

FOR LEASE



7,430 SF | OFFICE WAREHOUSE | FULLY FENCED SCREENED YARD
1258 Remount Road | North Charleston, SC 29406



DRAYTON CALMES
PRINCIPAL

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7,430 SF | OFFICE WAREHOUSE BUILDING | FULLY FENCED | SCREENED YARD AREA

1258 REMOUNT ROAD | NORTH CHARLESTON, SC 29406



WAREHOUSE

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FENCED YARD AREA

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PRICING

\$15.00 SF, NNN

2023 Operating Expenses: \$2.21/SF

(Gross Monthly Rental Rate: \$10,656 | Year 1)

DISTANCE TO PORTS

New Leatherman Terminal: +/- 6 miles

Wando Welch: +/- 10 miles

Columbus Street: +/- 11 miles

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BUILDING SPECS	
Charleston County TMS:	473-15-00-194, 473-15-00-193
Site Size:	1.062 AC +/- 174' frontage on Remount Rd.
Total Building Area:	7,430 SF 1,350 SF - Office 6,080 SF - Warehouse
Drive-in Bays:	(2) 10' x 10' doors (1) 10' x 12' door (1) 12' x 14' door
Fenced with Apron:	90% of property fully fenced w/ apron.
Office Space:	1,350 SF includes reception, 2 private offices, conference room and 2 restrooms
Electrical:	Single phase. Landlord will upgrade to 3-phase power if required by tenant.

Warehouse Ceiling:	12 ft clear (50%) 14 ft clear (50%)
Parking:	Ample parking in front of office, as well as oversized parking area for equipment in rear
Property Condition:	Good
Year Built:	1981
Zoning:	B-2 (City of North Charleston) however the property has historically had an outdoor storage variance for commercial vehicles, equipment and finished products materials (no raw materials, heavy industrial uses or containers off chassis). Landlord will ensure Tenant an outdoor variance during length of tenancy if required

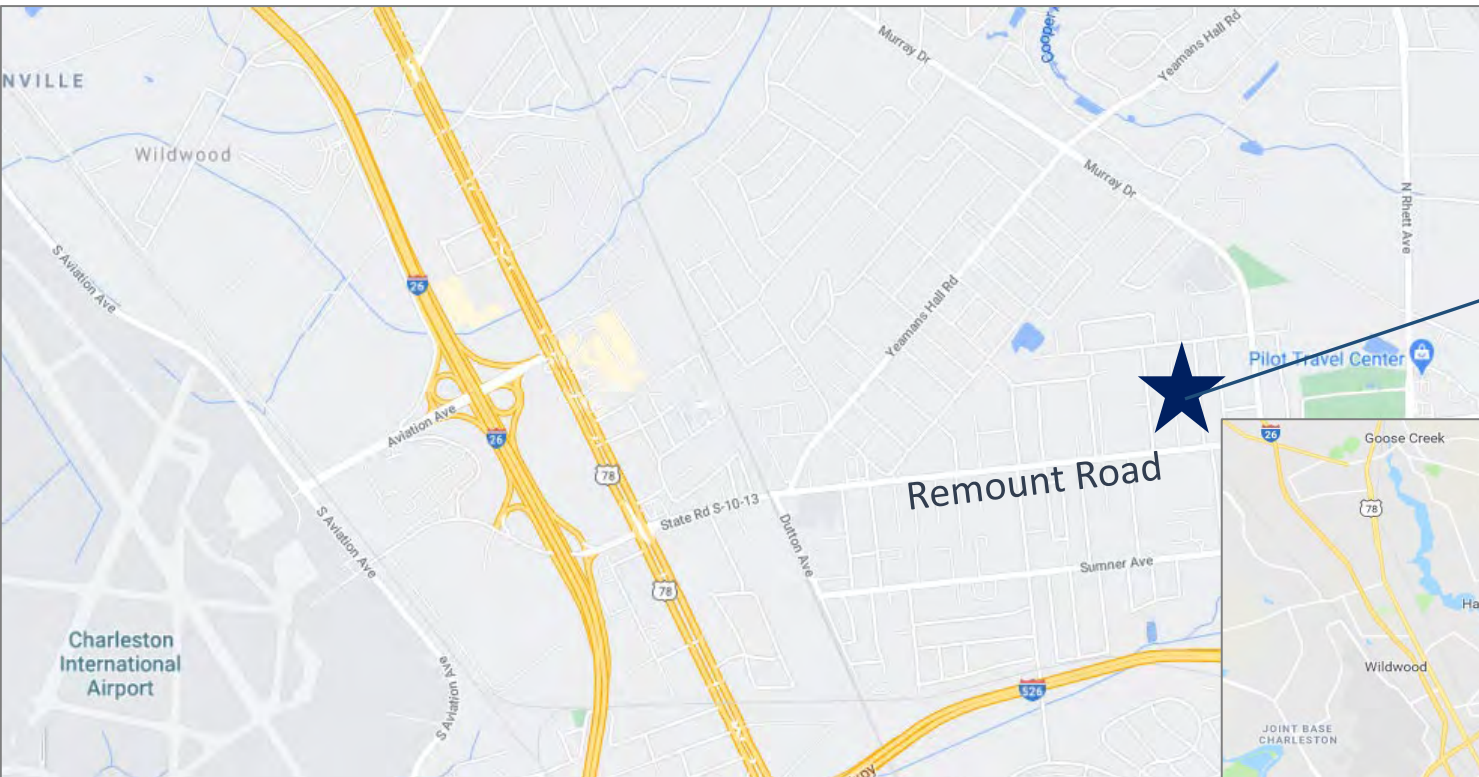


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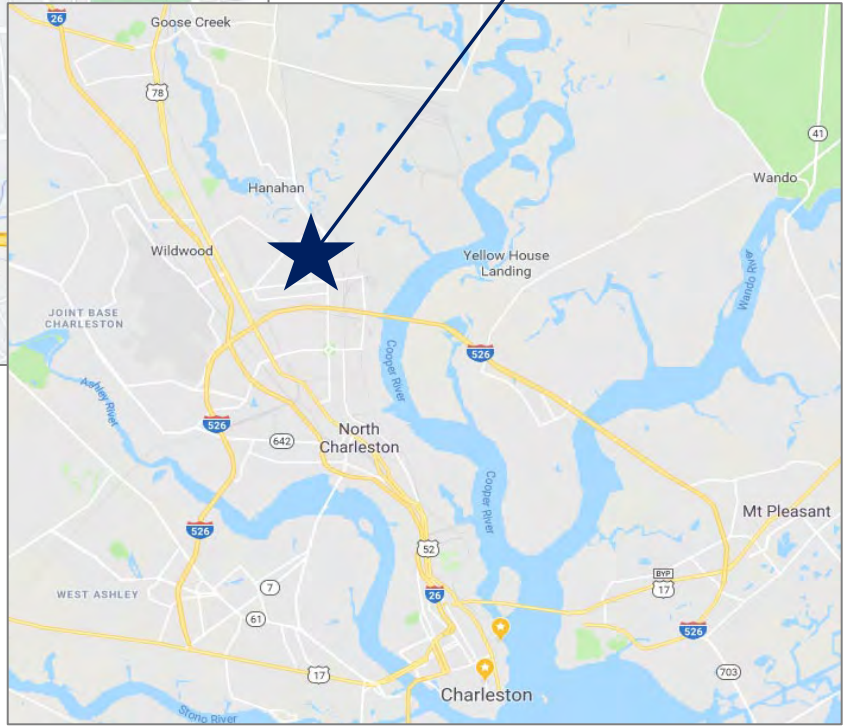
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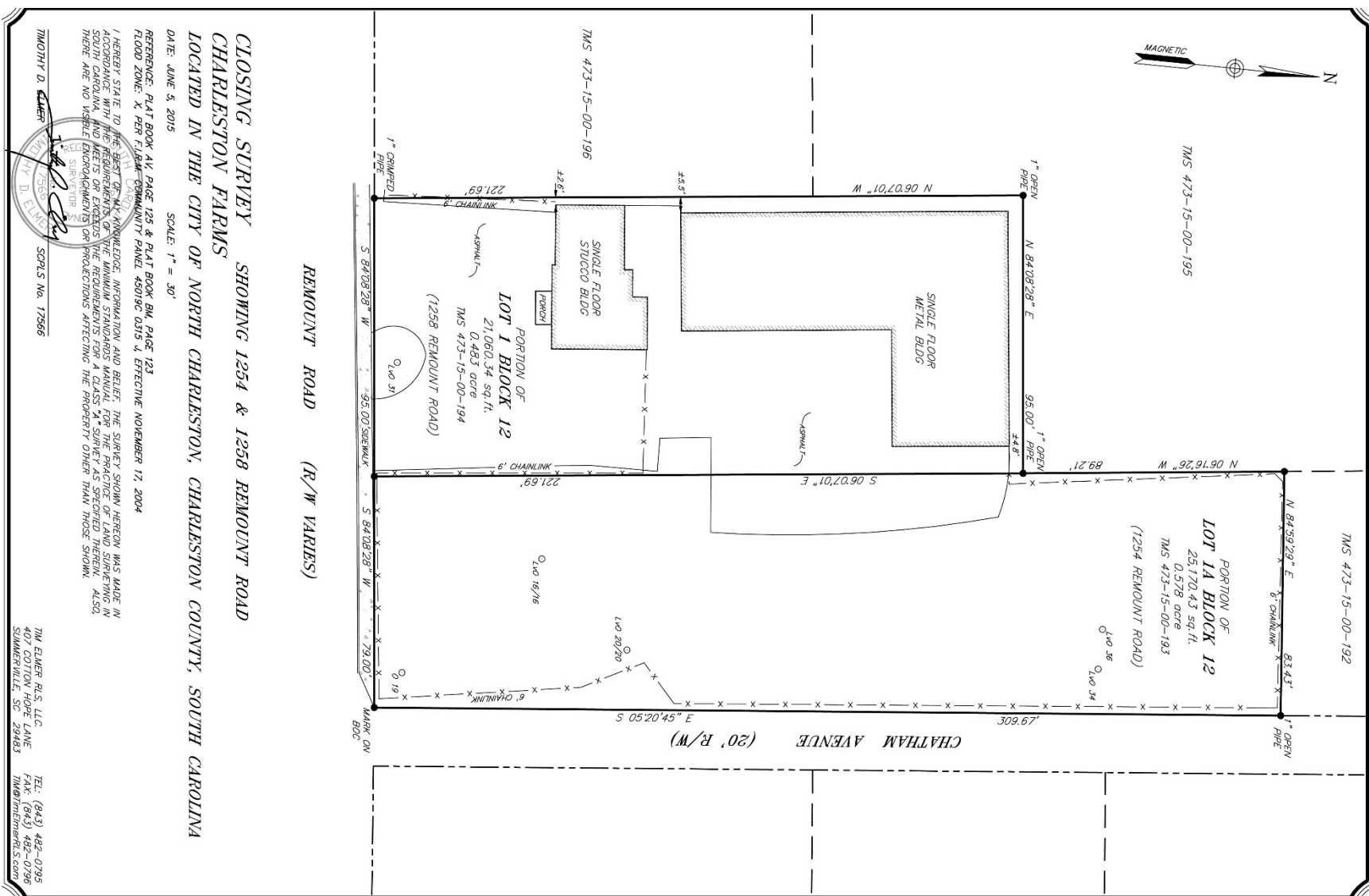


SITE



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