

FOR LEASE

4,000 SF WAREHOUSE



220 EAGLE RD, GOOSE CREEK, SC 29445



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PROPERTY DESCRIPTION

4,000 SF industrial space with fenced-in yard space available. This property is located between Goose Creek and Hanahan, off the corner of Rhett Avenue and Red Bank Road. The unit features primarily open warehouse space (approx. 3,600 sq ft) with office at the front (approx. 400 sq. ft.), reception area, and two restrooms. Warehouse space has 3-phase power, and clear heights range from 14ft to 16ft. There are 2 drive-in doors in the warehouse with access to the gated laydown yard behind. This is an ideal space for contractors, service workers, and other industrial tenants seeking warehouse space with private outdoor storage. NNN fees are estimated at \$1.87/SF and include taxes, insurance, and common area maintenance.

THE OFFERING

UNIT	SIZE	LEASE RATE	NNN	AVAILABLE DATE
4	4,000 SF	\$14 PSF NNN	\$1.87 PSF	12/1/25



PROPERTY SPECS

TAX ID/APN	252-00-00-031
BUILDING TOTAL	10,000 SF
SPACE AVAILABLE	4,000 SF
OFFICE SF	400 SF
LEASE RATE	\$14.00 PSF NNN
COUNTY	Berkeley
MUNICIPALITY	City of Goose Creek
ZONING	H1: Heavy Industrial
CLEARANCE HEIGHT	14'-16'
EAVE HEIGHT	14'
CENTER HEIGHT	15'
FENCED YARD	Yes
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Three Phase
DRIVE-IN DOOR	(2) 10'x10'
VENTILATION	Yes

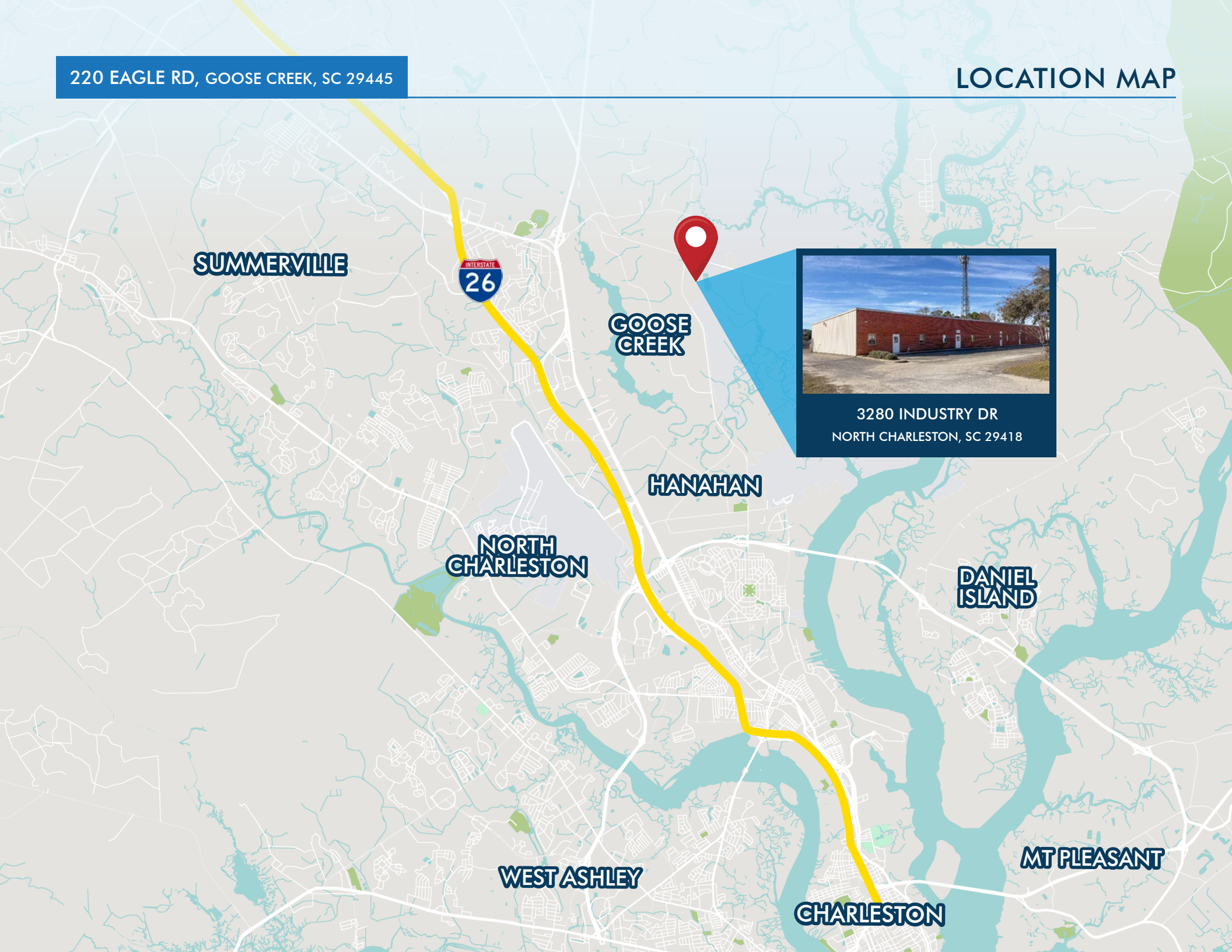


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LOCATION MAP



SUMMERVILLE

INTERSTATE
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GOOSE CREEK

HANAHAN

NORTH CHARLESTON

DANIEL ISLAND

WEST ASHLEY

CHARLESTON

MT PLEASANT



3280 INDUSTRY DR
NORTH CHARLESTON, SC 29418



CONTACTS:

Tradd Varner, SIOR

Partner

+1.843.532.1684

[tradd.varner@](mailto:tradd.varner@harborcommercialpartners.com)

harborcommercialpartners.com

Todd Garrett, CCIM, SIOR

Managing Partner

+1.843.408.8846

[todd.garrett@](mailto:todd.garrett@harborcommercialpartners.com)

harborcommercialpartners.com

Crawford Riddle

Associate

+1.864.423.4973

[crawford.riddle@](mailto:crawford.riddle@harborcommercialpartners.com)

harborcommercialpartners.com

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