

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.

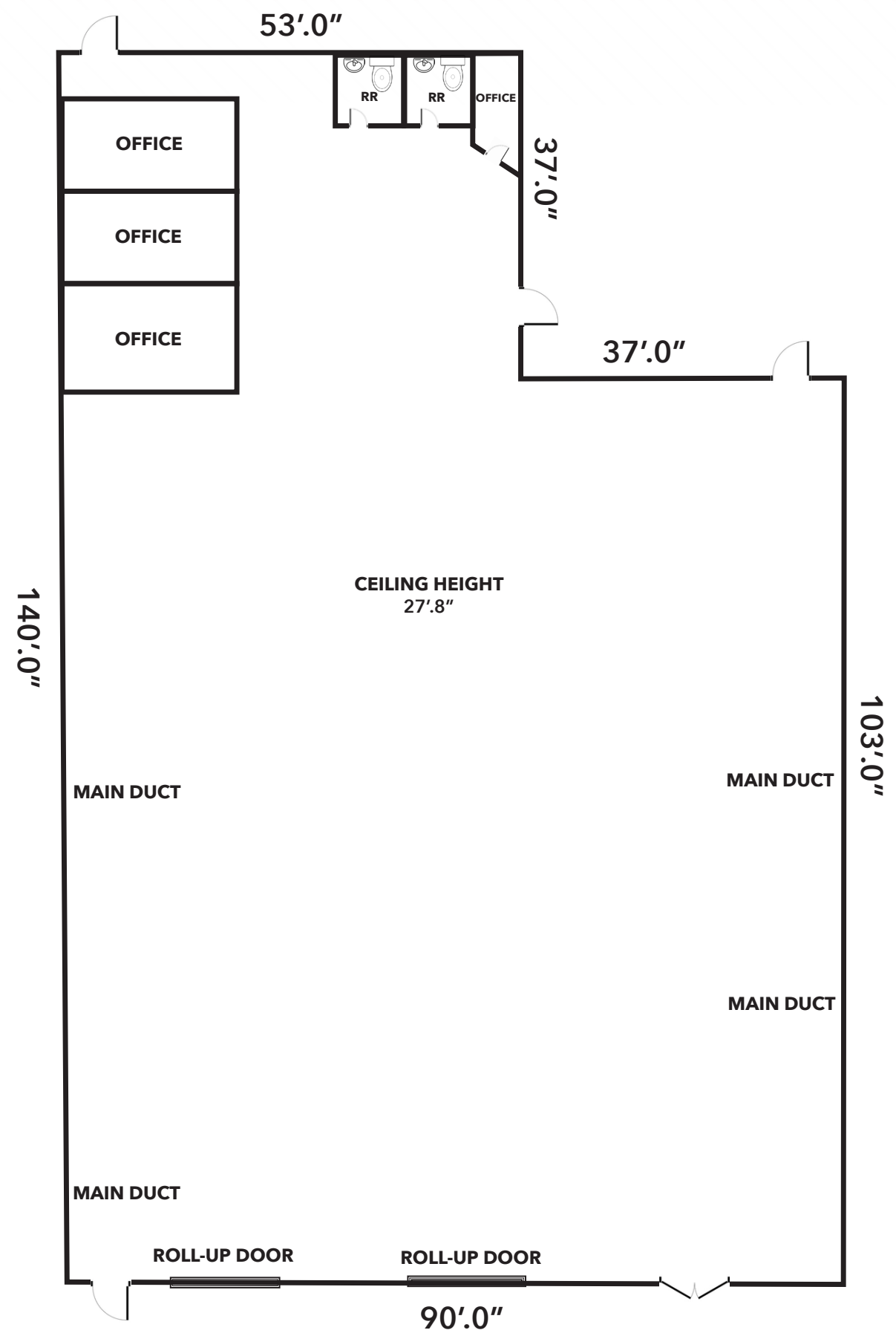
Operating expenses are estimated at \$4.16/SF/Yr. Zoned for industrial use, the property offers convenient central access near the interstate, making it ideal for a variety of users.

PROPERTY SPECIFICATIONS

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|----------------------|--|
| 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





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