

FIRST GENERATION FLEX SPACE

FOR LEASE

US 17-A AND RIDGE CHURCH ROAD



RE/MAX SOUTHERN SHORES
Robert Pratt
(843) 343-6085:cell
Robert@RobertPratt.com



2118-2120 RIDGE CHURCH RD.

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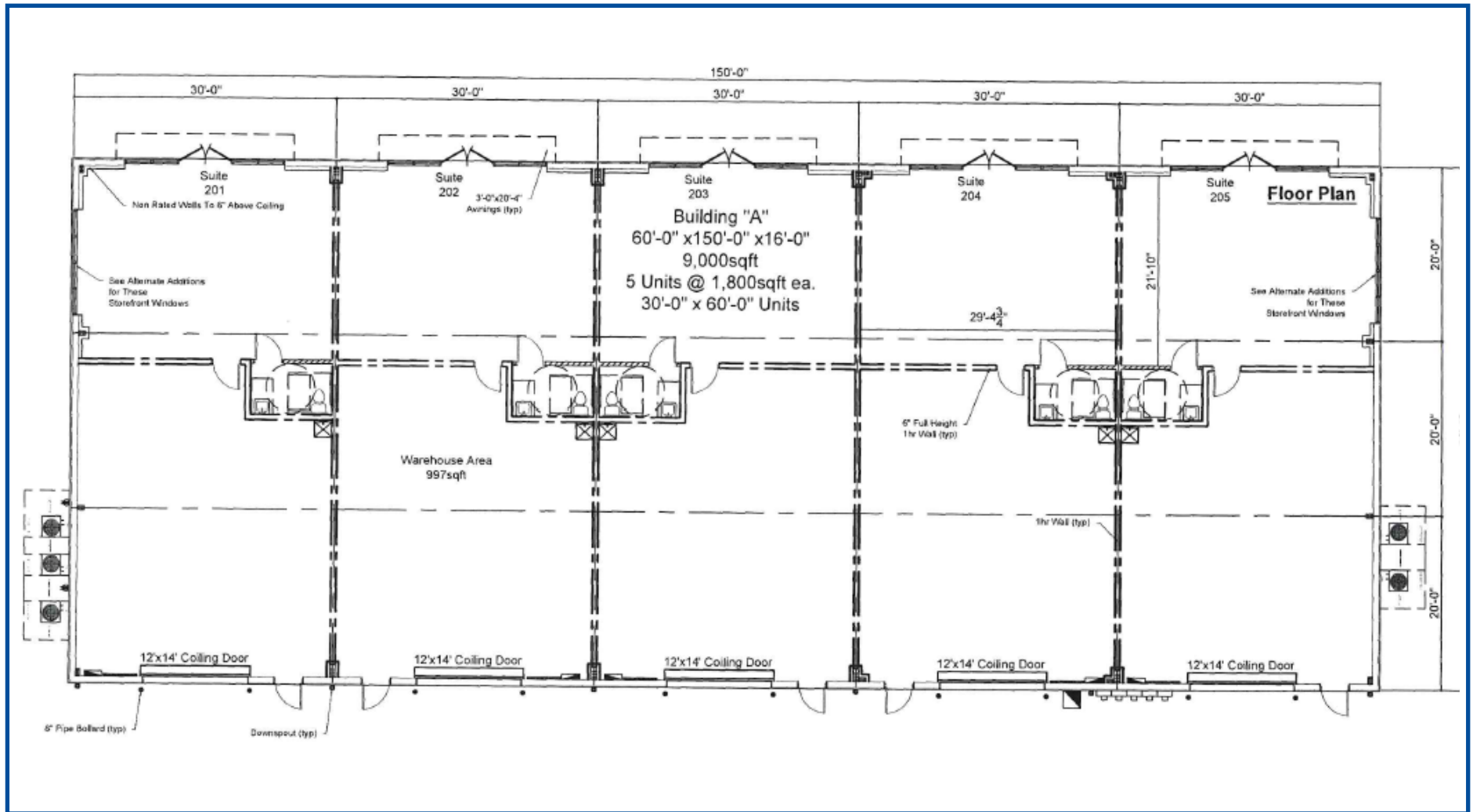
SOUTH CAROLINA



- Two 9,000sf office/warehouse buildings comprised of five 1,800sf units each (650sf open office and 1,150sf warehouse)
- Tenant responsible for monthly base rent of \$18/sf plus NNN fee of \$3/sf totaling \$3,150/mo. NNN includes taxes, insurance, CAM
- Warm shell delivery with walls primed, flooring installed in the bathroom, lights installed in drop ceiling
- Warehouse with 12' roll-up door
- Rear roll-up entry access will be paved
- Heated and cooled office area
- Zoned OI in Berkeley County, TMS 222-14-02-029
- Excellent location near the corner of Hwy 17-A and Ridge Church Rd. with close proximity to I-26, Hwy 176, and Nexton
- Ready for occupancy June 2025







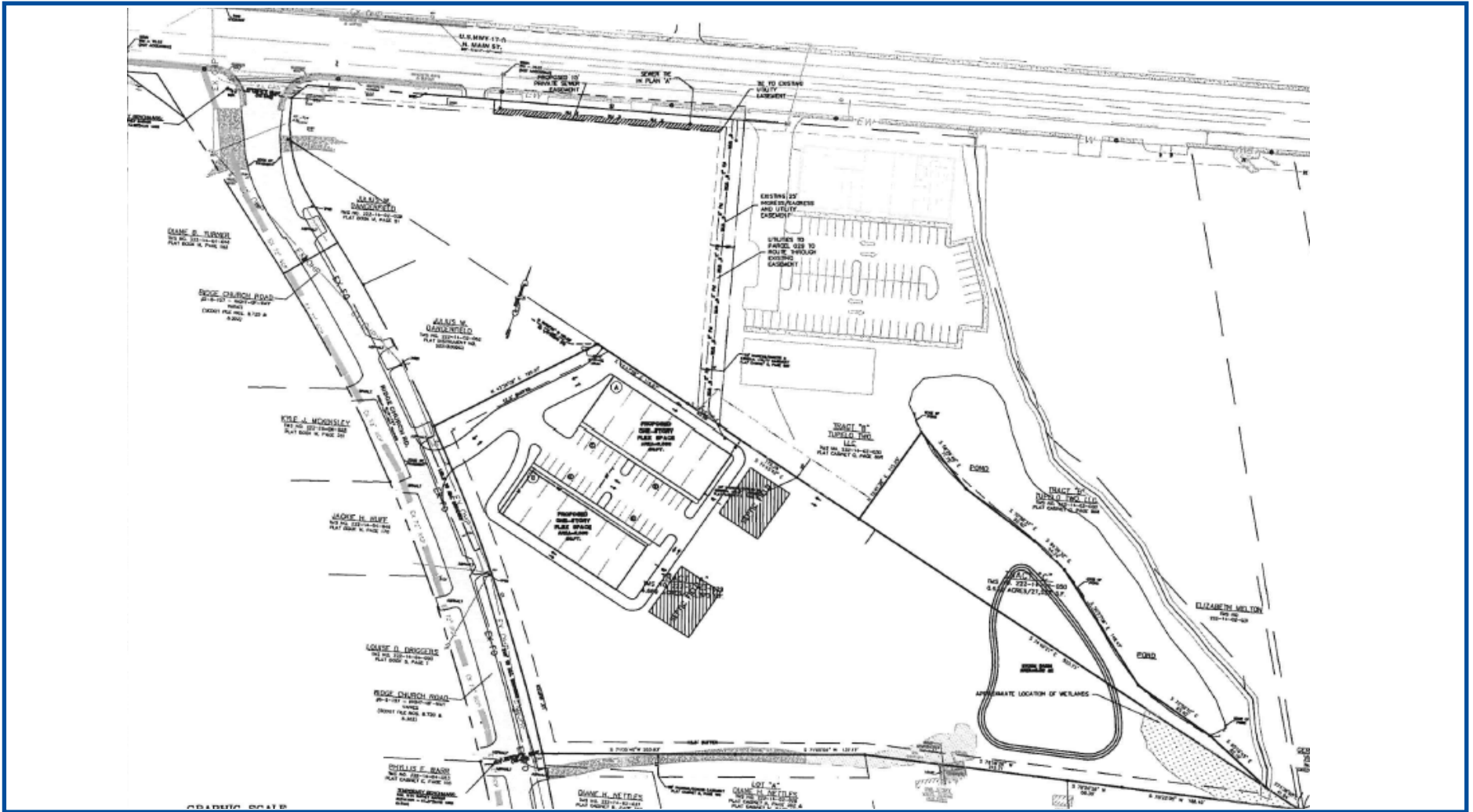
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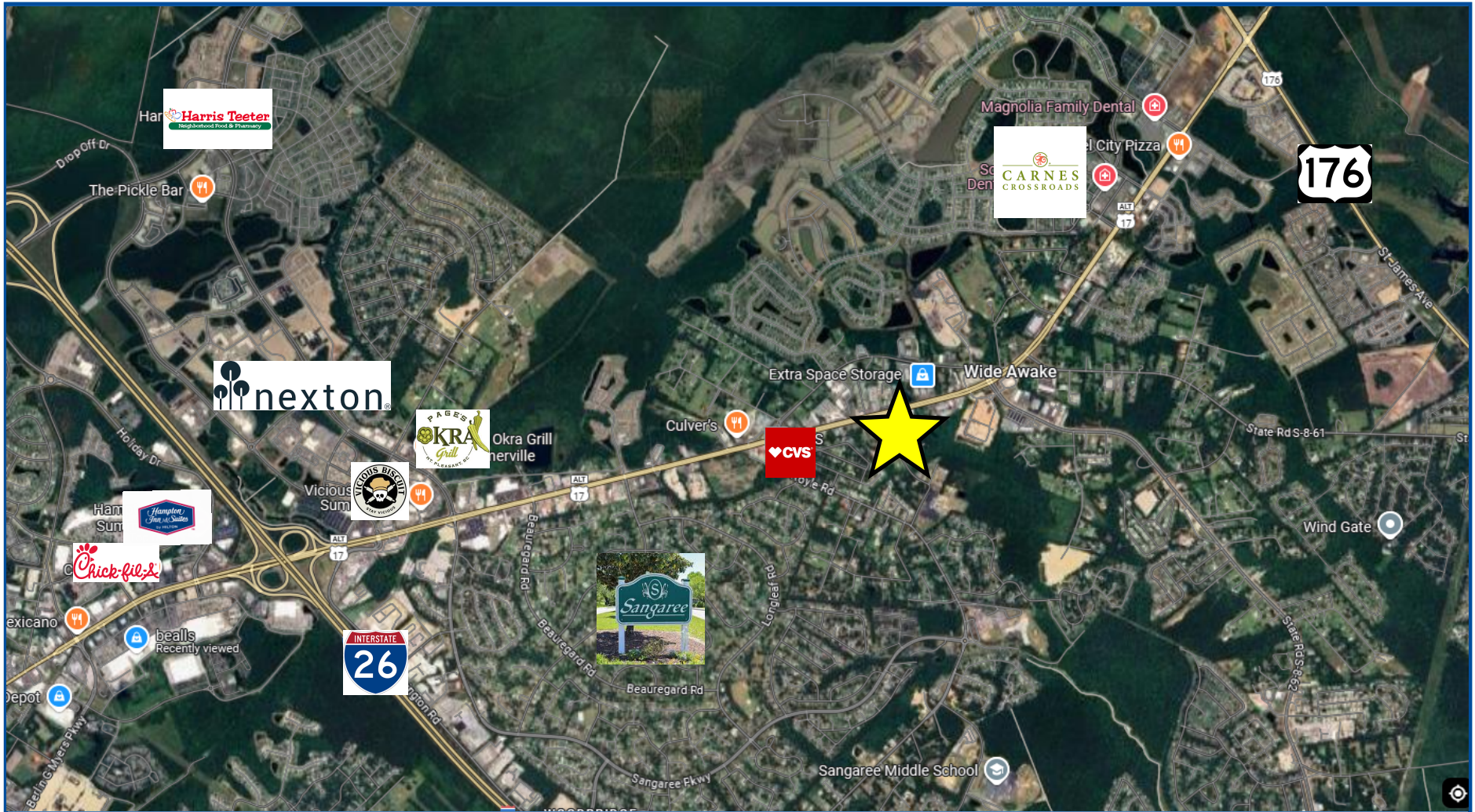
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