

**AVISON
YOUNG**

Crowfield Corporate Center

60,000 sf industrial space for sublease



6 CORPORATE PARKWAY | BERKELEY COUNTY, SOUTH CAROLINA

For more information, contact:

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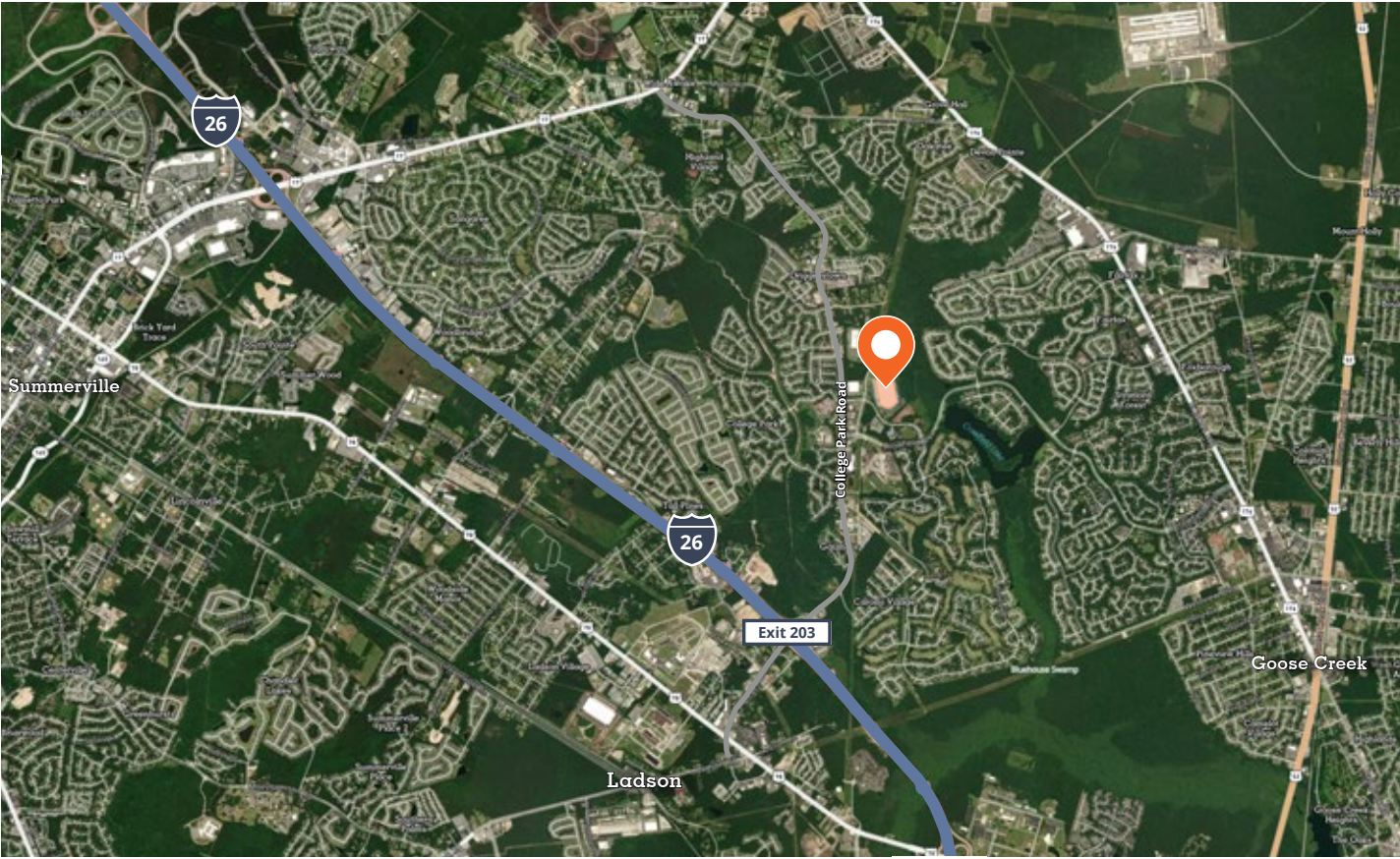
Offering summary

Property Address	6 Corporate Parkway Goose Creek, SC 29445
County	Berkeley County
TMS	234-00-00-085
Property Type	Distribution warehouse
Available space	60,000 sf
Laydown	1.5+ acres
Sublease expiration	2/28/34
Asking price	\$6.00/sf NNN
Ceiling height	27-30' clear

Column Spacing	35' X 42'
Dock doors	6 dock high doors
Drive-in doors	Shared Drive-In door potentially available
Racking	4-high, ±3,900 pallet positions Racking to remain in space
Truck court	Exclusive entrance & dedicated truck court potentially available
Heating	Yes
Lighting	High bay motion sensor lights mix of LED or Halogen
Power	Dominion Energy
Water/Sewer	Berkeley County Water and Sewer

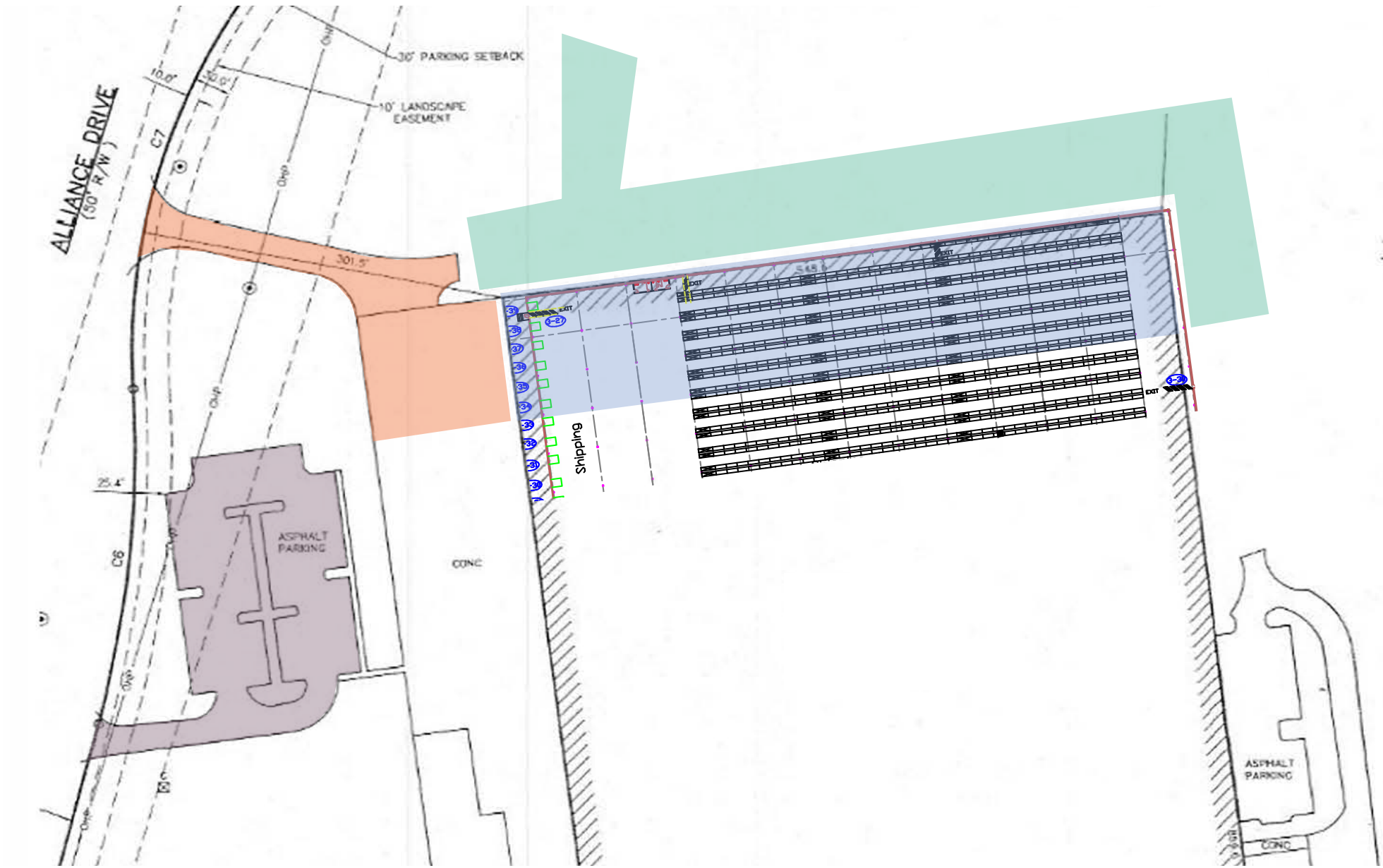
LOCATION

- 2 miles from I-26
- 13 miles from the North Charleston Terminal
- 18 miles from the Hugh Leatherman Terminal
- 23 miles from the Wando Welch Terminal
- 14 miles from Charleston International Airport



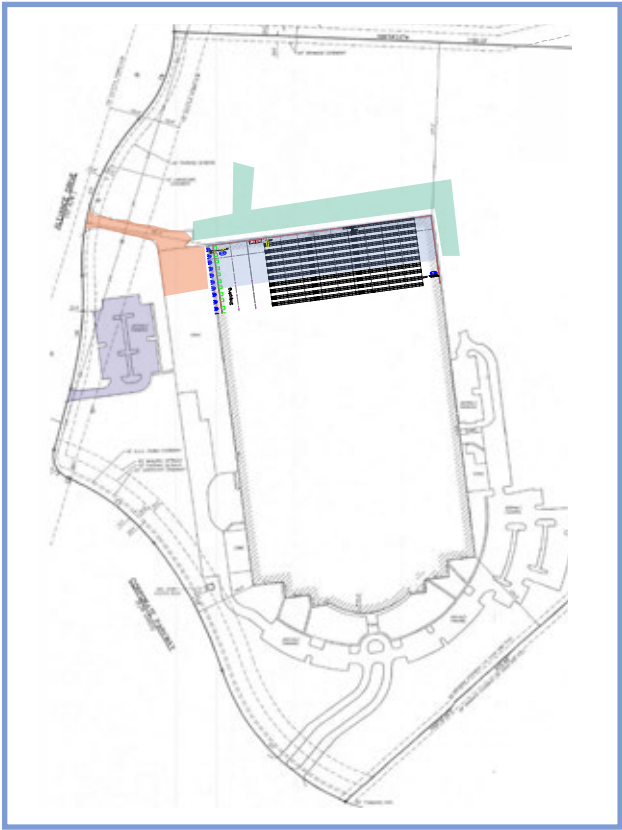
Property overview

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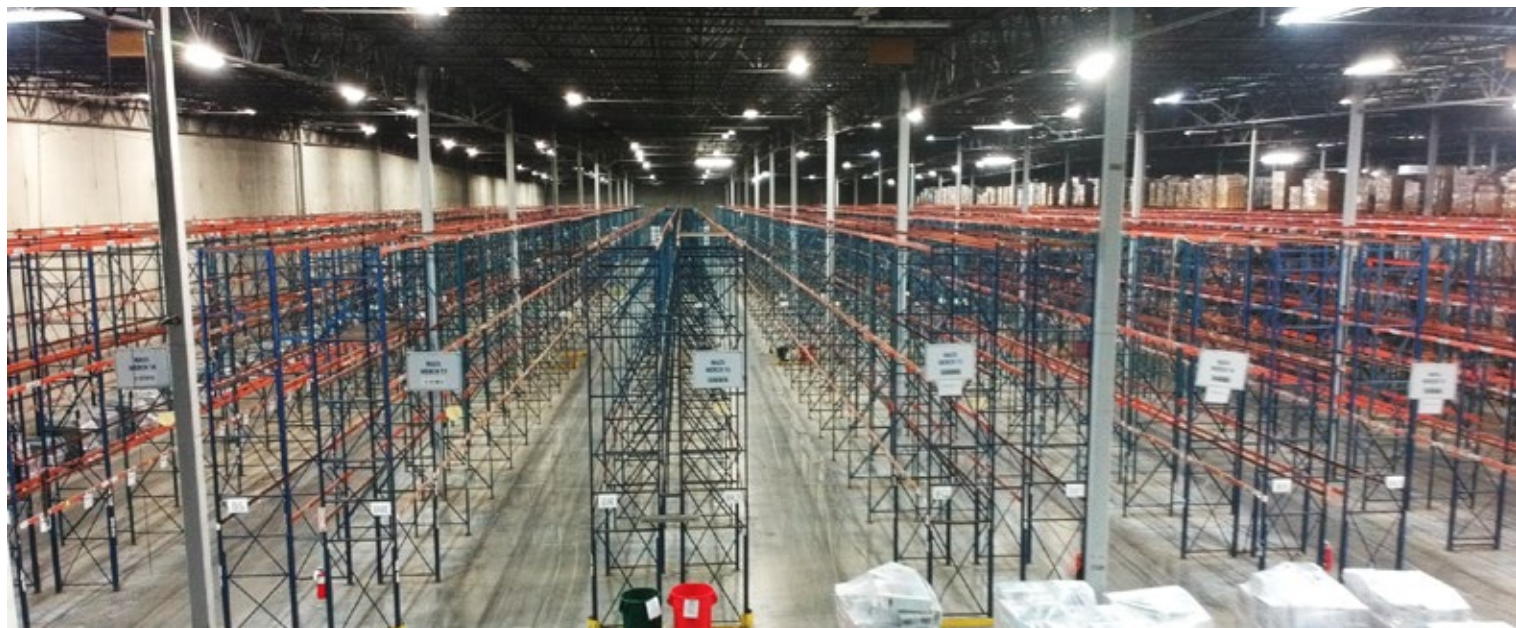
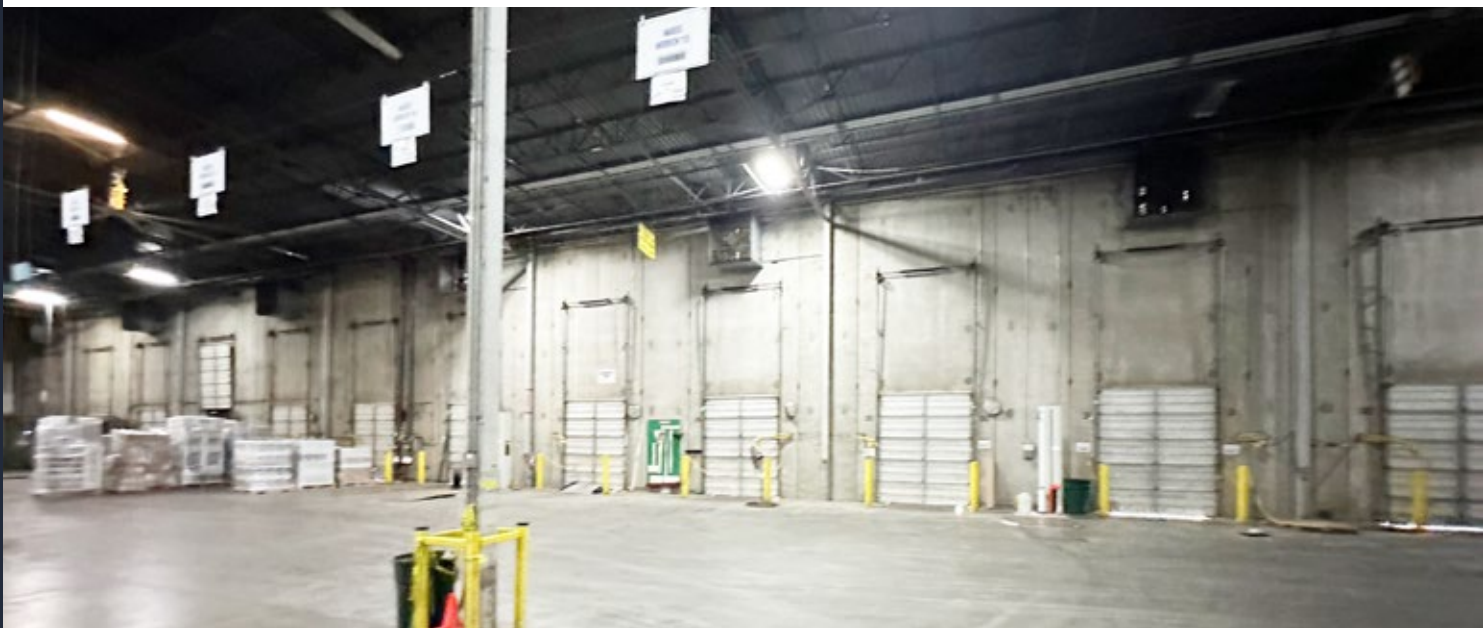
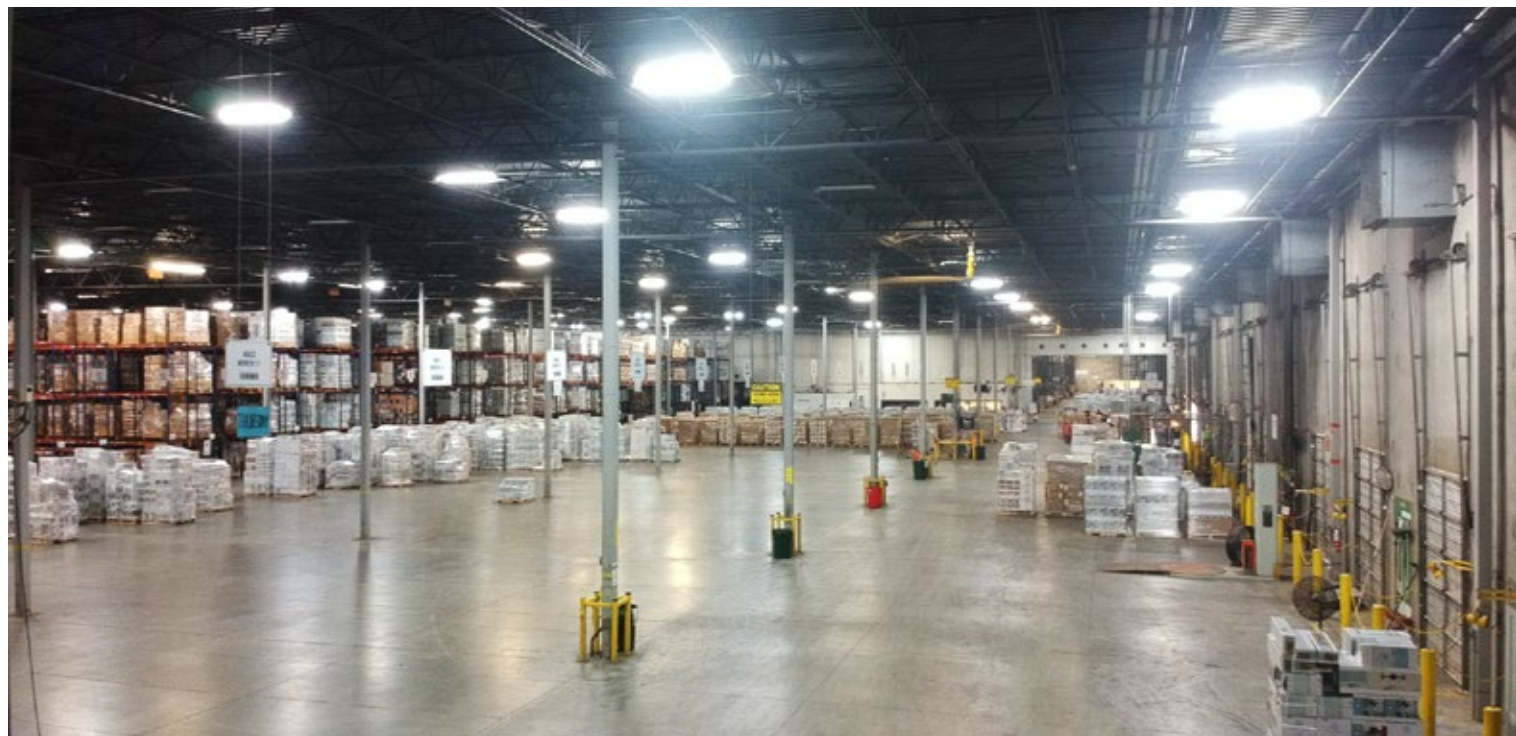


SITE DESCRIPTION

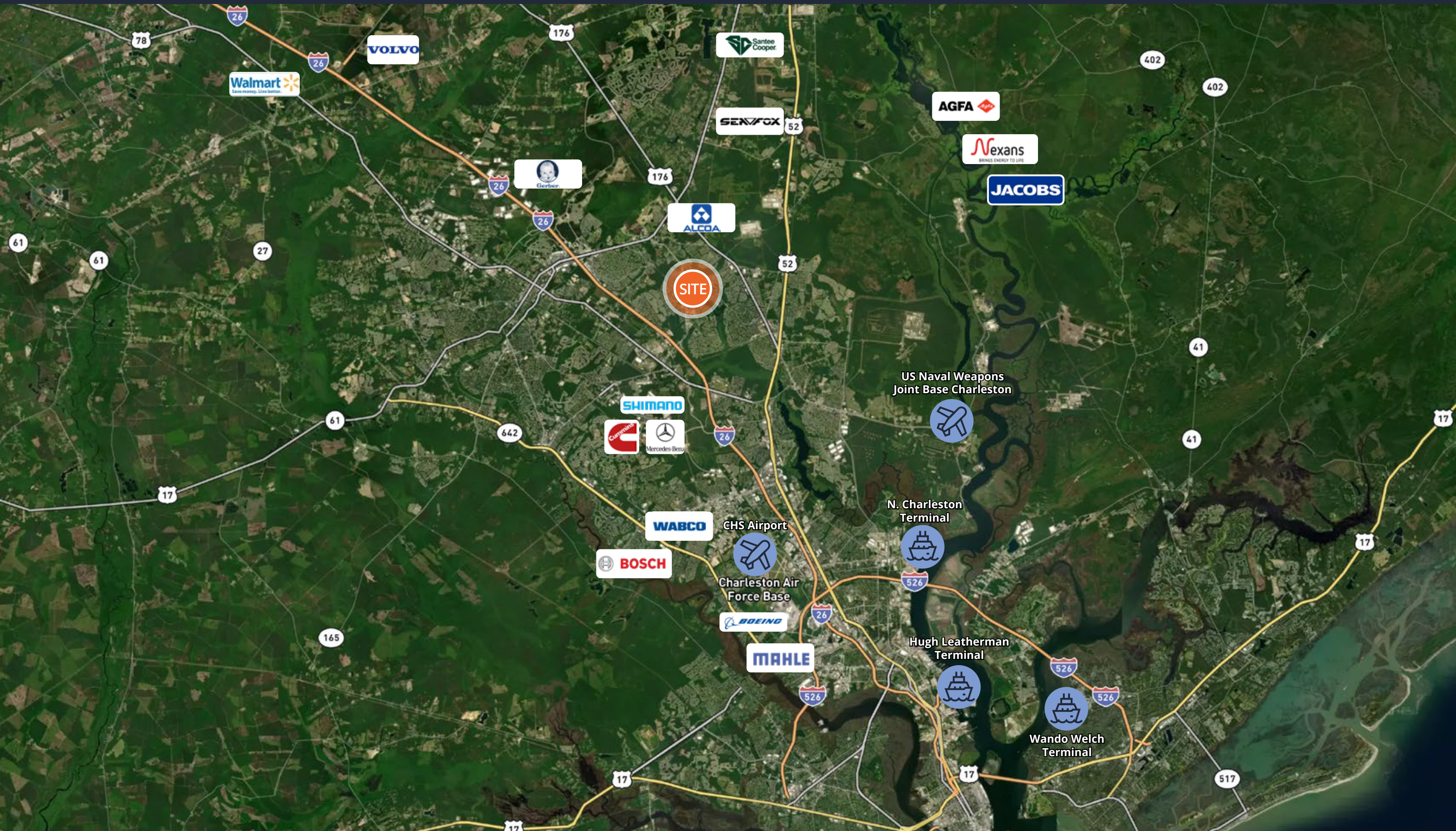
Warehouse	60,000 sf
Potential laydown	+1.5 Acres
Dedicated parking	75 spaces
Truck court	Shared or dedicated access



Warehouse photos



Location



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Let's talk.

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