

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

WILL CROWELL, SIOR
+1 504 975 1099
will.crowell@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

STORM HUTTIG
+1 864 905 0124
storm.huttig@bridge-commercial.com



201 Luken Rd
Location



101,705 SF

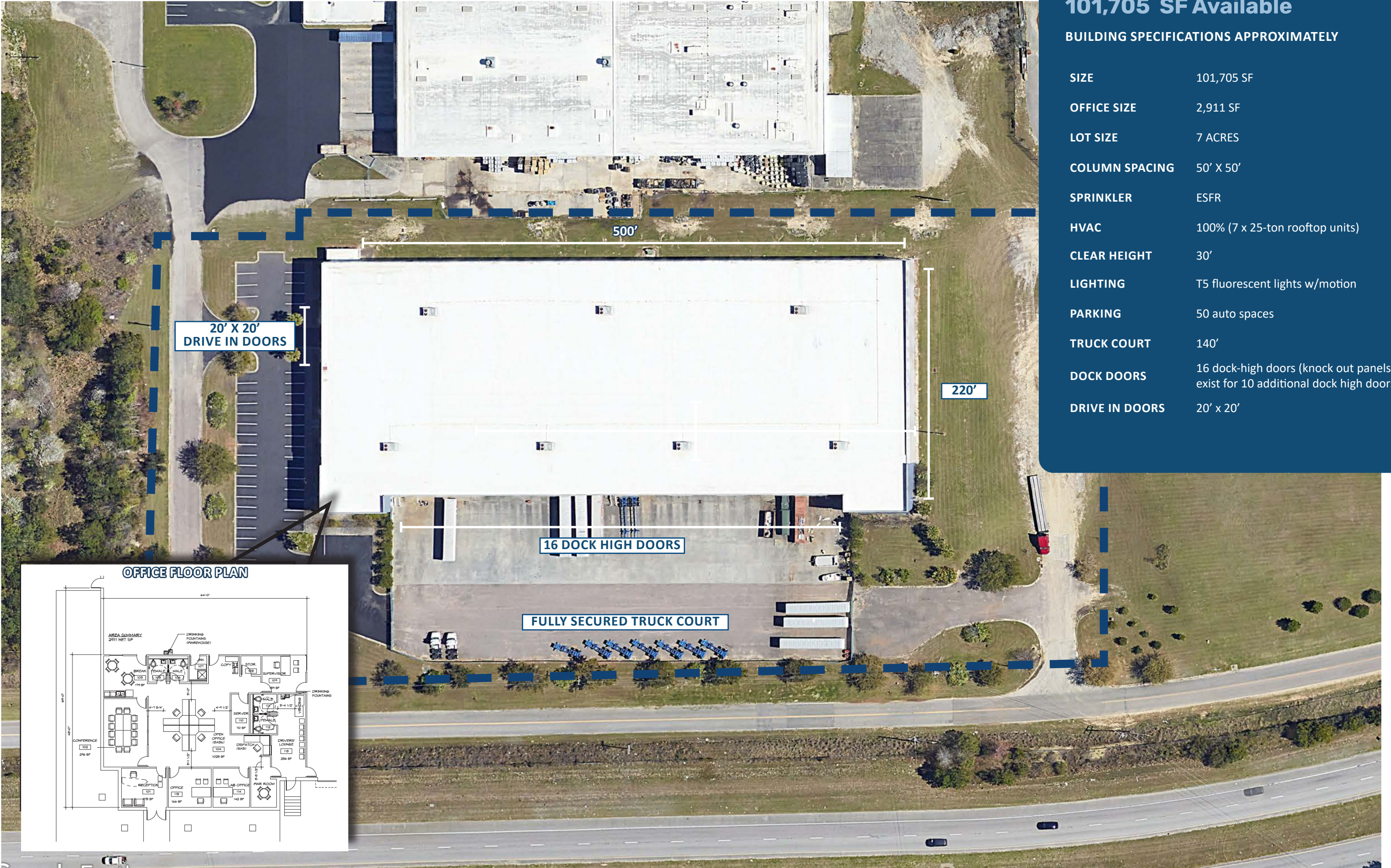
LUKEN RD

ACCESS ROAD

N. RHETT AVE

N. RHETT AVE

HARBOUR LAKE DR

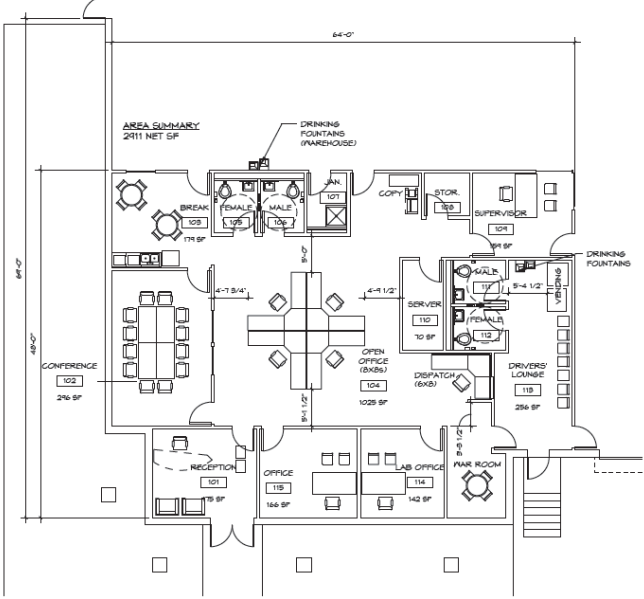


101,705 SF Available

BUILDING SPECIFICATIONS APPROXIMATELY

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

OFFICE FLOOR PLAN



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





201 LUKEN RD CHARLESTON, SC

FOR MORE INFORMATION

PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR
+1 504 975 1099
will.crowell@bridge-commercial.com

STORM HUTTIG
+1 864 905 0124
storm.huttig@bridge-commercial.com



This document has been prepared by Bridge Commercial for advertising and general information only. Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridge Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bridge Commercial and/or its licensor(s). ©2022. All rights reserved.