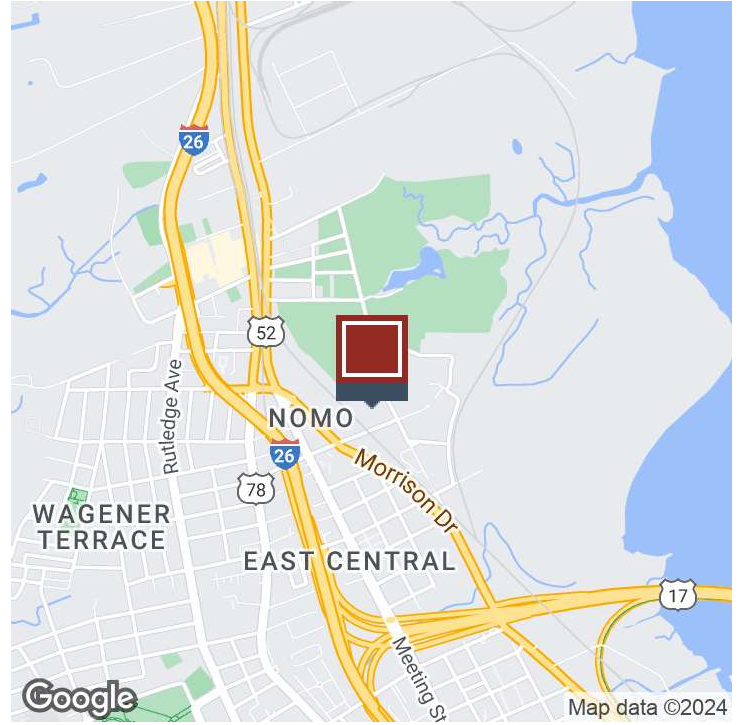
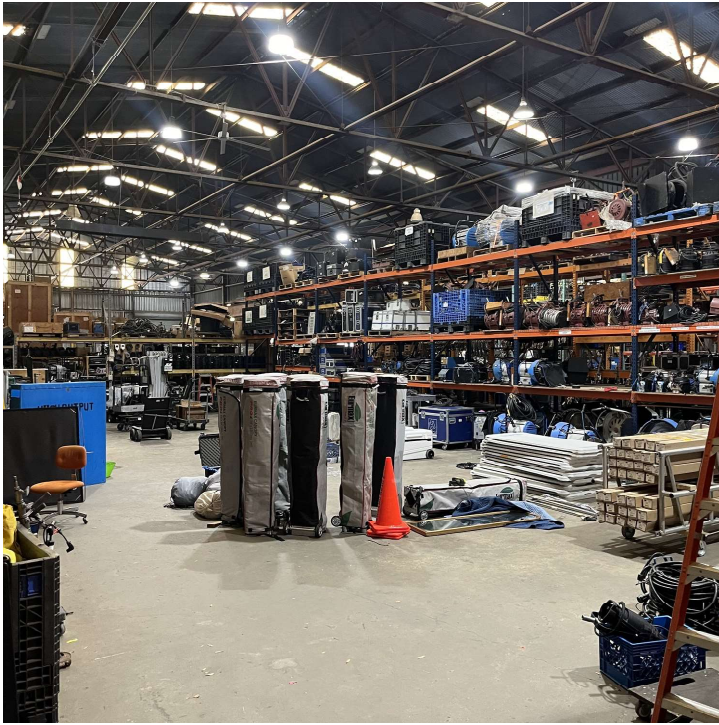


INDUSTRIAL PROPERTY FOR LEASE

# 62 BRIGADE STREET

62 BRIGADE ST, CHARLESTON, SC 29403



## OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Building Size:	45,000 SF
Available SF:	2,471 - 15,566 SF
Zoning:	Heavy Industrial
Market:	Charleston

## PROPERTY OVERVIEW

Rare opportunity to lease warehouse space in downtown Charleston. This industrial building offers a unique opportunity to establish your presence in the heart of the Charleston's bustling upper peninsula. The building contains numerous tenants and offers multiple roll up doors, one dock door and office space. Available square footage is flexible dependent on tenant's requirements.

Located in the thriving upper peninsula district, this property enjoys unparalleled accessibility to major transportation routes, allowing for seamless logistics and distribution. With close proximity to urban amenities and a dynamic business environment, this location is ideal for businesses seeking maximum convenience.

## PROPERTY HIGHLIGHTS

- Prime location in Charleston, SC
- Flexible lease options available
- On-site parking for convenience
- Proximity to major transportation routes

for more information, please contact:

**JOSEPH TECKLEBURG**

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunnington Avenue Charleston, SC 29405 [CCTRE.COM](http://CCTRE.COM)

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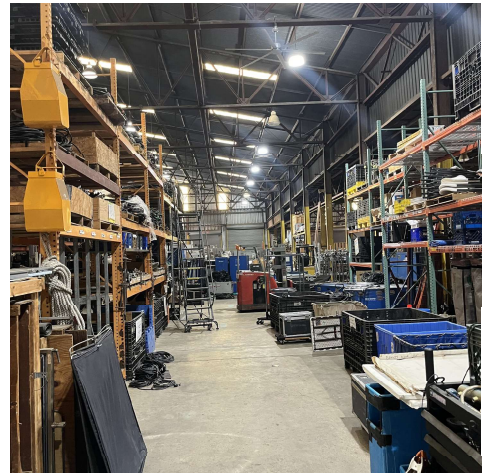
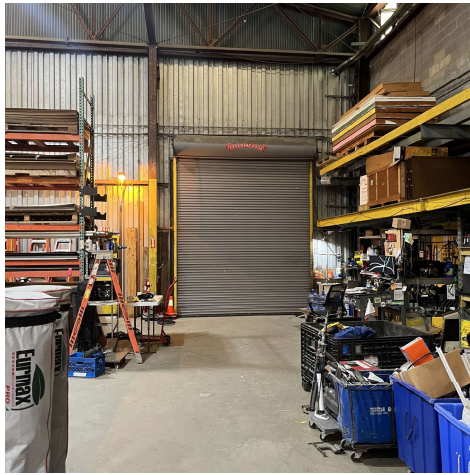




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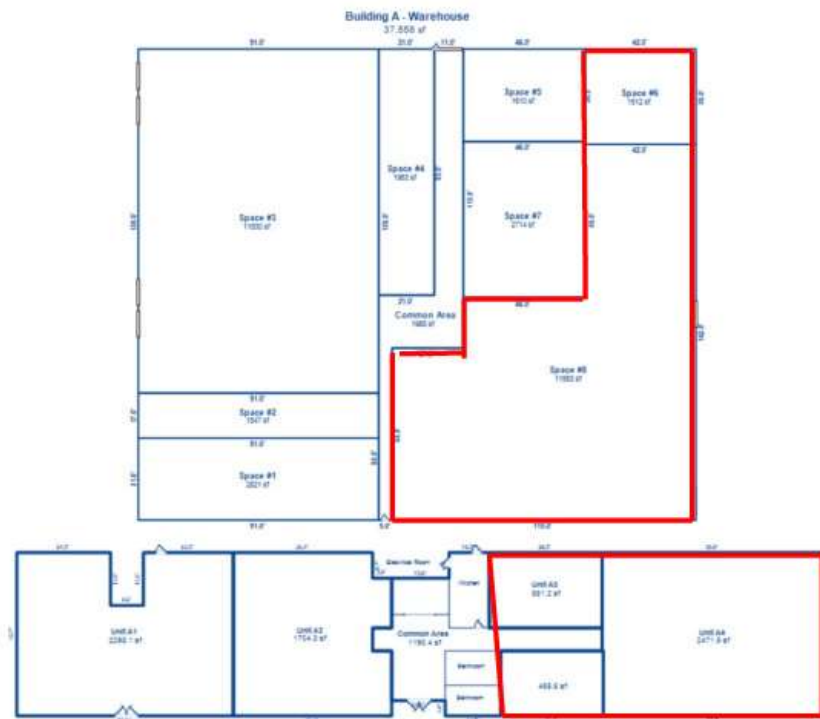
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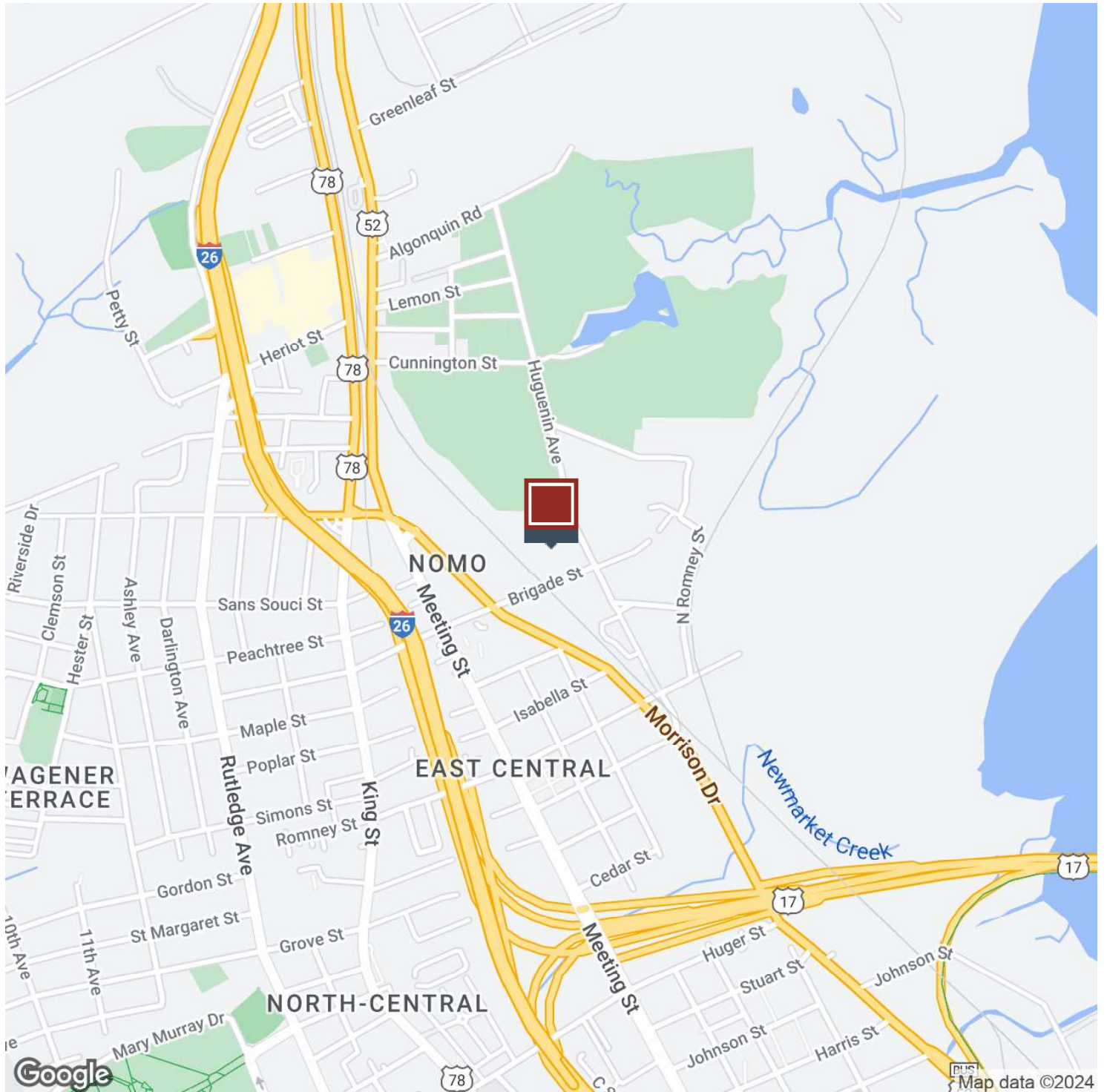
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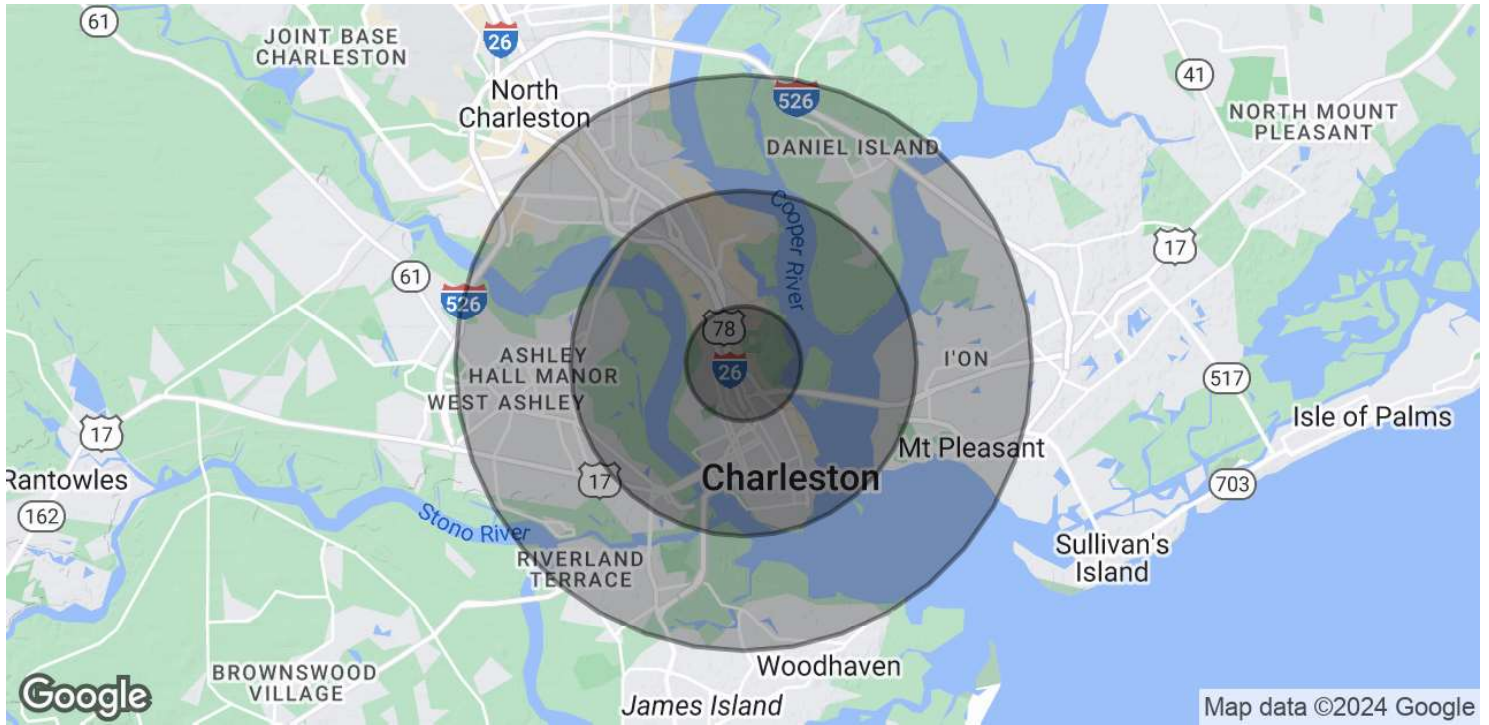
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,969	50,028	129,376
Average Age	35.4	35.7	38.0
Average Age (Male)	34.4	34.5	36.9
Average Age (Female)	36.4	36.6	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,390	24,350	60,294
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$65,753	\$80,577	\$91,959
Average House Value	\$357,141	\$510,923	\$422,735

\* Demographic data derived from 2020 ACS - US Census

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