

**3337 BUSINESS CIRCLE**  
NORTH CHARLESTON, SC 29418



11,321 SF INDUSTRIAL SPACE AVAILABLE  
**FOR SUBLEASE**

**LEAD CONTACT:**



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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

3337 Business Circle, Building 3 offers +/- 11,321 SF of fully conditioned industrial space available for sublease with the current lease term ending on August 31, 2027 (new lease terms can also be negotiated).

Building 3 features 23-foot eave heights, with a clear height ranging from 20'5" to 23'4" below the beam and a 27'8" ceiling height. The office area includes three private offices and two restrooms. The warehouse is equipped with two (2) drive-in doors measuring 14.5' x 16', fluorescent lighting, and 3-Phase, 400 Amp, 600 Volt electrical service.

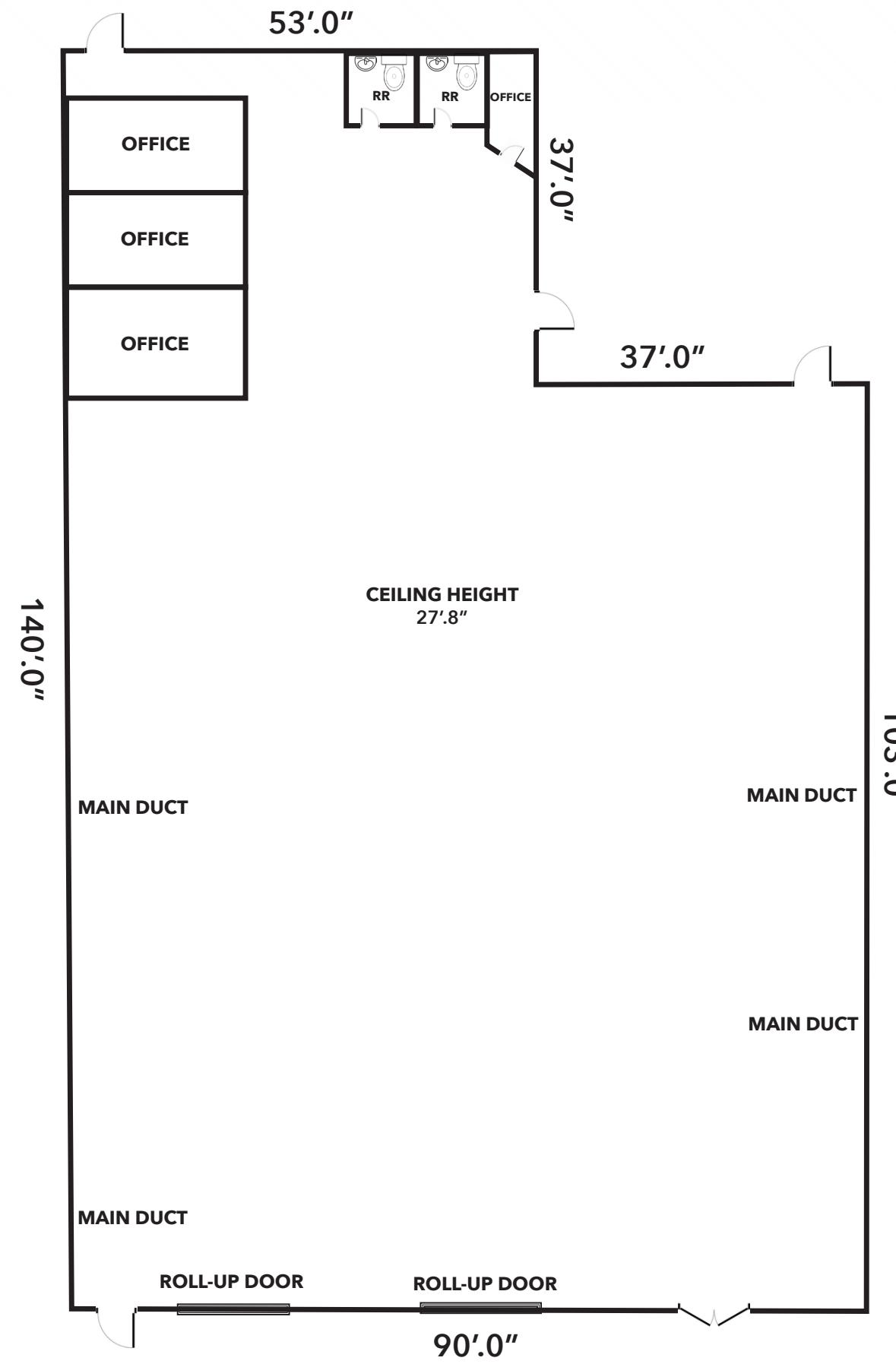
Operating expenses are estimated at \$4.16/SF/Yr. Zoned for industrial use, the property offers convenient central access near the interstate, making it ideal for a variety of users.

## PROPERTY SPECIFICATIONS

ADDRESS	3337 Business Circle, Building 3, North Charleston, SC 29418
BUILDING SIZE	11,321 SF
LAND SIZE	1.03 Acres
YEAR BUILT/RENOVATED	2010 / 2023
ASKING RATE	\$11.75/SF
EST NNN FEES	\$4.16/SF
CLEAR HEIGHT	20'5" - 23'4" (Roof Slopes Down)
CEILING HEIGHT	27'8"
OFFICE	1,000 SF
DRIVE-IN DOORS	Two (2) - (14.5' x 16')
PARKING	10 Spaces
ZONING	M-1 Light Industrial (City of North Charleston)



# FLOOR PLAN



# AERIAL OVERVIEW



# MARKET OVERVIEW



# LOCATION OVERVIEW





# 3337 BUSINESS CIRCLE NORTH CHARLESTON, SC 29418

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