

139 HANNIFORD DRIVE
NORTH CHARLESTON, SC 29418



4,000 - 41,560 SF WAREHOUSE & LAYDOWN YARD

FOR LEASE

LEAD CONTACT:



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

APEX
INVESTMENT PROPERTY GROUP

PROPERTY OVERVIEW

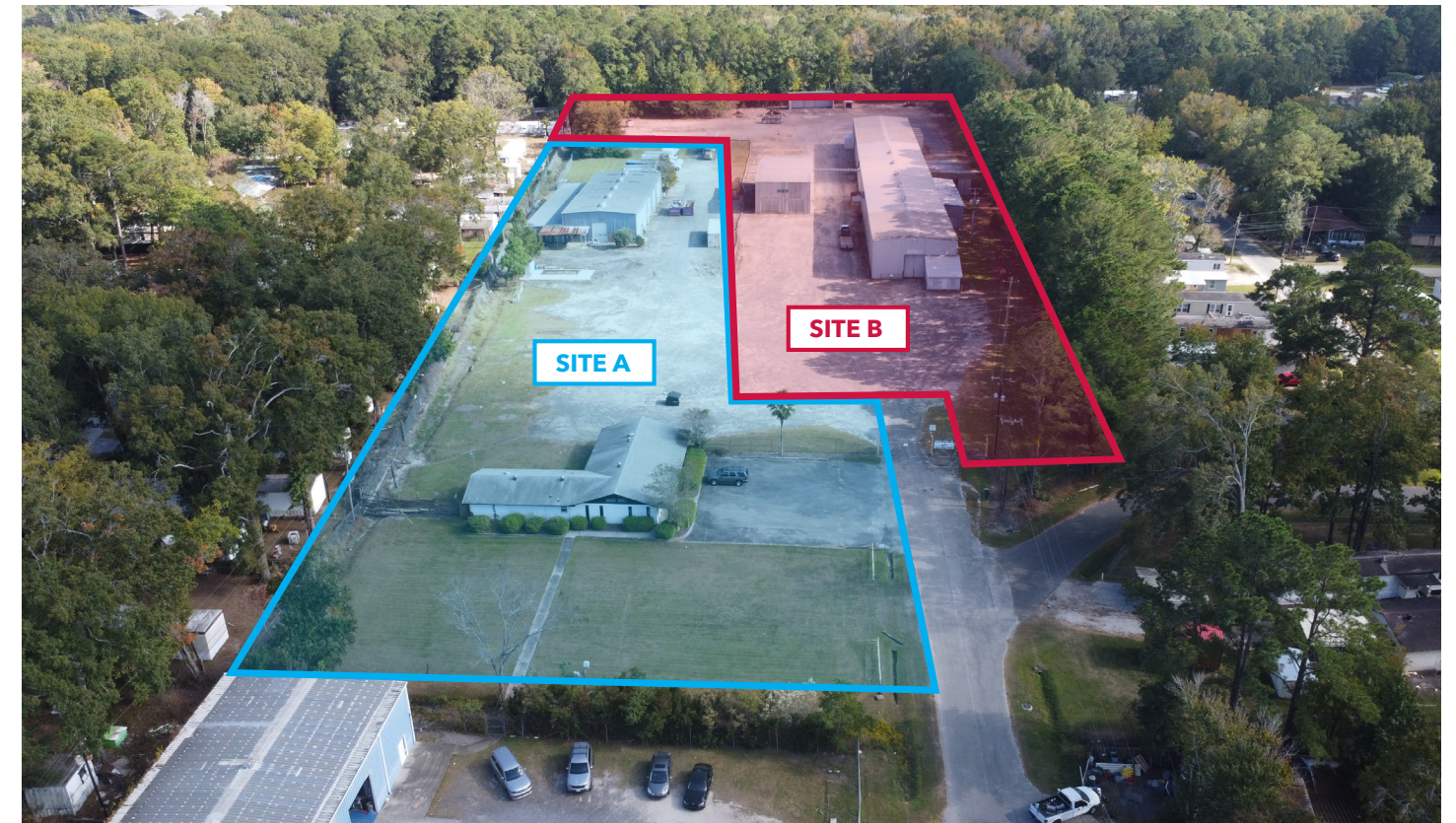
PROPERTY DESCRIPTION

139 Hanniford Drive consists of four (4) buildings totaling 41,560 SF on 8.08 acres and is zoned Industrial (Dorchester County). Building One is a 2,883 SF office, Building Two is a 9,682 SF warehouse, Building 3 is a 4,060 SF warehouse, and Building 4 is a 25,125 SF warehouse.

PROPERTY SPECIFICATIONS

ADDRESS	139 Hanniford Drive, North Charleston, SC 29418
TOTAL SQUARE FEET	41,560 SF
BUILDING 1 (OFFICE)	2,883 SF
BUILDING 2 (WAREHOUSE)	9,682 SF
BUILDING 3 (WAREHOUSE)	4,060 SF
BUILDING 4 (WAREHOUSE)	25,125 SF
TOTAL ACREAGE	8.08 Acres
PARCEL ID	172-16-00-001
COUNTY	Dorchester County
ZONING	Industrial (Dorchester County)
***FENCING	New exterior fencing with barbed wire and screening
***SECURITY	New gates installed
***FRONT BUILDING PARKING	To be sealed and striped
***YARD CONDITION	To be re-graveled and graded

***Planned improvements to be completed by the landlord



PROPERTY BREAKDOWN

SITE A

12,565 TOTAL SF

BUILDING 1 - OFFICE

BUILDING SF	(+/-) 2,883 SF
RESTROOMS	Three (3)
PARKING	Ample
PRIVATE OFFICES	Eight (8)
***INTERIOR RENOVATIONS	To be cleaned
***EXTERIOR RENOVATIONS	To be patched as needed
***OFFICE RENOVATIONS	New flooring and ceiling tiles in the main office

BUILDING 2 - WAREHOUSE

BUILDING SF	(+/-) 9,682 SF
OFFICE SF	(+/-) 756 SF
CLEAR HEIGHT	22'
CEILING HEIGHT	26'
DRIVE-IN DOORS	Five (5) Total - 4 (13.5'x16'); 1 (9.5'x16')
POWER	Single-Phase 240V
RESTROOMS	Two (2)
LIGHTING	LED
***INTERIOR RENOVATIONS	To be cleaned
***EXTERIOR RENOVATIONS	To be patched as needed
***OFFICE RENOVATIONS	New flooring and ceiling tiles in the main office

***Planned improvements to be completed by the landlord

SITE B

29,185 TOTAL SF

BUILDING 3 - WAREHOUSE

BUILDING SF	(+/-) 4,060 SF
CLEAR HEIGHT	22'
CEILING HEIGHT	26'
DRIVE-IN DOORS	Two (2) - 11.5'x11.5'
POWER	3-Phase 480 Volt
LIGHTING	LED
***INTERIOR RENOVATIONS	To be cleaned
***EXTERIOR RENOVATIONS	To be patched as needed
***OFFICE RENOVATIONS	New flooring and ceiling tiles in the main office

BUILDING 4 - WAREHOUSE

BUILDING SF	(+/-) 25,125 SF
OFFICE SF	(+/-) 325 SF
CLEAR HEIGHT	22' - 25'
CEILING HEIGHT	26'
DRIVE-IN DOORS	Two (2)
POWER	3-Phase 480 Volt
***LIGHTING	New LED lighting
CRANES	Two (2) - 5 tons
***BUILDING RENOVATIONS	To be reskinned with overhead doors added
***INTERIOR RENOVATIONS	To be painted and cleaned
***OFFICE RENOVATIONS	Office to be renovated and restrooms to be constructed

***Planned improvements to be completed by the landlord

AERIAL OVERVIEW



MARKET OVERVIEW





LOCATION OVERVIEW

117,846 Total Population Within 5 Mile Radius

\$85,273 Avg. Household Income Within 5 Mile Radius

45,036 Total Households Within 5 Mile Radius

32,856 Vehicles/Day on Ashley Phosphate Road

32.4 Median Age Within 5 Mile Radius

24 Median Commute Time Within 5 Mile Radius

DRIVE TIMES:

Charleston INT'L Airport	14 min 6.9 mi
I-26	8 min 3.1 mi
I-526	11 min 7.1 mi
Highway 17	19 min 14.0 mi
North Charleston Port Terminal	22 min 12.0 mi
Veteran's Terminal	23 min 14.5 mi
Hugh Leatherman Terminal	21 min 14.2 mi
Wando Welch Terminal	29 min 19.2 mi
Columbus Street Terminal	25 min 16.0 mi



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