

# 201 LUKEN RD

CHARLESTON (GOOSE CREEK), SC



**101,705 SF Available for Sublease**



**CLASS A INDUSTRIAL  
PARK SURROUNDED BY  
CORPORATE TENANTS**



**SUPERIOR ACCESS  
TO I-26, I-526 AND  
LEATHERMAN TERMINAL**



**PROXIMATE TO SKILLED  
WORKFORCE - NWIC - ATLANTIC,  
JOINT BASE CHARLESTON, VOLVO,  
BOEING AND PORT TERMINALS**

FOR MORE INFORMATION:

PETER FENNELLY, SIOR, MCR, SLCR  
+1 843 425 0186  
[peter.fennelly@bridge-commercial.com](mailto:peter.fennelly@bridge-commercial.com)

WILL CROWELL, SIOR  
+1 504 975 1099  
[will.crowell@bridge-commercial.com](mailto:will.crowell@bridge-commercial.com)

SIMONS JOHNSON, SIOR, MCR, CCIM  
+1 843 557 4047  
[simons.johnson@bridge-commercial.com](mailto:simons.johnson@bridge-commercial.com)

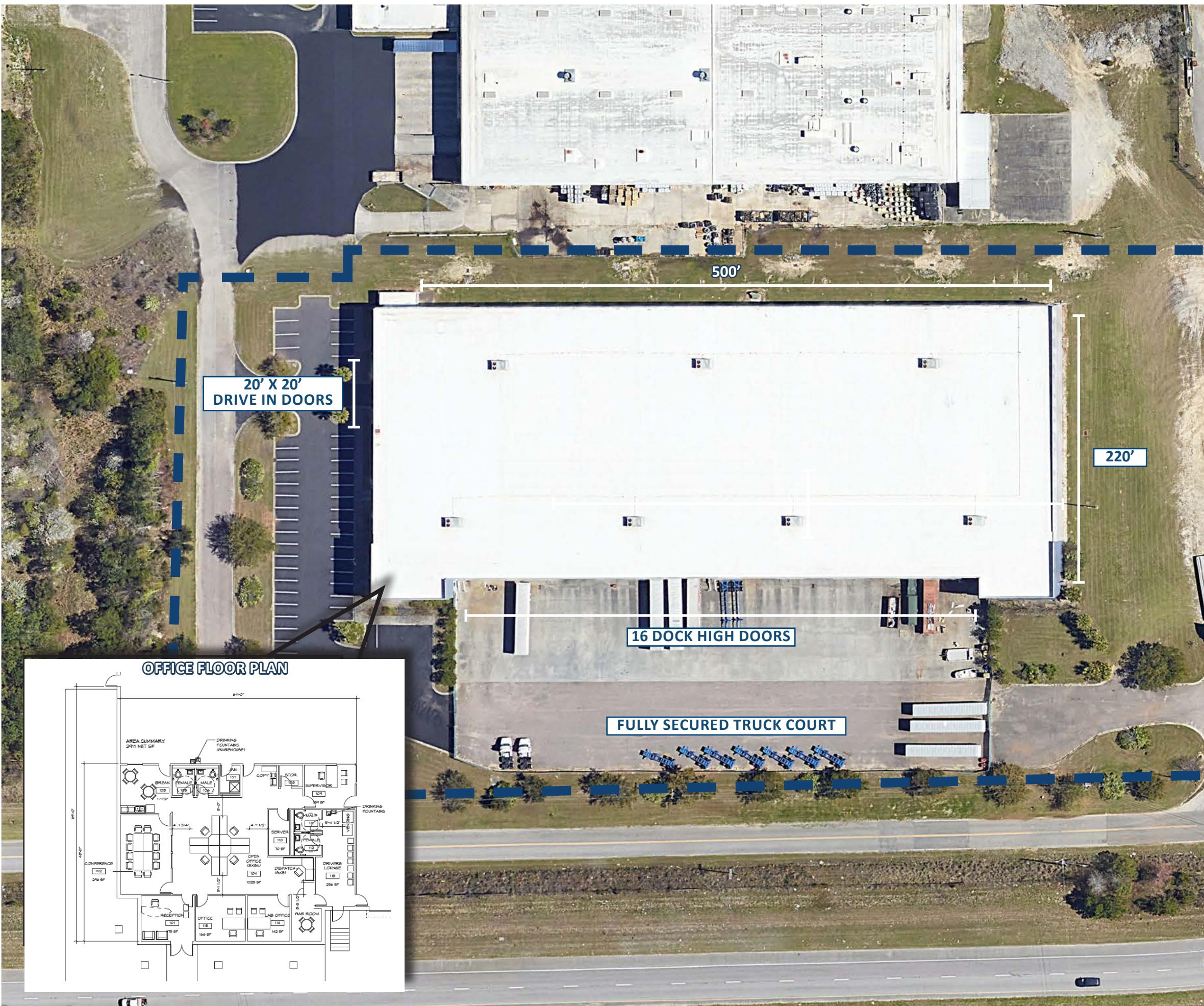
STORM HUTTIG  
+1 864 905 0124  
[storm.huttig@bridge-commercial.com](mailto:storm.huttig@bridge-commercial.com)



**BRIDGE  
COMMERCIAL**

**201 Luken Rd**  
**Location**





**101,705 SF Available**

## BUILDING SPECIFICATIONS APPROXIMATELY

<b>SIZE</b>	101,705 SF
<b>OFFICE SIZE</b>	2,911 SF
<b>LOT SIZE</b>	7 ACRES
<b>COLUMN SPACING</b>	50' X 50'
<b>SPRINKLER</b>	ESFR
<b>HVAC</b>	100% (7 x 25-ton rooftop units)
<b>CLEAR HEIGHT</b>	30'
<b>LIGHTING</b>	T5 fluorescent lights w/motion
<b>PARKING</b>	50 auto spaces
<b>TRUCK COURT</b>	140'
<b>DOCK DOORS</b>	16 dock-high doors (knock out panels exist for 10 additional dock high doors)
<b>DRIVE IN DOORS</b>	20' x 20'

Walmart



78



26

THORNE  
RESEARCH



AMERICOLD

BOSCH

Berkeley  
County  
Airport



MONCKS  
CORNER



Santee  
Cooper



INTERNATIONAL

Francis Marion  
National Forest

## Centrally Located

MILES      MINUTES\*

I-26	4.5	9
NAVAL INFORMATION WARFARE CENTER	5.5	9
I-526	4.6	10
N. CHARLESTON TERMINAL	5.3	10
NORFOLK SOUTHERN & CSX HUBS	6.3	14
BOEING FINAL ASSEMBLY	8.2	14
CHS INTERNATIONAL AIRPORT	8.8	15
MERCEDES VANS MANUFACTURING	10.5	16
BOEING INTERIORS RESPONSIBILITY CENTER	10.6	16
HUGH K. LEATHERMAN, SR. TERMINAL	8.9	18
BOSCH PLANT	11.5	20
WANDO WELCH TERMINAL	14.0	25
I-95	43.5	40

\*Google Maps drive time during business hours

CHARLESTON PORT TERMINALS





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