

**7131 BRYHAWKE CIRCLE**  
NORTH CHARLESTON, SC 29418



15,041 SF WAREHOUSE AND LAYDOWN YARD

# FOR LEASE

Lead Contact:



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# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

7131 Bryhawke Circle is a 15,041 SF industrial building situated on 7.70 acres of M-1 Light Industrial land in the City of North Charleston. The property features ample laydown yard, 3,000 SF of two-story office space (2nd story is not included in total square footage), 32' clear height, two (2) covered loading docks (12 x 12), one (1) drive-in door (12 x 12), 3-Phase 480V power, two (2) bathrooms, a kitchenette, a private two-lane access road with gate, and is fully secured with fencing. It is available for lease November 1, 2024.

## BUILDING SPECIFICATIONS

ADDRESS	7131 Bryhawke Circle, N. Charleston, SC 29418
LEASE RATE	\$20.74/SF
EST. NNN FEES	\$2.33/SF
TOTAL BUILDING SF	15,041 SF
WAREHOUSE SF	13,541 SF
OFFICE SPACE	3,000 SF <b>*Two-Story; 2nd Story Not Included Total Square Footage*</b>
TOTAL ACREAGE	7.70 Acres
CLEAR HEIGHT	32'
COVERED LOADING DOCKS	Two (2) - (12' x 12')
DRIVE-IN DOOR	One (1) - (12' x 12')
POWER	3-Phase 480V
LIGHTING	LED
RESTROOMS	One (1) Warehouse and One (1) Office
ZONING	M-1 Light Industrial (City of North Charleston)



# AERIAL OVERVIEW

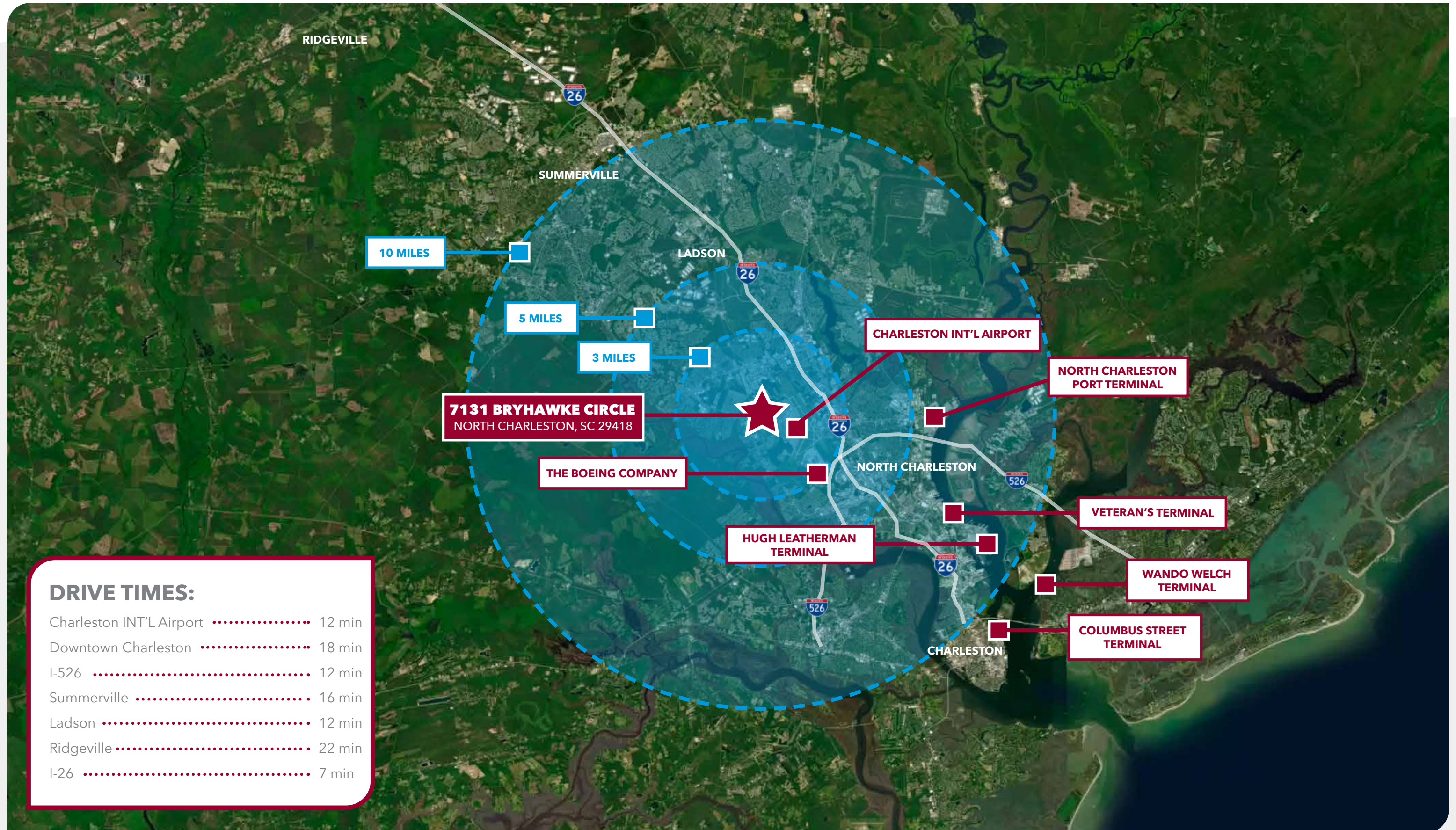


**3000 SF OFFICE  
(TWO STORY)**

**TWO (2) COVERED LOADING  
DOCKS (12' X 12')**

**ONE (1) DRIVE-IN DOOR  
(12' X 12')**

# LOCATION OVERVIEW



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