

**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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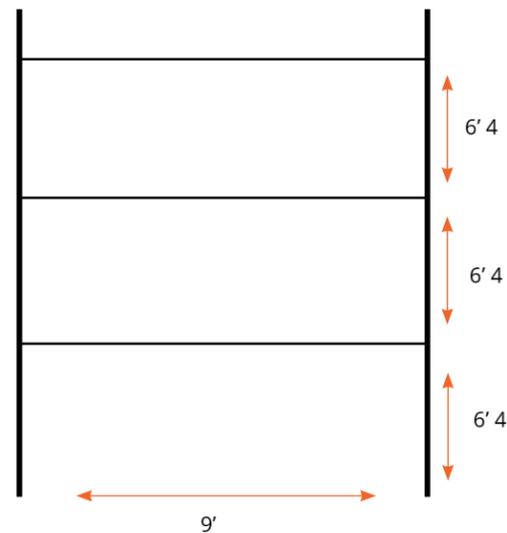
Property overview

6 CORPORATE PARKWAY
BERKELEY COUNTY, SOUTH CAROLINA

OFFERING SUMMARY

Property Address	6 Corporate Parkway Goose Creek, SC 29445	Column Spacing	35' X 42'
County	Berkeley County	Dock doors	6 dock high doors
TMS	234-00-00-085	Drive-in doors	Shared Drive-In door potentially available
Property Type	Distribution warehouse	Racking*	4-high, ±3,900 pallet positions Racking to remain in space
Available space	±60,000 sf	Truck court	Exclusive entrance & dedicated truck court potentially available
Laydown	±1.5+ acres	Heating	Yes
Sublease expiration	2/28/34	Lighting	High bay motion sensor lights mix of LED or Halogen
Asking price	\$6.00/sf NNN	Power	Dominion Energy
Ceiling height	27-30' clear	Water/Sewer	Berkeley County Water and Sewer

*Each 9-foot-wide rack bay includes three elevated positions with 6 ft 4 in of clearance per level, plus an additional floor floor pallet position beneath the first beam level. See diagram below for reference.



LOCATION

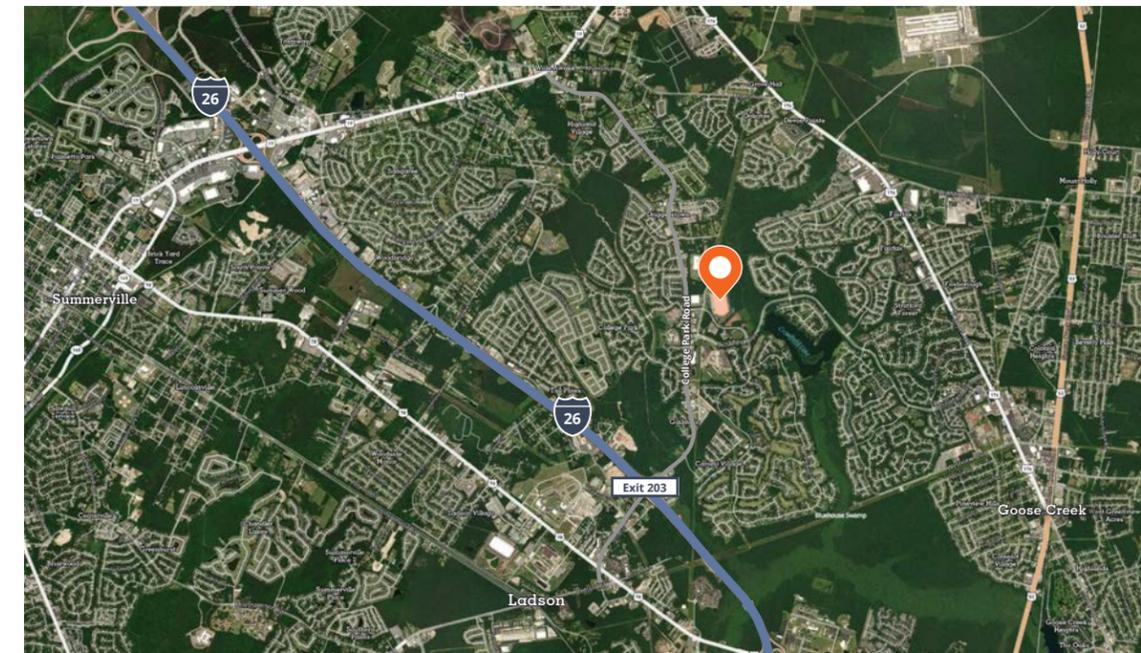
2 miles from I-26

13 miles from the North
Charleston Terminal

18 miles from the Hugh
Leatherman Terminal

23 miles from the Wando
Welch Terminal

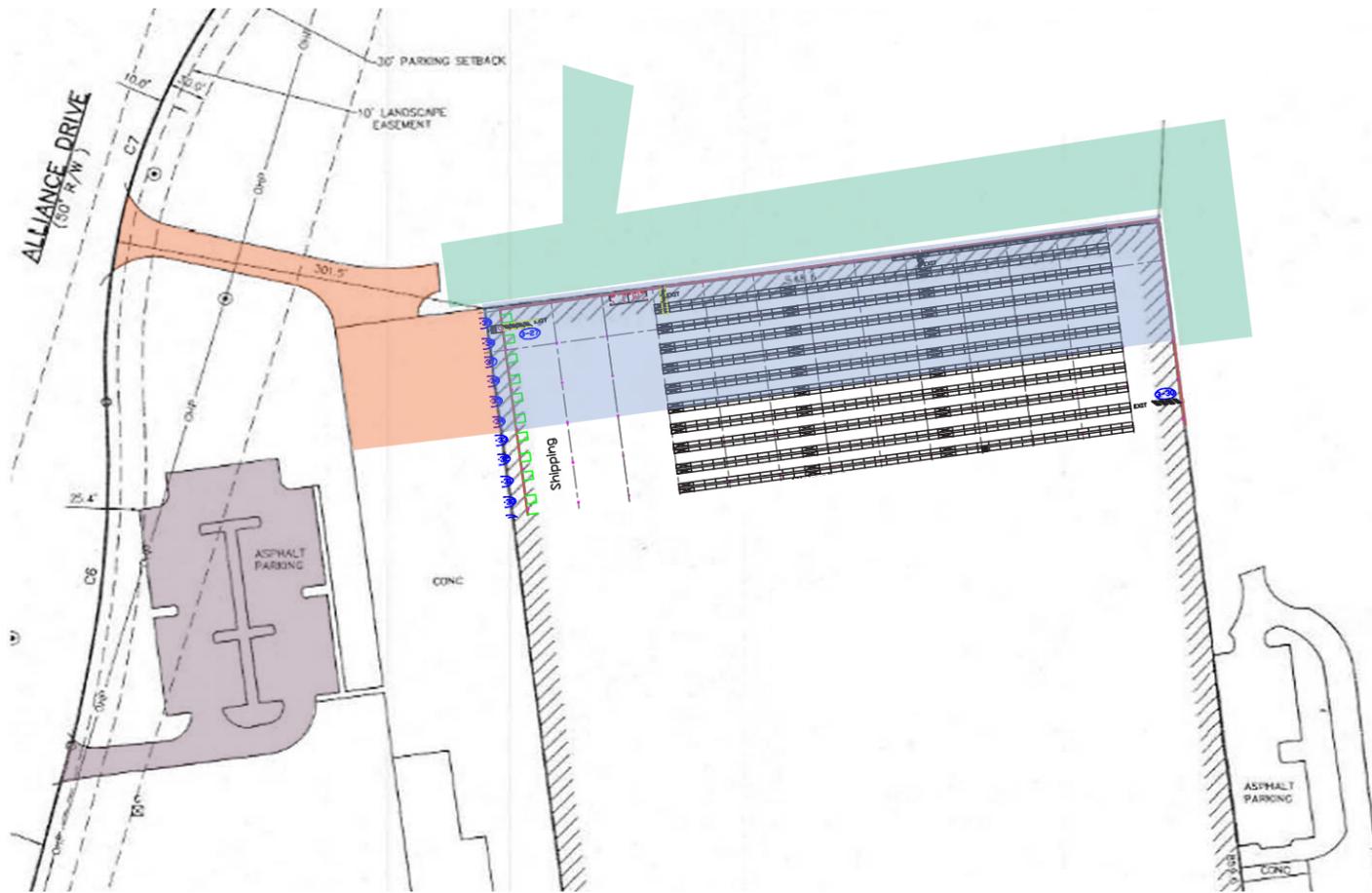
14 miles from Charleston
International Airport



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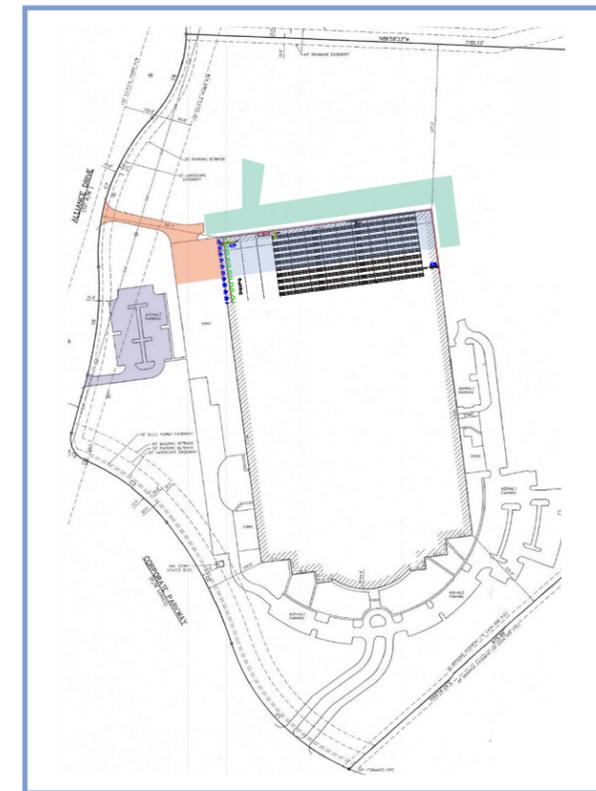
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SITE PLAN

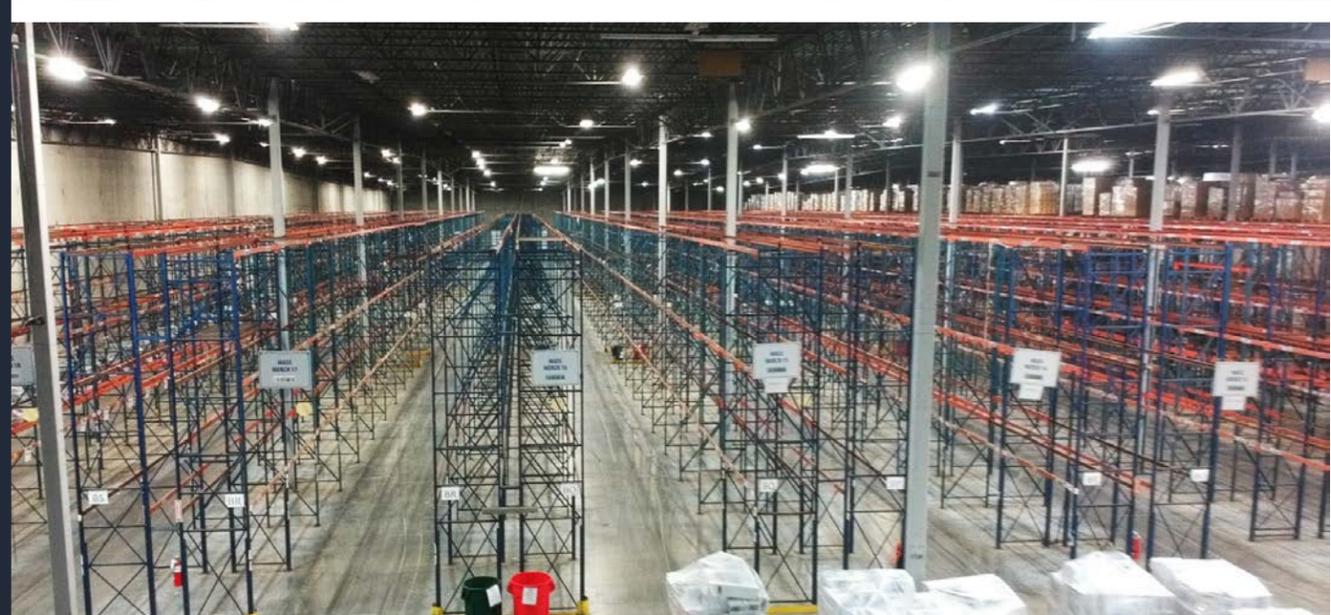
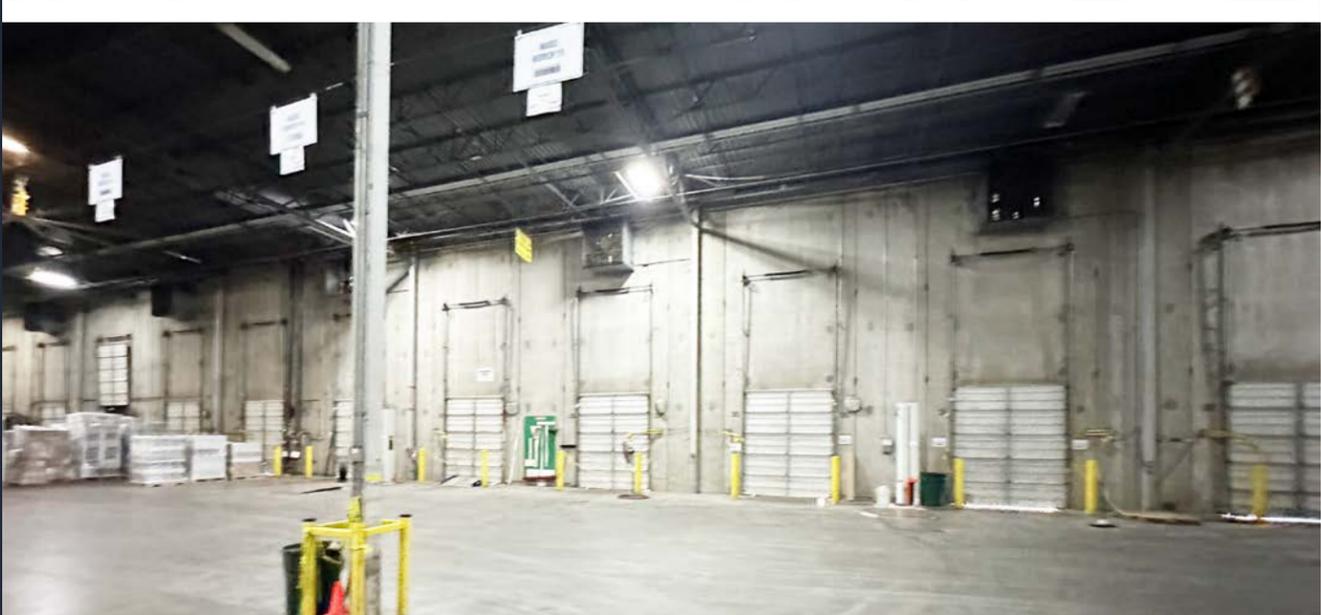
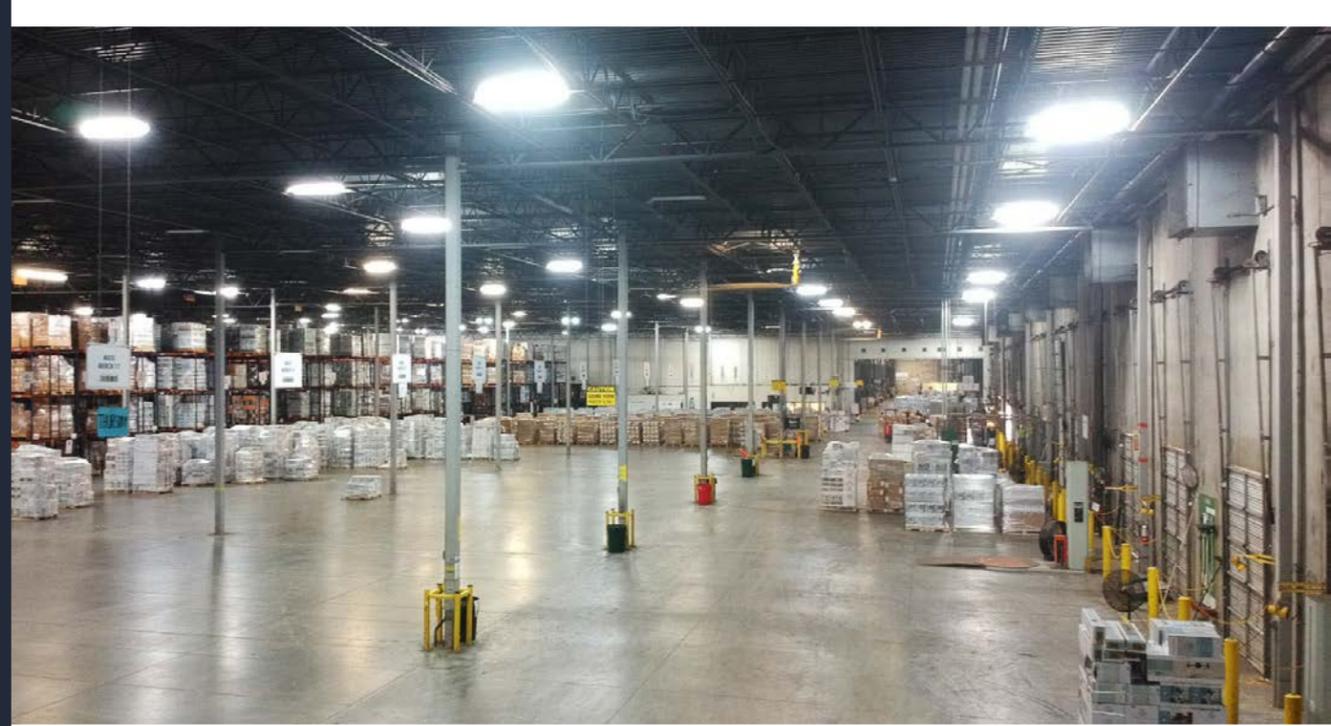
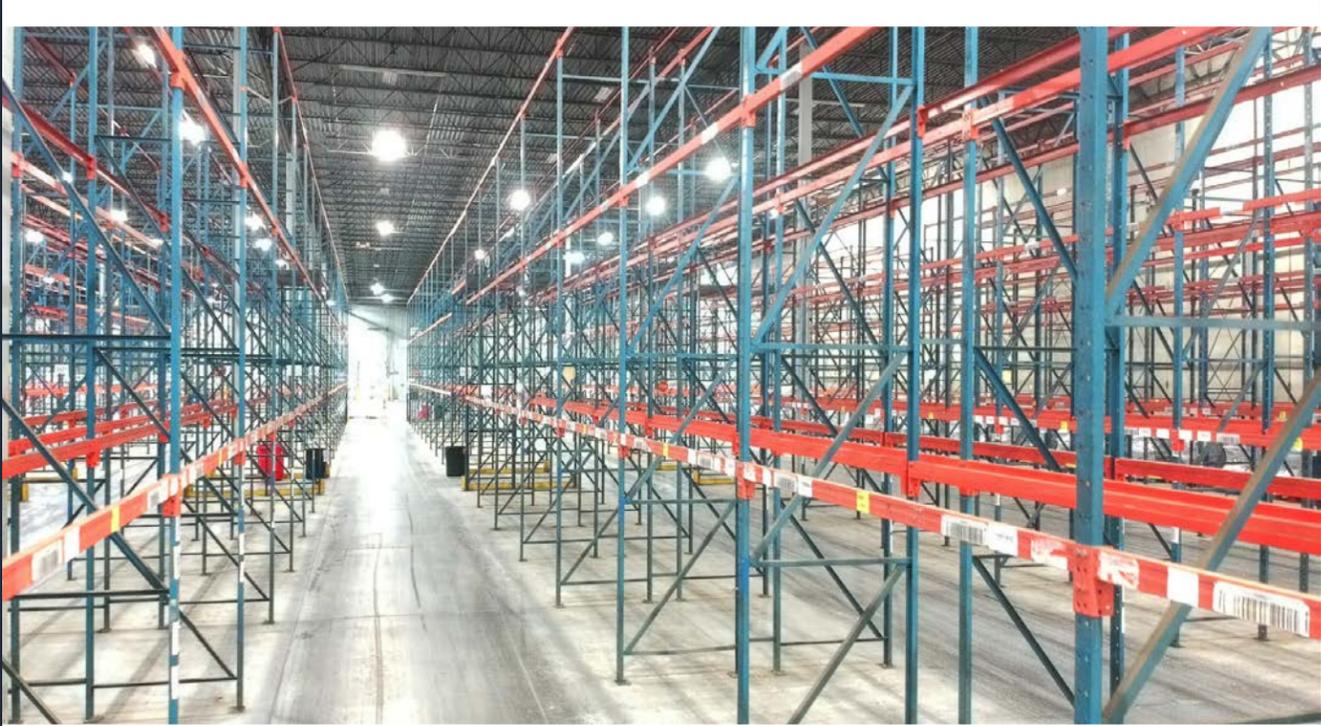


SITE DESCRIPTION

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

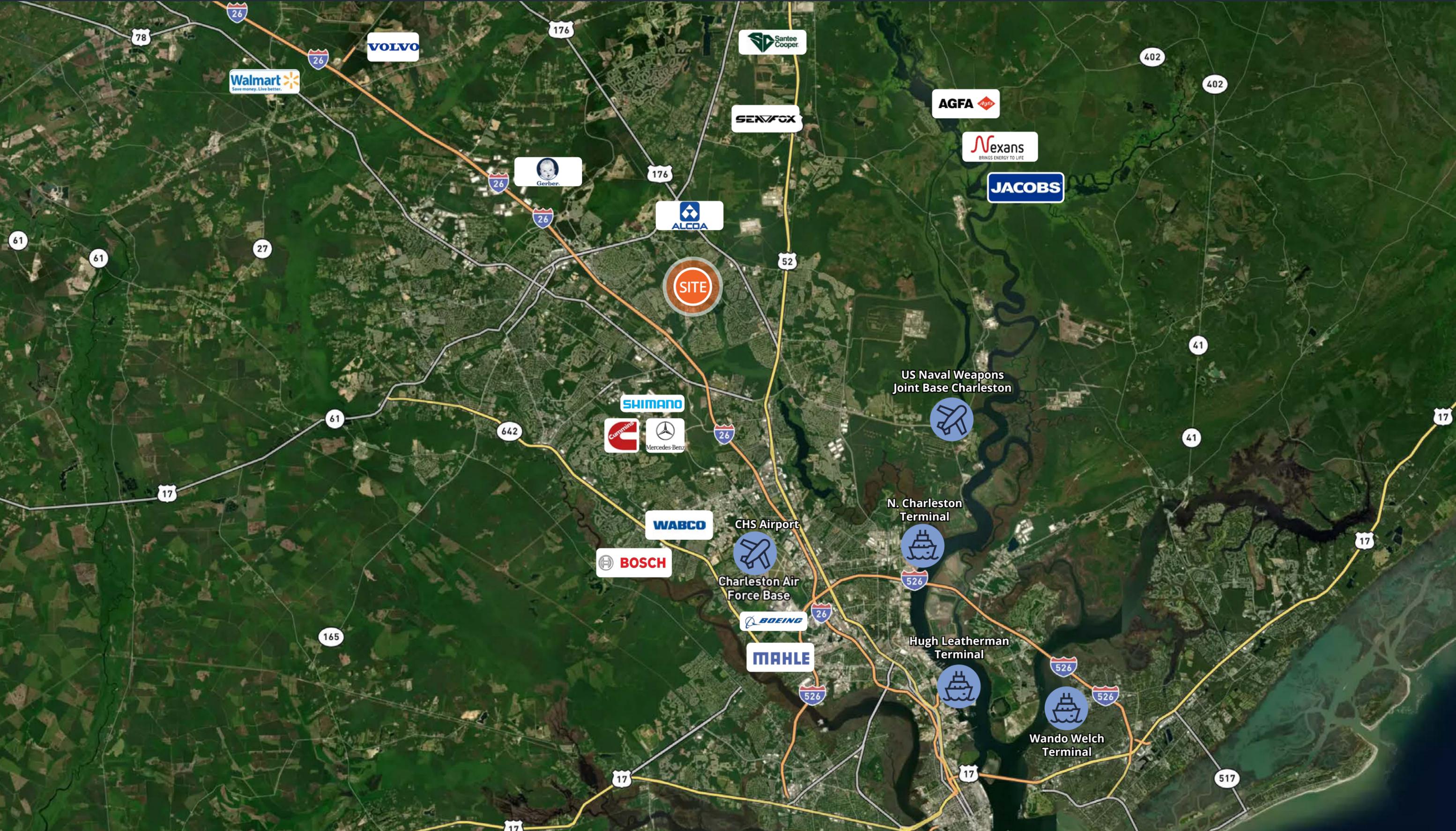


Warehouse photos



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Let's
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