

7168

BRYHAWKE CIRCLE,
NORTH CHARLESTON, SC 29418



FOR LEASE

7,000 SF AVAILABLE

**SUITE A
7,000 SF**

**\$11.00/SF
NNN**

**1 ACRE
OF LAND**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

7168 Bryhawke Circle is a +/-12,704 SF warehouse built in 2003 on +/-1 acre of M-1 Light Industrial land in North Charleston. Suite A is approximately 7,000 SF and is comprised of +/- 5,800 SF of warehouse and +/- 1,200 SF of renovated office space with frontage on Bryhawke Circle. The office is broken into two (2) floors measuring approximately 600 SF each. The first floor features a large entry area, kitchenette, and built-in reception desk while the second floor consists of a large office, storage room, and shower. The warehouse can be viewed from the office with windows on both floors. The warehouse features one (1) 12x14 and one (1) 12x16 drive-in door, three phase power with 200 amps and 200 volts, T8 lighting, compressed air lines, and one (1) renovated bathroom. Suite A has two access points on Bryhawke Circle, with +/- 6 parking spots for customers in front of the building and +/-0.12 acres of paved parking on the north side of the facility. Owner occupies the rear of the building and may have flexibility on more parking and other.

BUILDING SPECIFICATIONS	
TOTAL SIZE	12,704 SF
SUITE SIZE	7,000 SF
WAREHOUSE SIZE	5,800 SF
OFFICE SIZE	1,200 SF
LEASE RATE	\$11.00/SF, NNN
TMS #	397-00-00-462
LAND SIZE	1 ACRE
CLEAR HEIGHT	19'
DRIVE IN DOORS	(1) 12X14, (1) 12X16
EAVE HEIGHT	20'
CENTER HEIGHT	22'
POWER	3 PHASE, 200 AMP 240 V
ZONING	LIGHT INDUSTRIAL
PARKING	6 SPACES & +/- 0.12 ACRES
COUNTY	CHARLESTON
TAXES & INSURANCE EST.	\$1.22/SF



PROPERTY
AERIAL



LIQUID
TRANSPORT
CORPORATION

MCARTHY
TIRE SERVICE

AUTO ICON

TRICKEE'S

AGM
IMPORTS

DDI BUILDER
DIVISION

CHARLESTON
AIRFORCE
BASE

AFFORDABLE
TOWING &
RECOVERY

4CAST
SIGNS

7168
BRYHAWKE
CIRCLE

NORTH
AMERICAN
TRACK

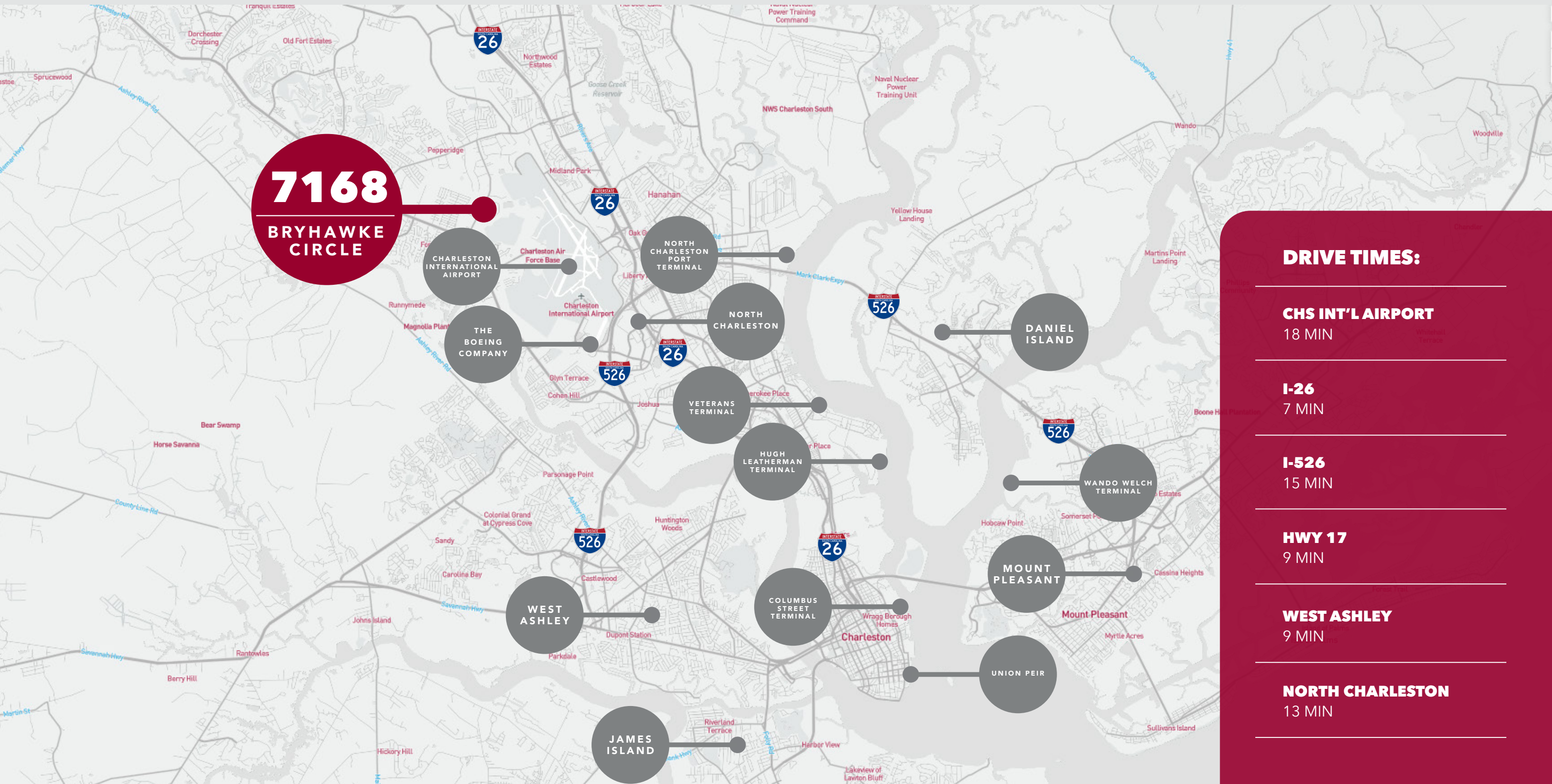
KB KITCHEN
& BATH
CONCEPTS

DIXIE
TEMPORARY
STORAGE

UNITED STATES
POSTAL SERVICE

ALLIED
CRAWFORD
STEEL

MARKET
OVERVIEW





7168

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NORTH CHARLESTON, SC 29418

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