

3191 ASHLEY PHOSPHATE ROAD
NORTH CHARLESTON, SC

±5,000 - ±9,891 SF

FOR LEASE

RETAIL / FLEX
SPACE



SOUTHEAST
INDUSTRIAL PROPERTIES

LEASE RATE:

\$7.50
PSF NNN

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PROPERTY HIGHLIGHTS

Tenant shall pay for its prorated share of taxes, insurance and common area maintenance (CAM). Operating expenses like utilities, janitorial, pest control, etc. are the responsibility of the Tenant.

- Size: ±5,000 - ±9,891 SF
- Location: Corner of Pepperdam & Ashley Phosphate Road
- Use: Office | Retail | Warehouse | Flex Space
- Ashley Phosphate Traffic Count: ±41,900 ADT
- Parking: Ample parking in lot in front of building
- TI Allowance: Negotiable
- Building: 50' deep x 199' long
- Shell Condition
- Drive-in door or other improvements to be considered by landlord
- Lease Rate: \$7.50 PSF NNN

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MARK ERICKSON, SIOR

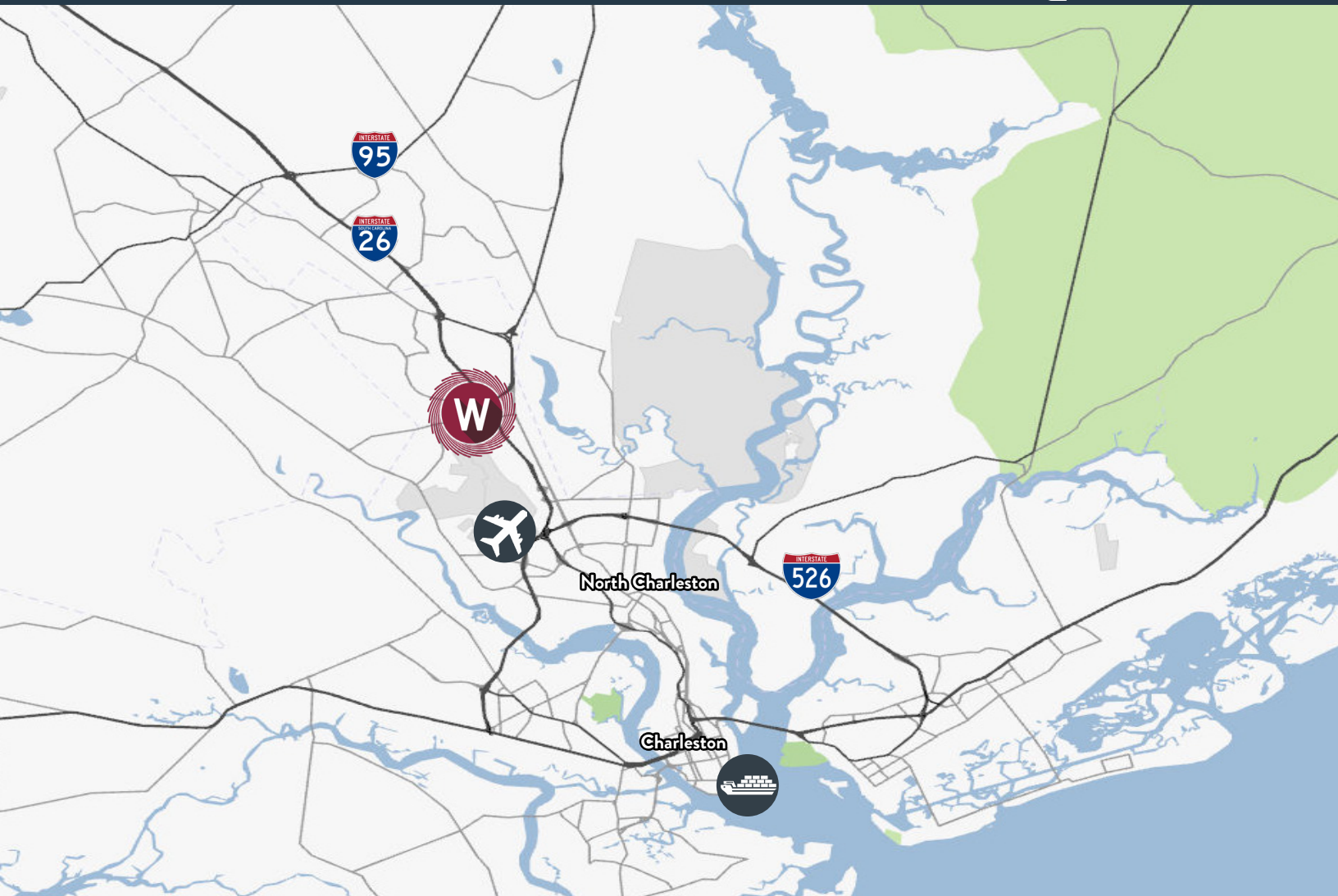
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THE AREA

The property offers ±9,891 square feet of space available with high visibility and frontage on Ashley Phosphate. The space is positioned in close proximity to Ashley Phosphate and Palmetto Commerce Parkway. The space is located in a prime area of a high growth industrial corridor.

DISTANCE

Interstate 26	1.3 miles
Charleston Int. Airport	6.5 miles

TRAFFIC COUNT

Ashley Phosphate Rd	± 41,900 ADT
Palmetto Commerce Pkwy	± 11,200 ADT
Interstate 26	± 126,300 ADT

PROPERTY FEATURES



PARKING
± 30 Auto Parks



LIGHTING
Shell building-
next tenant
controls uplift



HVAC
Shell building-
next tenant
controls uplift



SPRINKLERS
100% Wet



POWER
2,000-
5,000a/277 3p
Heavy

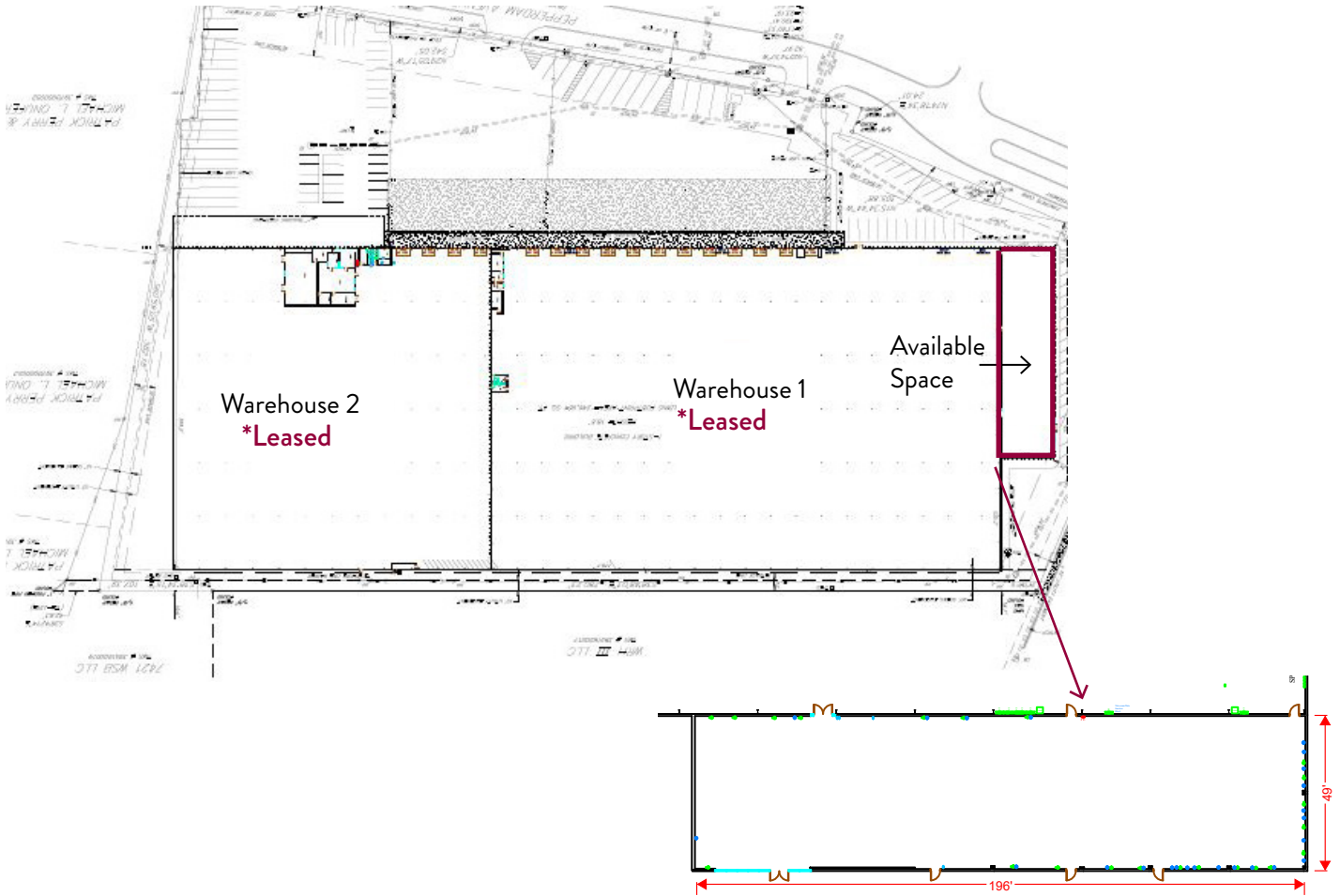


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