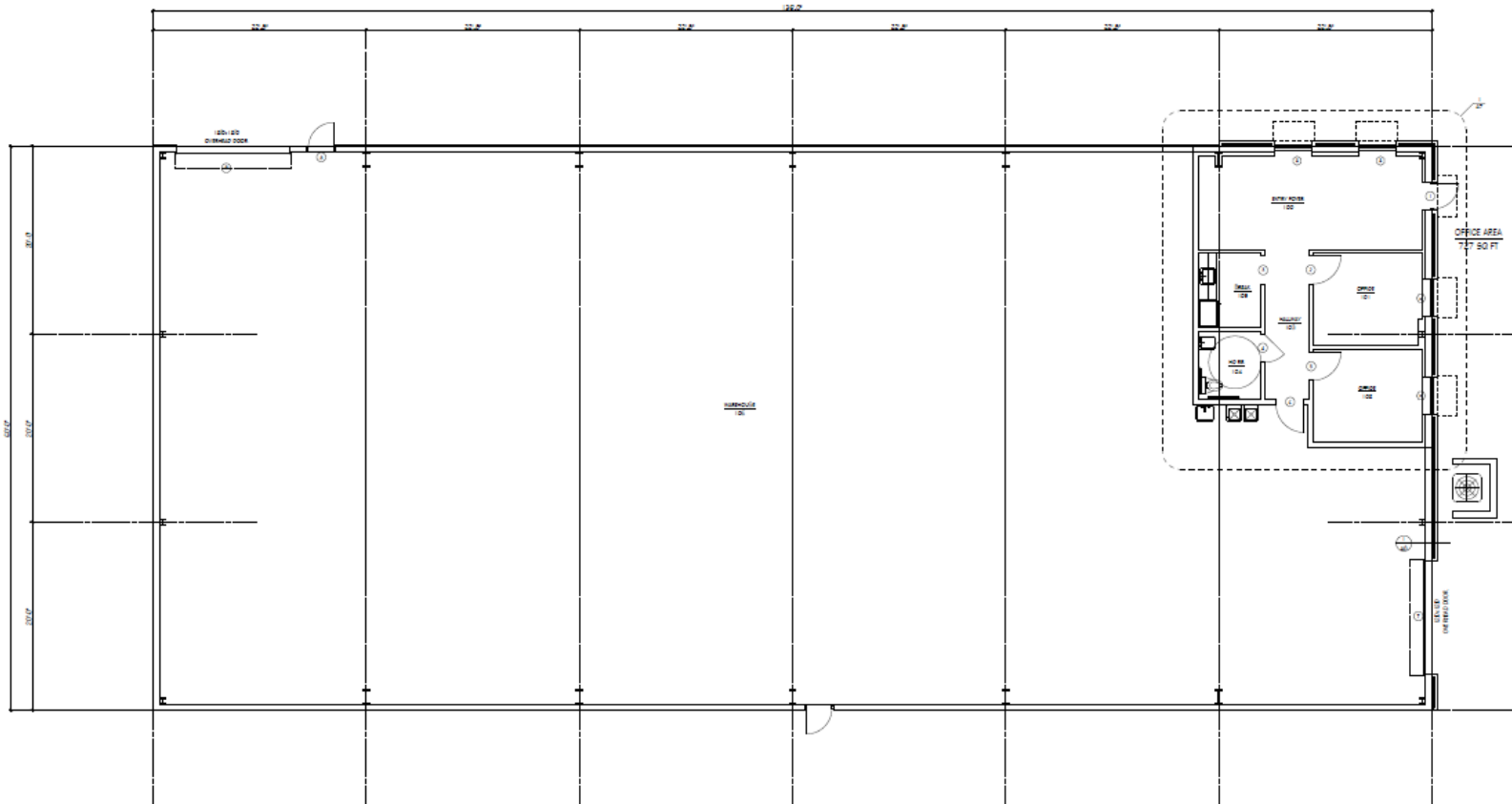
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SOUTH CAROLINA

7641 SANDLAPPER PKWY., BUILDING 100

7,884sf



1 FLOOR PLAN
A2 12/12/21 17:10

NOTE: PRIOR TO CONSTRUCTION ALL AREAS SHOULD BE FIELD MEASURED

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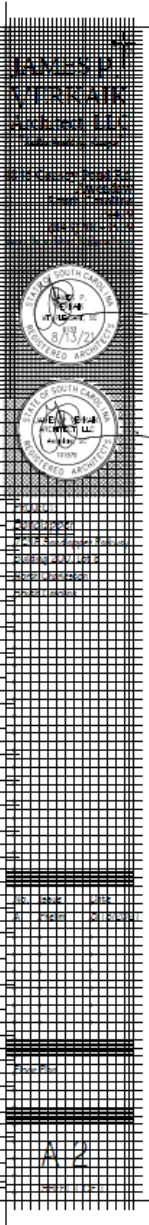
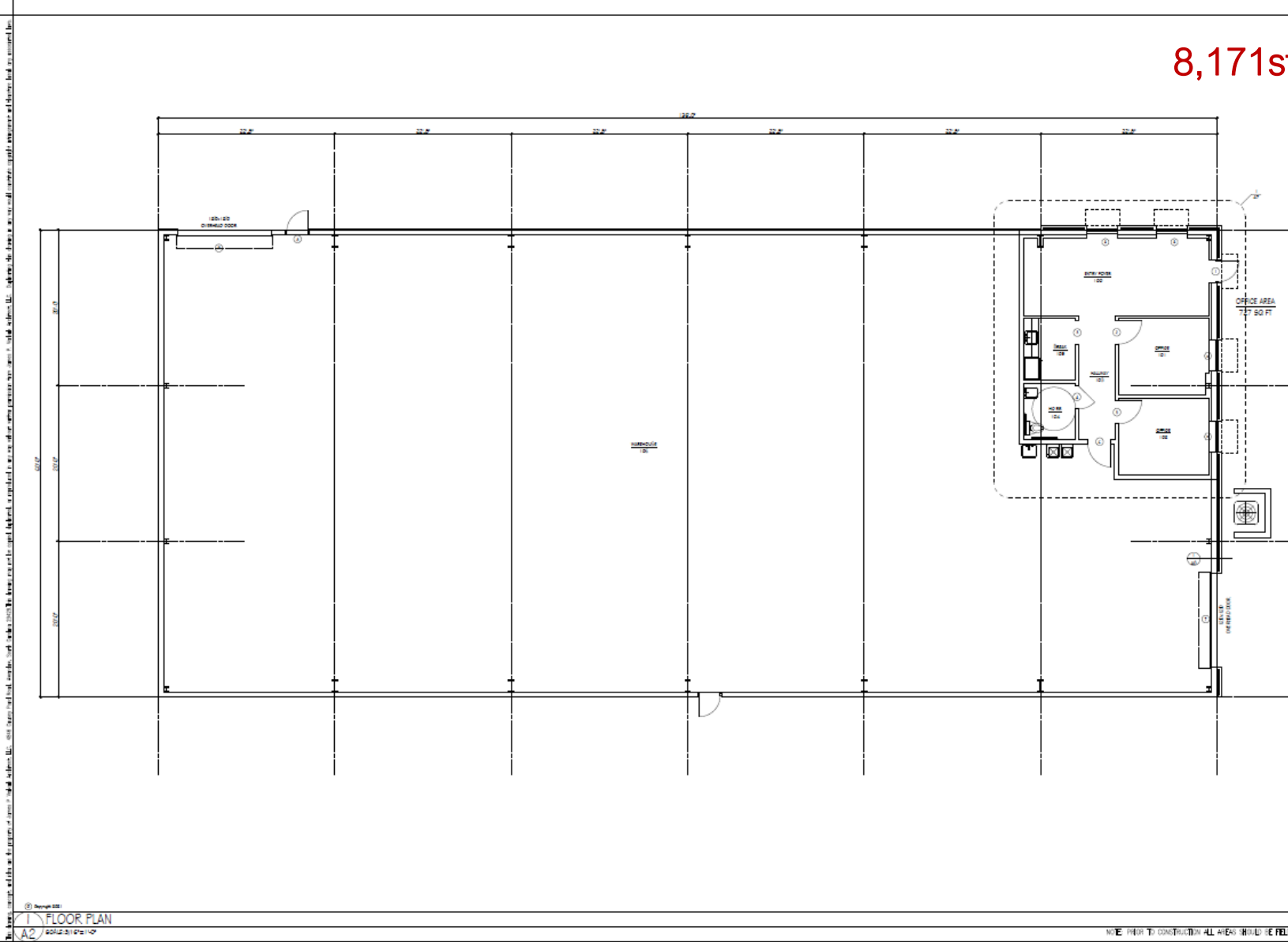
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8,171sf



1 FLOOR PLAN
A2 12/12/21 17:10

NOTE: PRIOR TO CONSTRUCTION ALL AREAS SHOULD BE FIELD MEASURED

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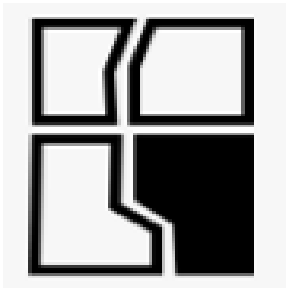
36,261 Square Feet
3 Industrial Buildings
4 Long-Term Tenants



2 Parcels = 2.22 Acres
0.94 Acre
1.28 Acre



Separate TMS Numbers
Chas Co: 395-00-00-040
Dorch Co: 172-00-00-123



PDD Zoning
City of North Charleston



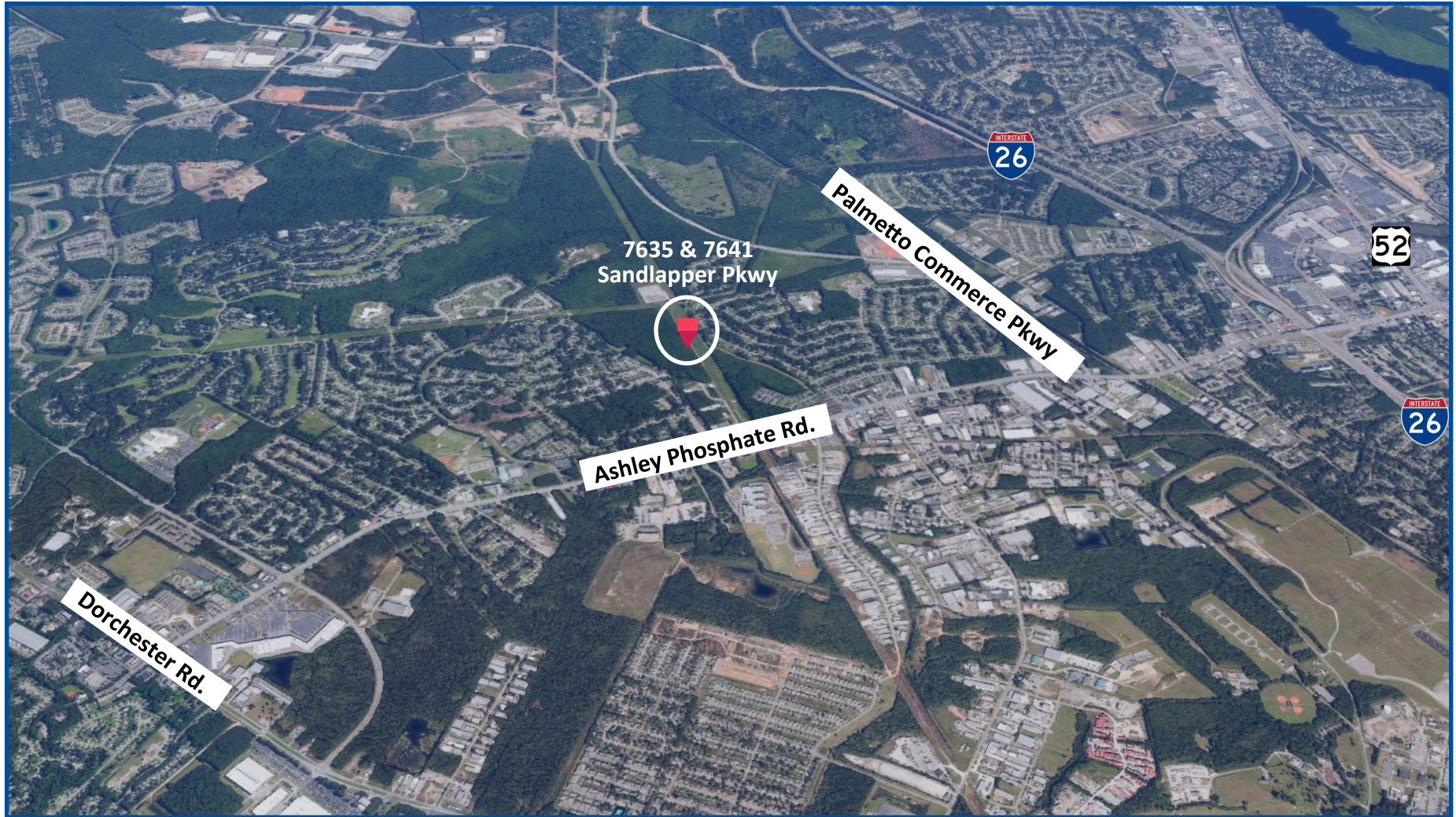
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