



2071
WAMBAW CREEK
ROAD

6,000 SF INDUSTRIAL FACILITY
FOR SALE



RYAN WELCH, SIOR
Principal
(843) 908-1388
RWelch@Lee-Associates.com



CLARKE ATTAWAY
Vice President
(843) 793-6957
CAttaway@Lee-Associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY DESCRIPTION:

Stabilized investment opportunity located in Baresford Commerce Park. The facility is 6,000 SF, 100% climate controlled and provides (+/-) 1,483 SF of office space and (+/-) 4,517 SF of warehouse space. Precision One Ammunition specialized in crafting proprietary hand-loaded ammunition in small batches to ensure quality and precision.

AREA DESCRIPTION:

Commercial corridor in close proximity to the I-526, I-26, Charleston International Airport, Charleston AFB, Boeing, all Charleston Port Terminals.

DIRECTIONS:

Take I-526 to the Clements Ferry Road exit (Exit 23) and head North on Clements Ferry. After 2.3 miles, take a right on Quinby Marsh Lane. Turn left on Wambaw Creek Road and the subject facility will be located on your right-hand side after approximately .2 miles.



BUILDING SPECIFICATIONS

ADDRESS	2071 WAMBAW CREEK ROAD, CHARLESTON, SC 29492
TMS #	271-04-03-003
ZONING	CHARLESTON - PUD
ACREAGE	1.02 AC
PRICE	\$1,540,000
GROSS BUILDING AREA	6,000 SF
OFFICE	1,483 SF
WAREHOUSE	4,517 SF
HVAC	100% CLIMATE CONTROLLED
LIGHTING	LED
GRADE-LEVEL DRIVE-INS	2 - (12' X 12')

PROPERTY PHOTOS



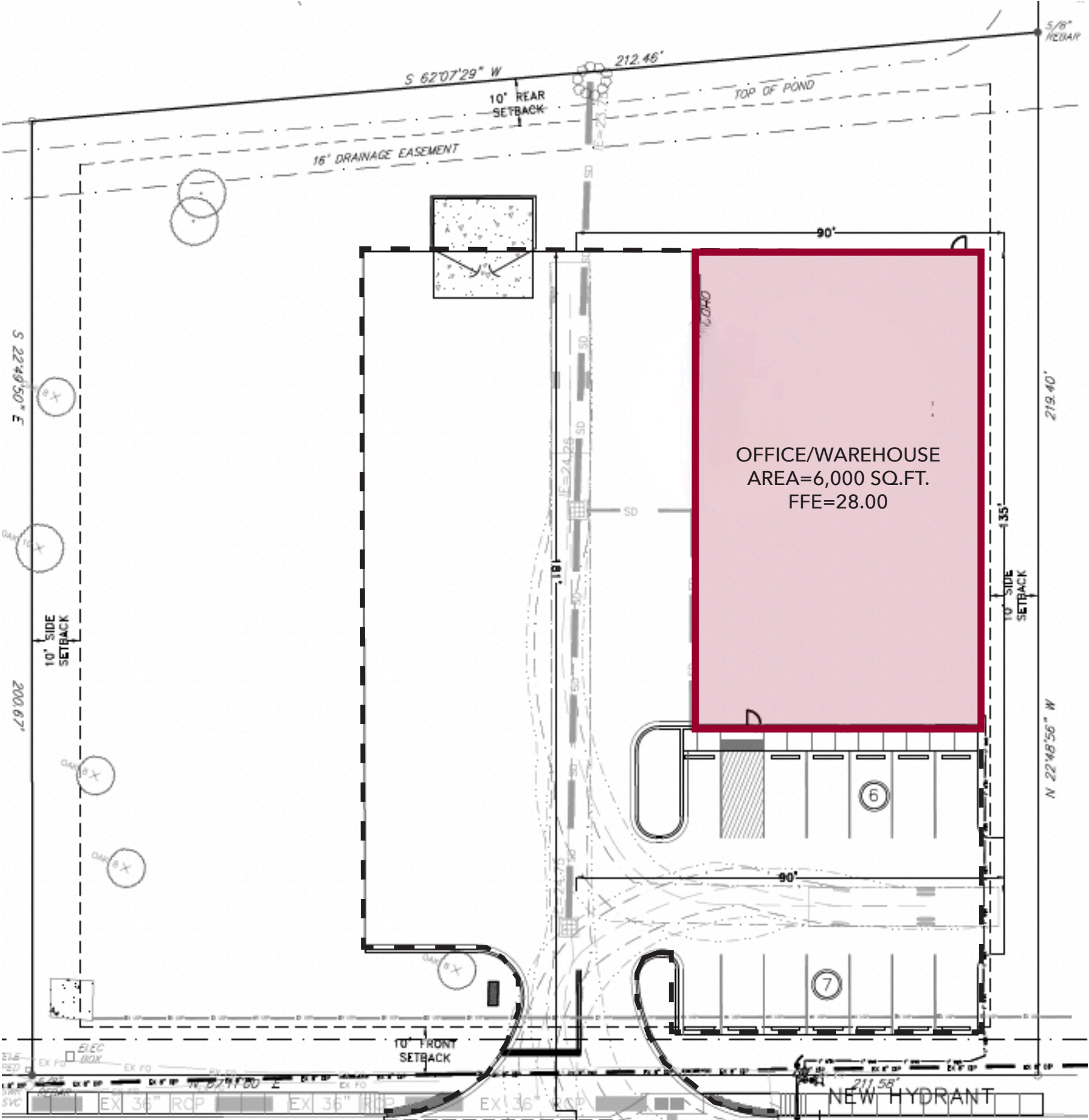
AERIAL OVERVIEW



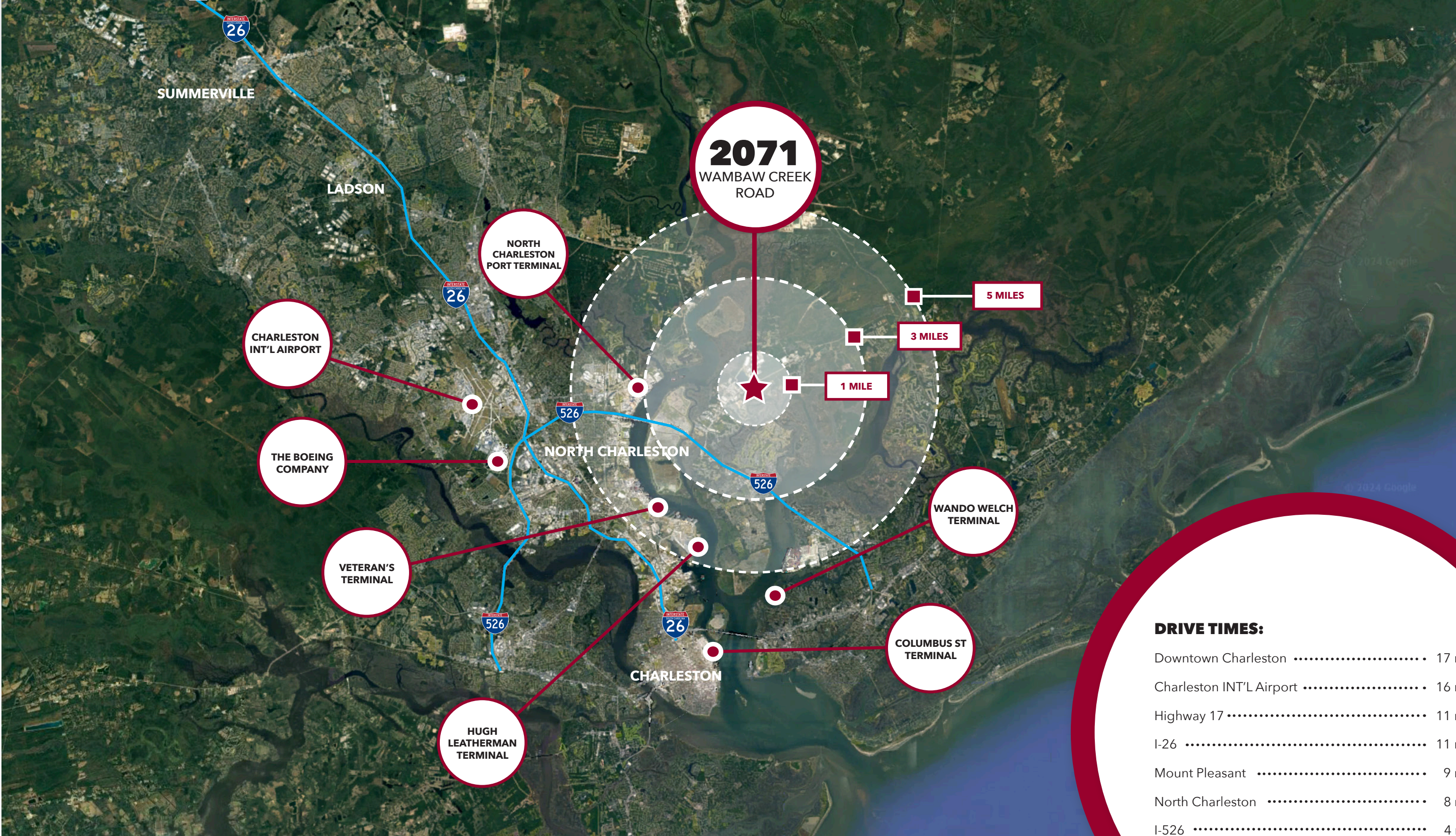
2071
WAMBAW CREEK
ROAD

WAMBAW CREEK ROAD

SITE PLAN



LOCATION OVERVIEW



DRIVE TIMES:

Downtown Charleston	17 min
Charleston INT'L Airport	16 min
Highway 17	11 min
I-26	11 min
Mount Pleasant	9 min
North Charleston	8 min
I-526	4 min

2071

WAMBAW CREEK ROAD



RYAN WELCH, SIOR

Principal
(843) 908-1388
RWelch@Lee-Associates.com



CLARKE ATTAWAY

Vice President
(843) 793-6957
CAttaway@Lee-Associates.com



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.