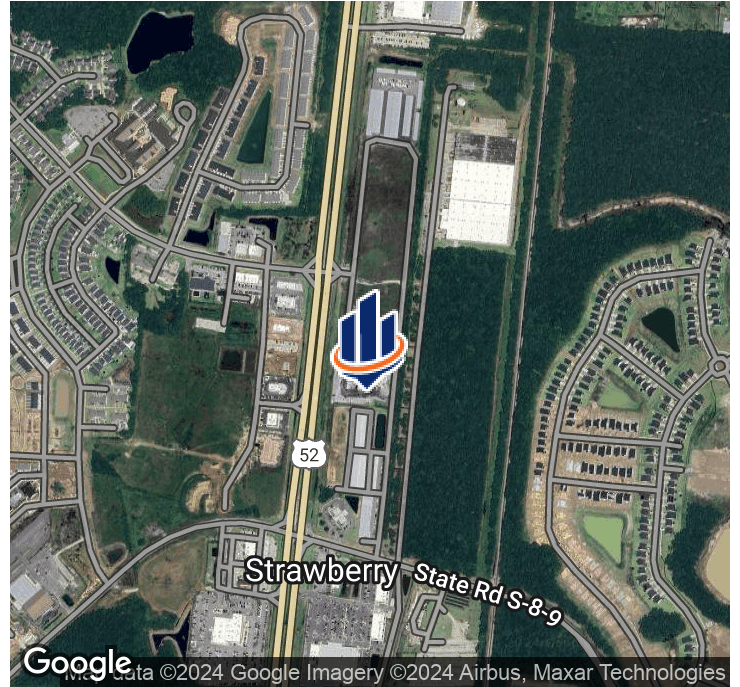


Prime Flex Space US Highway 52

Property Summary

2700 U.S. 52, Moncks Corner, SC 29461



PROPERTY HIGHLIGHTS

- 10,960sf single tenant PEMB
- 5,560 sf of covered outdoor storage
- 7 Roll up Service Bay Doors
- On-site parking available with 25 spaces included in a 0.50 acre paved and gravel lot
- Fence signage/banner allowed
- Located on US Hwy 52 & Cypress Gardens Rd in Moncks Corner, SC
- Potential use for Retail, Flex, Showroom, or Light Industrial
- Quick access to all of Charleston's submarkets and surrounding amenities

OFFERING SUMMARY

Lease Rate:	\$14/sf
Lot Size:	0.5 Acres
Building Size:	10,960 SF

Burt Rhodes
843.557.3939
burtrhodes@svn.com

PROPERTY DESCRIPTION

SVN is proud to offer this prime commercial lease on US Hwy 52 in Moncks Corner, SC, featuring 10,960 sf of indoor space, 5,560 sf of covered outdoor storage, and a half acre of paved and gravel parking. The pre-engineered metal building is a large open warehouse with 7 roll-up service bay doors, air-conditioned office space, and 2 bathrooms. Positioned off of Cypress Gardens Rd and just 8 miles from downtown Moncks Corner and the quickly growing city of Goose Creek, makes this location ideal for various industries. Located in booming Berkeley County, near Charleston, this site provides access to significant industries like Boeing, Volvo, and Mercedes-Benz, enhancing its appeal for economic development. The property is zoned C-2, General Commercial District.

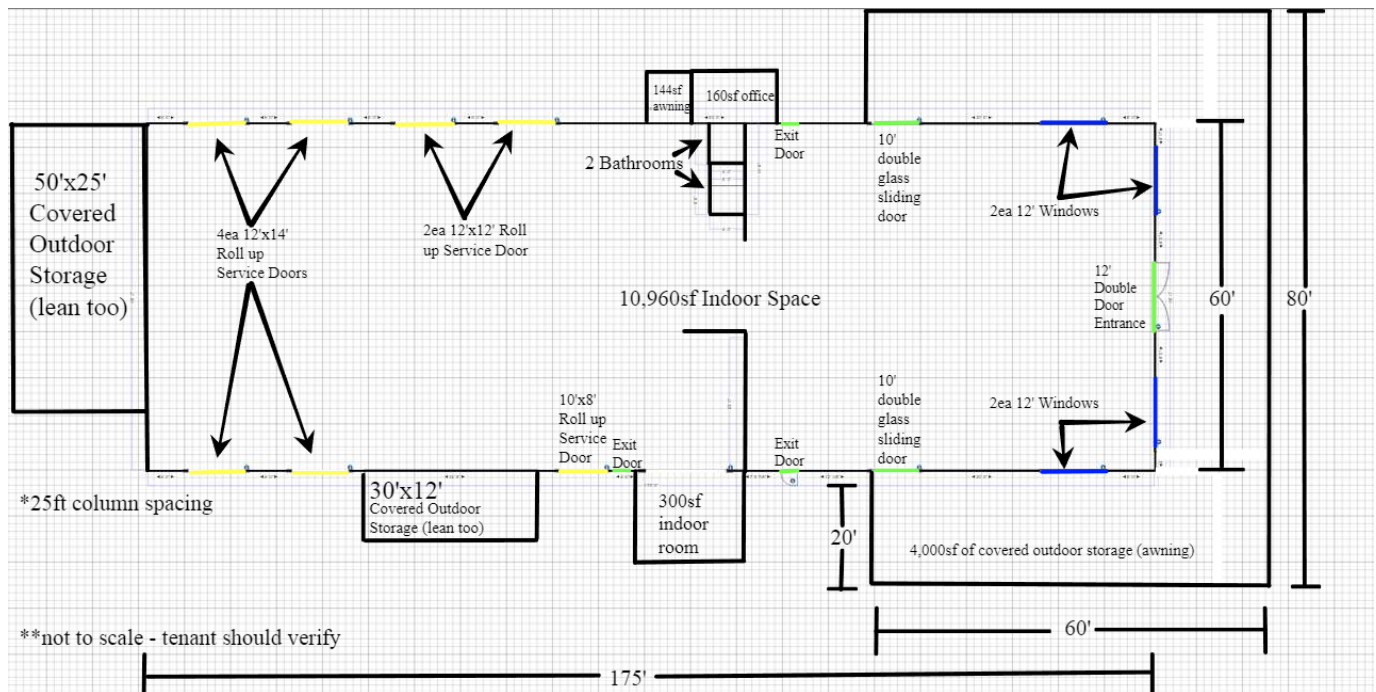
DO NOT ENTER PROPERTY WITHOUT SCHEDULING SHOWING WITH BROKER



Prime Flex Space US Highway 52

Property Overview/Floor Plan

2700 U.S. 52, Moncks Corner, SC 29461



BUILDING/PROPERTY OVERVIEW

Triple net lease of a 10,960sf building, 5,560sf of covered outdoor storage, a total of 16,520sf of space with a half acre of parking. +/-0.5 acres totally fenced with high visibility on Hwy 52 and access from a rear service road. The +/-10,960sf Pre Engineered Metal Building(PEMB) is a large open warehouse on a concrete slab with a max door height of 14', a peak height of 28', and an eave height of 17'. The front +/-3,960sf is wood framed with 2ea 10' w x 9' h sliding glass doors and a 12' w x 9' h double door entrance. There is +/-160sf of air conditioned Office space, and 2 Bathrooms and a +/-300sf room on the side of the building. The back of the warehouse has +/-6,000sf that is vanilla finished with 7 Roll up Service Bay Doors, 4ea 12' w x 14' h, 2ea 12' w x 12' h, and 1ea 10' w x 8' h. The building also contains glass lites through out, 3 exhaust fans at the back of the warehouse, and +/-4,000sf of covered outdoor storage [awning] space around the front and two sides of the building. There is also a +/-360sf lean too on the parking lot side of the building with a max height of 8' and a +/-1,200sf lean too on the back of the building with a max height of 12'. The property has a half acre of paved and gravel parking with lights, security fence, and 25' rolling security gate.

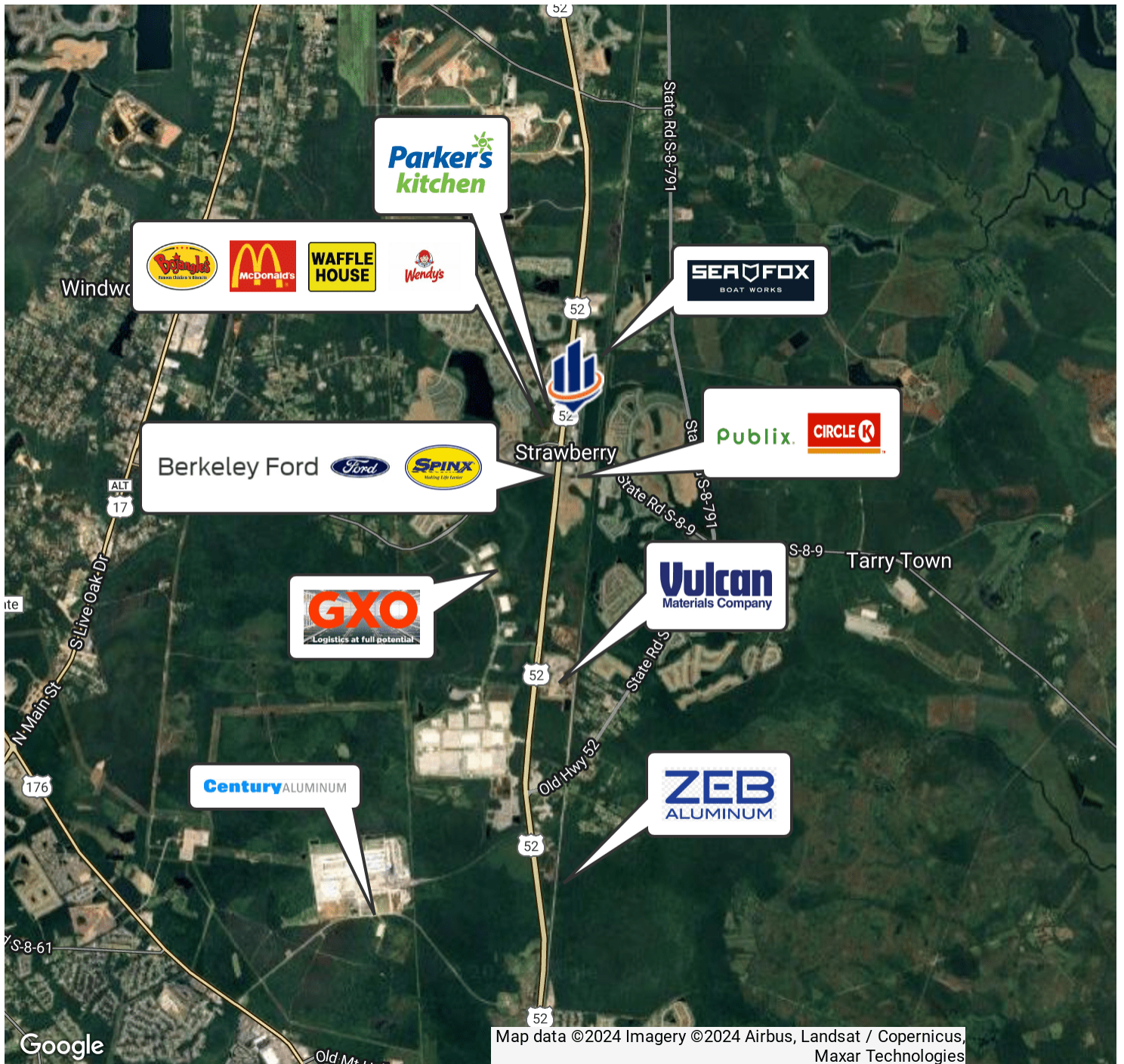
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Prime Flex Space US Highway 52

Industry & Retail Map

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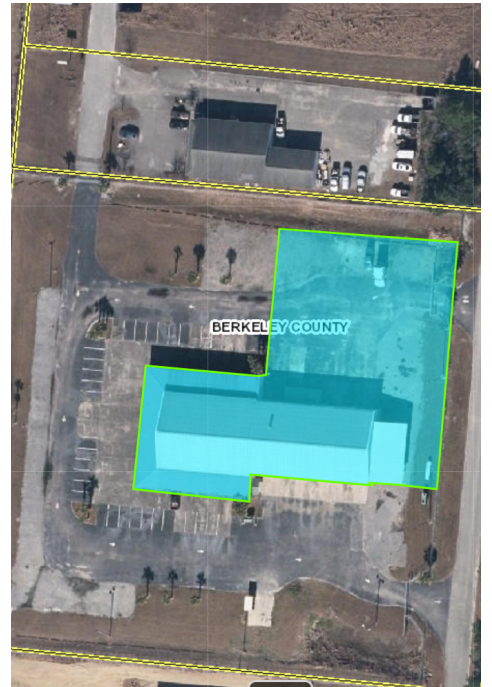


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Prime Flex Space US Highway 52

Building Photos

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