

2325 CHARLESTON REGIONAL PARKWAY
CHARLESTON, SC 29492
50,000 SF | \$8.50 SF/YR (NNN)



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Address:	2325 Charleston Regional Parkway
City, State, Zip:	Charleston, SC 29492
TMS#:	267-00-00-143
Zoning:	Light Industrial
Space Available SF:	50,000 SF
Rate:	\$8.50 SF YR - NNN
Building Size:	50,000 SF
Office SF:	21,600 SF
Warehouse SF:	28,400 SF
Acres:	6.8 Acres
Year Built:	2006

PROPERTY OVERVIEW

100% climate controlled 50,000 SF Class "A" Industrial facility located in Charleston Regional Business Park. Well maintained concrete tilt-up facility comprised of 21,600 SF of office space and 28,400 SF of manufacturing or production area. Facility is situated on 6.8 acres and is expandable by up to 40,000 SF.

LOCATION OVERVIEW

Located within Charleston Regional Business Park just off Clements Ferry Road, a Class A Industrial Park with covenants and restrictions. Conveniently located within 15 miles of all Charleston Port terminals, the Charleston International Airport and Boeing.



15 mi
to All Area Ports



11.3 mi
to CHS & Boeing



3.5 mi
to I-526

LEASE RATE

\$8.50 SF/YR NNN

LOCATION INFORMATION

Street Address	2325 Charleston Regional Parkway
City, State, Zip	Charleston, SC 29492
County/Township	Berkeley
TMS#	267-00-00-143

BUILDING INFORMATION

Building Size	50,000 SF
Expansion Size	Up to 40,000 SF
Office Area	21,600 SF
Manufacturing Area	28,400 SF
Year Built	2006
Zoning	Light Industrial

PROPERTY DETAILS

Construction Type	Concrete Tilt-Up Exterior Wall Panels
Eave Height	18'
Column Spacing	36' x 38'6"
Dock Doors	One (1) with Load Levelers
Grade Level Doors	Three (3) - 10'W x 14'H
Power	1200 AMP, 3 Phase 480/277 Volt Main Distribution Panel
Sprinklers	100% Wet - ESFR System
HVAC	100 % Climate Controlled
Office Area HVAC	12 Units (86 Tons)
Manufacturing Area	2 Units (30 Tons)
Interior Lighting	400 Watt Metal Halide Hi-Bay Fixtures
Roof	Carilsle Sure-Weld Reinforced TPO Membrane installed over 3" polyisocyanurate HP-H insulation with an approximate R-19 insulation valve.
Exterior Lighting	Twenty (20) 400 Watt Metal Halide Wall Packs & Six (6) 39' Site Poles with 1,000 Watt Metal Halides
Parking	Seventy (70) Paved Spaces
Security	805 LF of Security Fencing Securing the Rear of the Site. Electronic Door Access at all Exterior and Some Interior Areas.

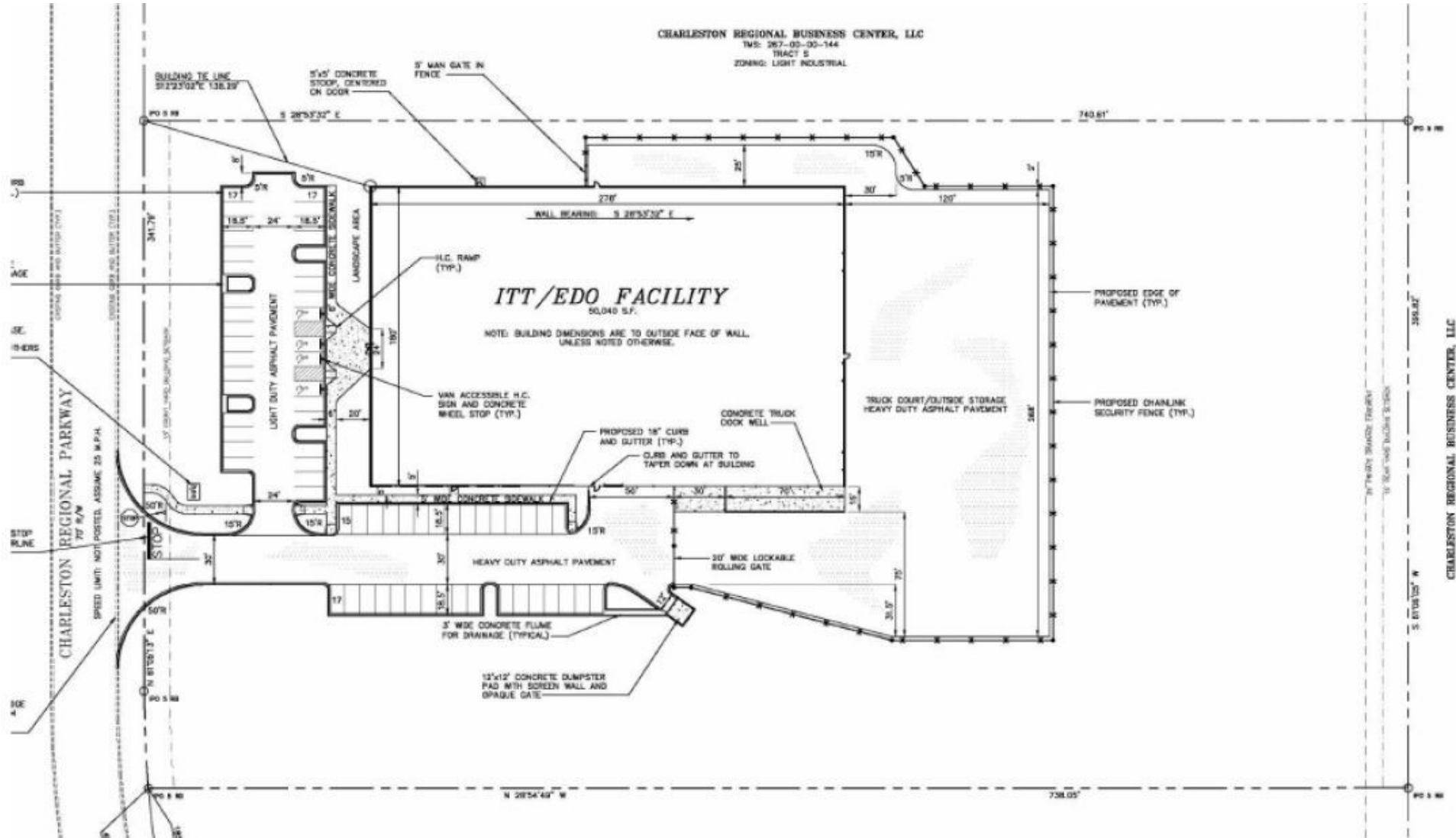
BUSINESS PARK AERIAL



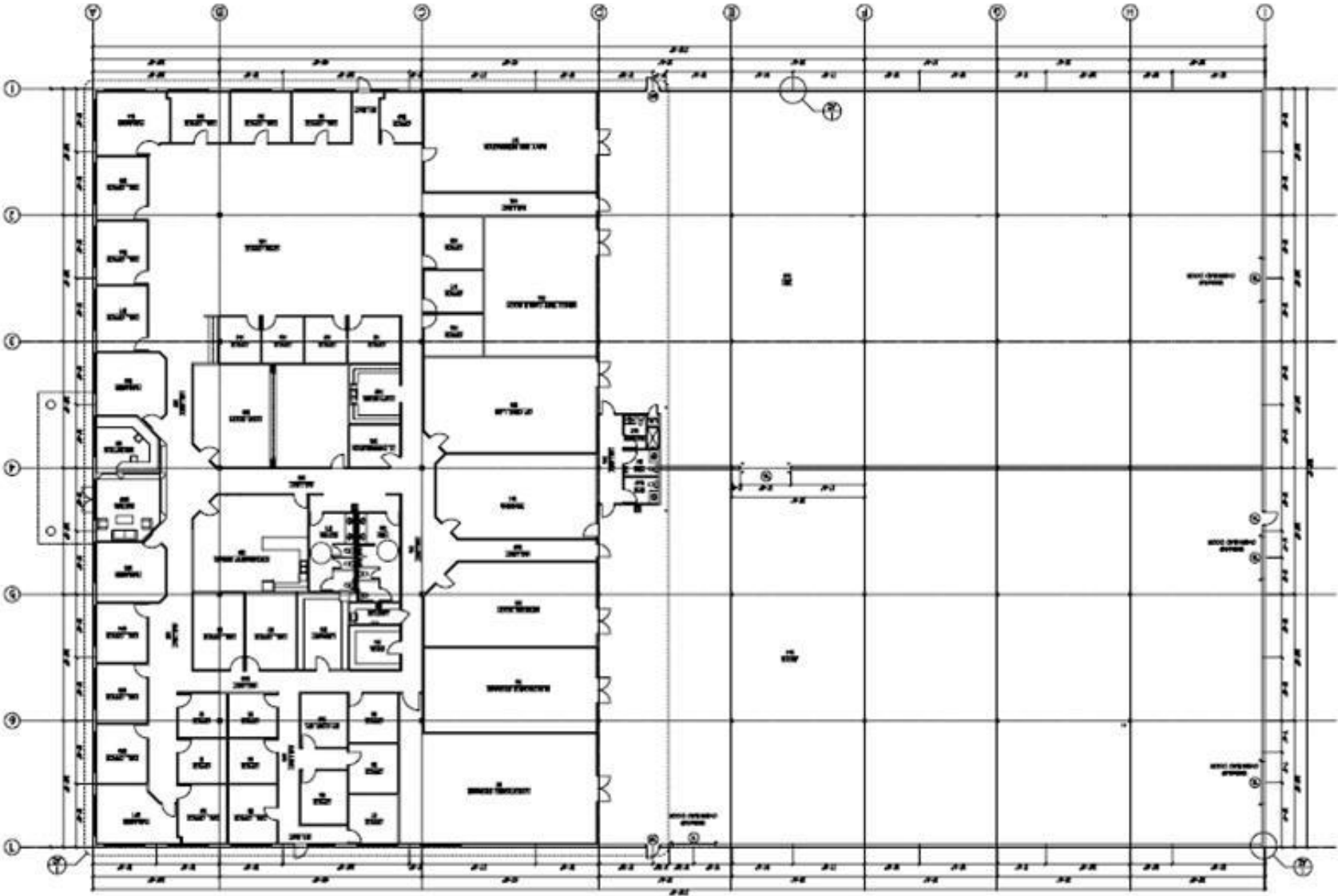
CHARLESTON LOCATION AERIAL



SITE PLAN



FLOOR PLAN



AERIAL PHOTOS



EXTERIOR PHOTOS



INTERIOR PHOTOS



ADDITIONAL RESOURCES

1. www.charleston.net – The Post and Courier, Charleston’s local paper, webpage. Read about what is happening in the news.
2. www.charlestonforbusiness.com – Charleston Regional Development Alliance website. Looking to move or expand your business? Then check out the Charleston Region, and discover for yourself all the advantages of a Charleston address.
3. www.charlestdca.org – Charleston Defense Contractors Association website. Their mission is to advocate, preserve, and protect the real, capital, and economic interests of the companies and clients of the defense industry in the Charleston metro area and surrounding regions.
4. www.charlestonrealtors.com – Charleston Trident Association of Realtors website. Call on us to provide professional services as REALTORS® to help you become our new neighbor.
5. www.co.berkeley.sc.us – Berkeley County Government website. This website provides opportunities for you to learn more about our beautiful county and its government.
6. www.dorchestercounty.net
7. www.gisweb.charlestoncounty.org – County of Charleston property information page. This web page is a public resource of general information.
8. www.lmsc.org – Lowcountry Manufacturers Council website. The Lowcountry Manufacturers Council is an organization focused on the unique issues and common goals of the manufacturing sector. The mission of the Lowcountry Manufacturers Council is to enhance competitiveness, promote development and impact the manufacturing sector of the Lowcountry of South Carolina.
9. www.researchworldwide.com – The worldwide Commercial Real Estate Information Portal.
10. www.sccommerce.com – South Carolina Department of Commerce website. So much is happening in South Carolina. We’re working hard to create the kinds of opportunities that lead to great success stories. What if yours were one of them?
11. www.sciway.net – The Largest Directory of South Carolina SC Information on the Internet.
12. www.southcarolinapowerteam.com – South Carolina has significant advantages for business and industry. The website provides an introduction to those advantages and specific information about industrial parks, available buildings and sites throughout the state.