

FOR LEASE

SUITE A : 22,112 SF | SUITE B : 22,000 SF | SUITE C : 22,159 SF

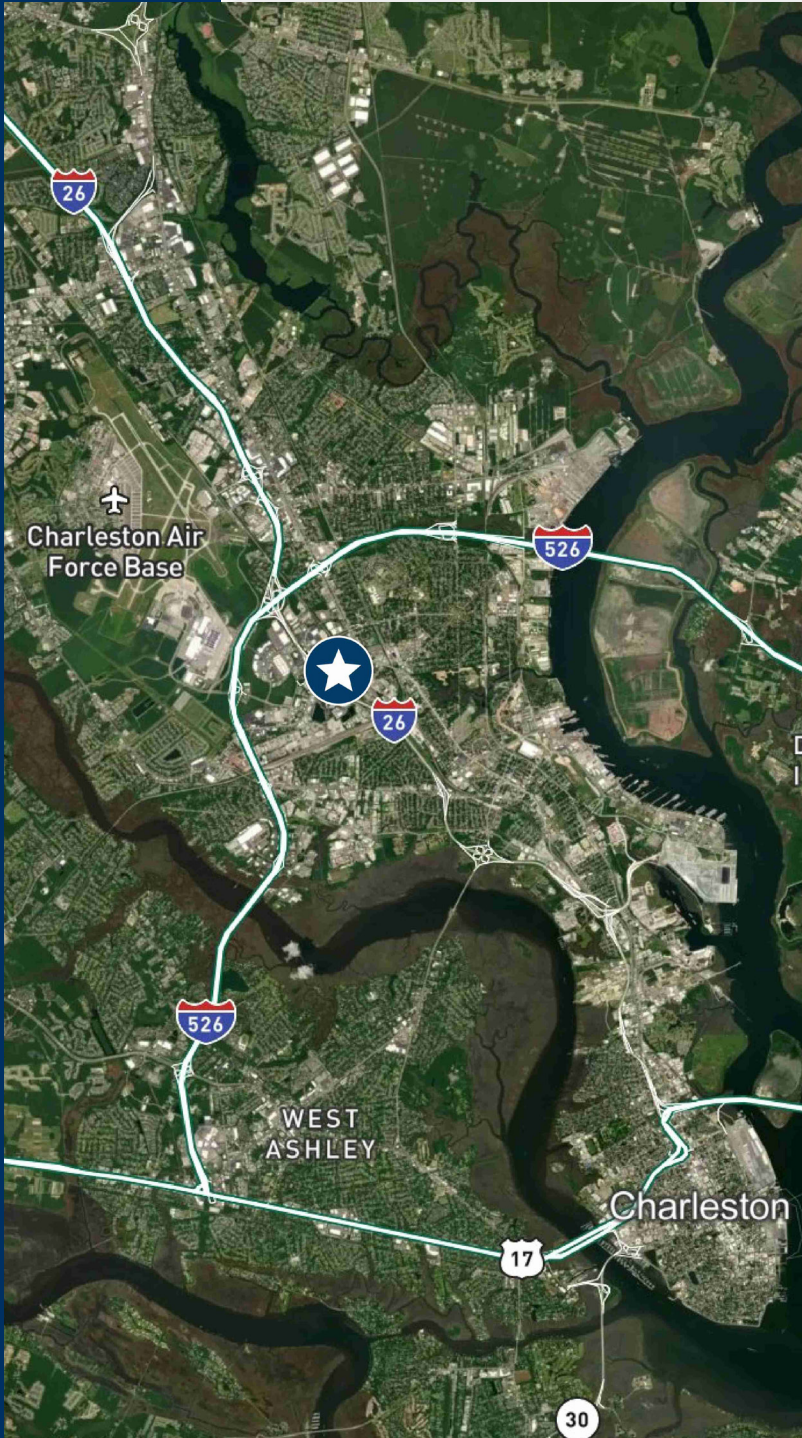


26 COMMERCE EAST

4750 GOER DR | NORTH CHARLESTON | SC 29406



CBRE



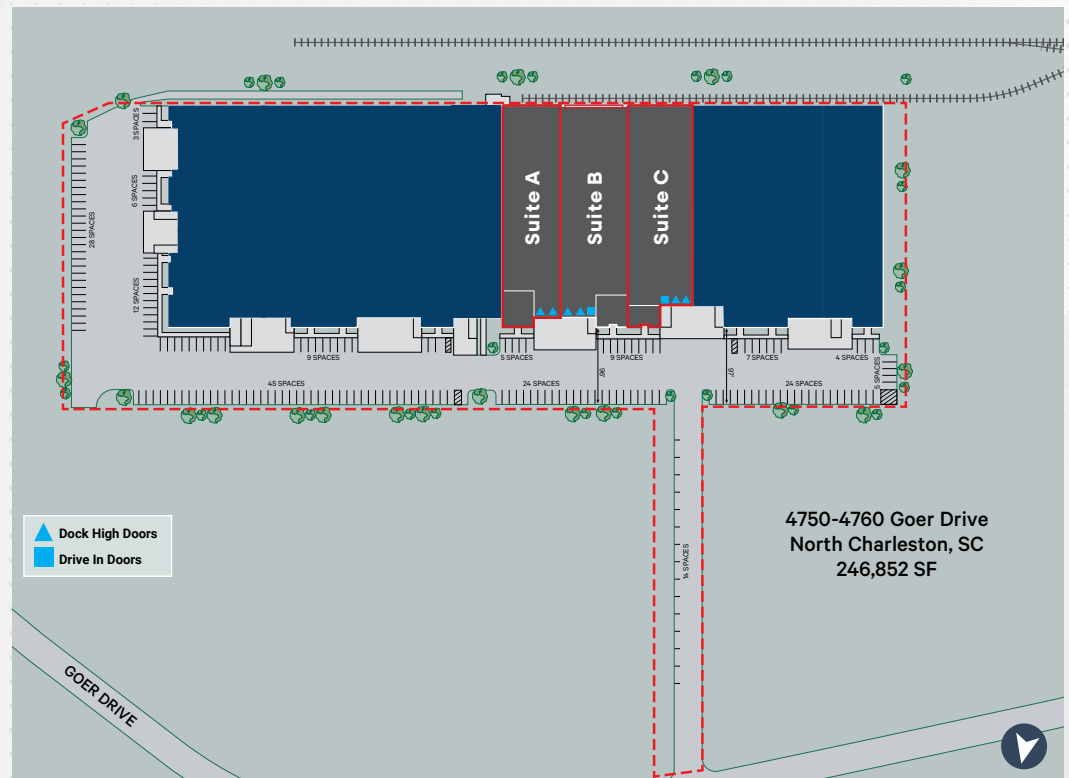
PROPERTY DESCRIPTION

Excellent Lower North Charleston in-fill property with interstate visibility. Located just off the I-26 Montague exit ramp, 3 miles from the airport, and just 1 mile from I-526.

The total complex comprises two buildings totaling approximately 250,000 sq. ft., with suite sizes ranging from 8,000 sq. ft. to 45,000 sq. ft.

Suites A, B, and C are currently available for lease.

SITE PLAN



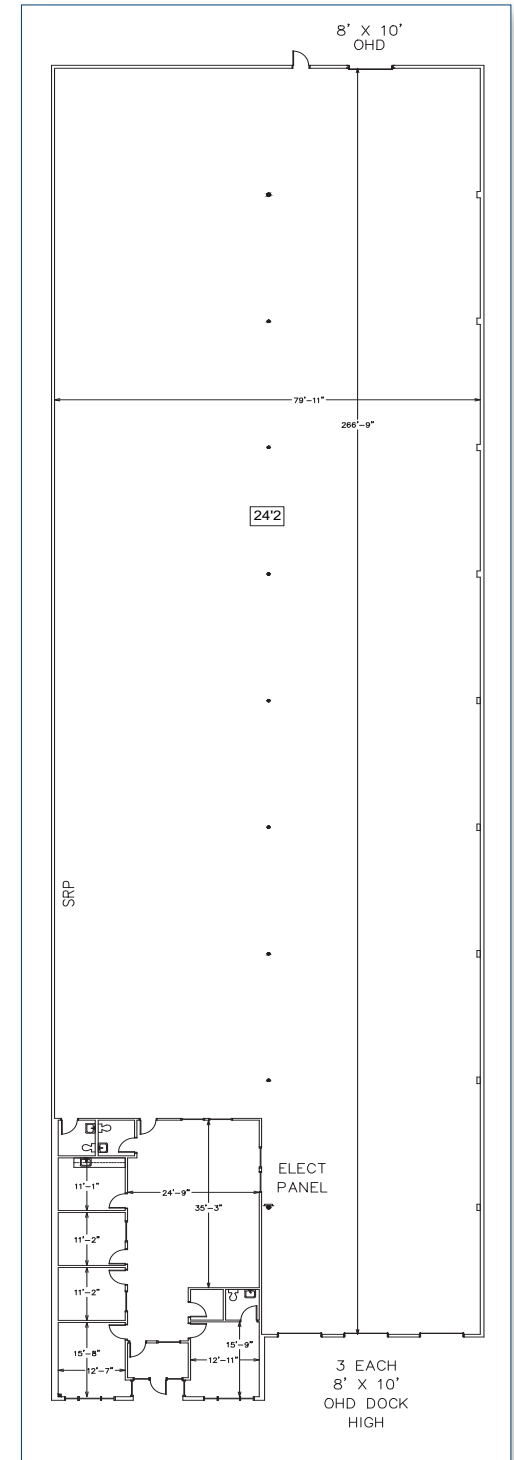
PROPERTY LOCATION



SUITE A

26 Commerce East | Floor Plan

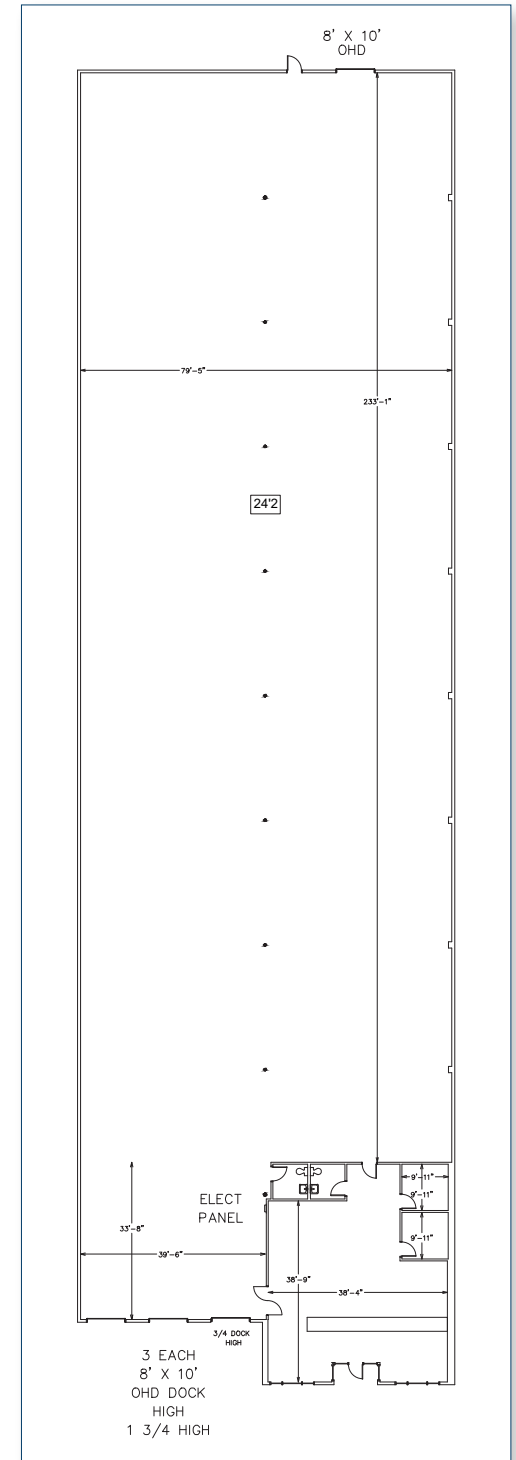
TOTAL SF	22,112
OFFICE SF	2,336
DOCK DOORS	THREE 8' x 10'
CLEAR HEIGHT	24'
POWER	3 Phase
LIGHTING	Fluorescent
SPRINKLER	Wet Sprinkler System
WALLS	Pre Cast



SUITE B

26 Commerce East | Floor Plan

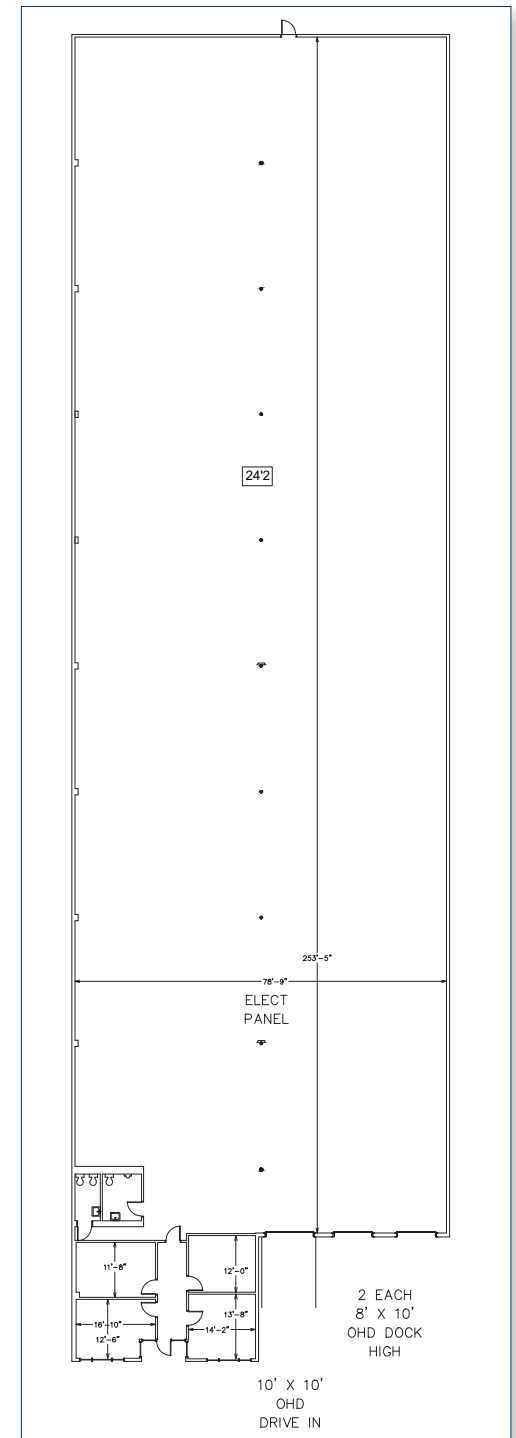
TOTAL SF	22,000
OFFICE SF	1,907
DOCK DOORS	TWO 8' x 10'
CLEAR HEIGHT	24'
VAN-HIGH DOOR	ONE 8' X 10'
LIGHTING	LED Motion
SPRINKLER	Wet Sprinkler System
WALLS	Pre Cast



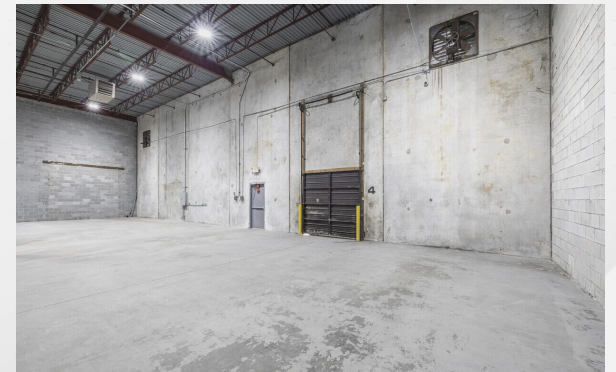
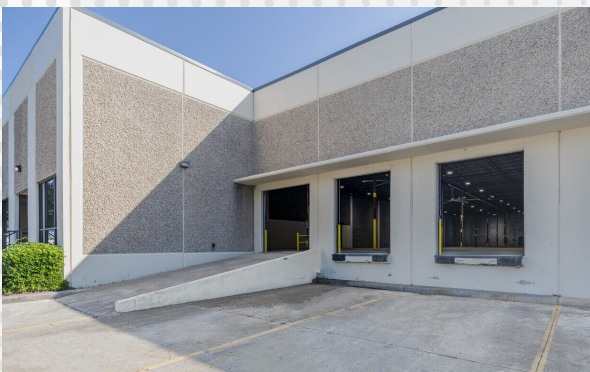
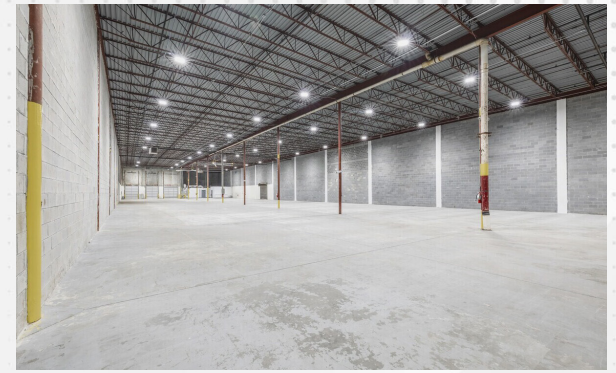
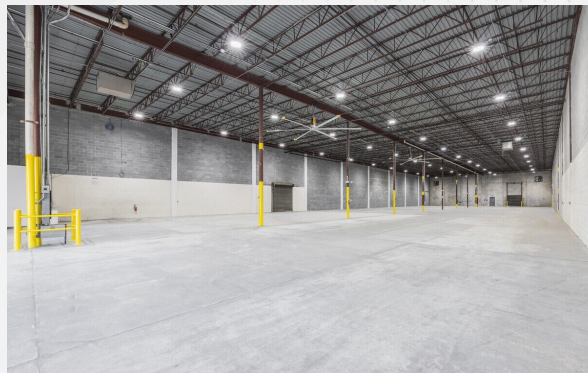
SUITE C

26 Commerce East | Floor Plan

TOTAL SF	22,159
OFFICE SF	1,029
DOCK DOORS	Two 8' x 10'
CLEAR HEIGHT	24'
DRIVE-IN DOOR	One 10' x 10'
POWER	3 Phase
LIGHTING	LED Motion
SPRINKLER	Wet Sprinkler System
WALLS	Pre Cast



PROPERTY PHOTOS





CONTACT US:

BOB BARRINEAU

Senior Vice President
+1 843 270 7851
robert.barrineau@cbre.com

BRENDAN REDEYOFF, SIOR

Senior Vice President
+1 843 793 8839
brendan.redeyoff@cbre.com

TIM RABER, SIOR

Vice President
+1 843 972 3220
tim.raber@cbre.com

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