



# For Sale or Lease

**4280 Pace Street**  
North Charleston, SC 29405

- \$9,820,800
- 158,400 s.f.
- 6.42 acres
- Superior infill location
- Heavy industrial zoning
- Crane served
- New 10 year full warranty silicone roof

**For more information:**

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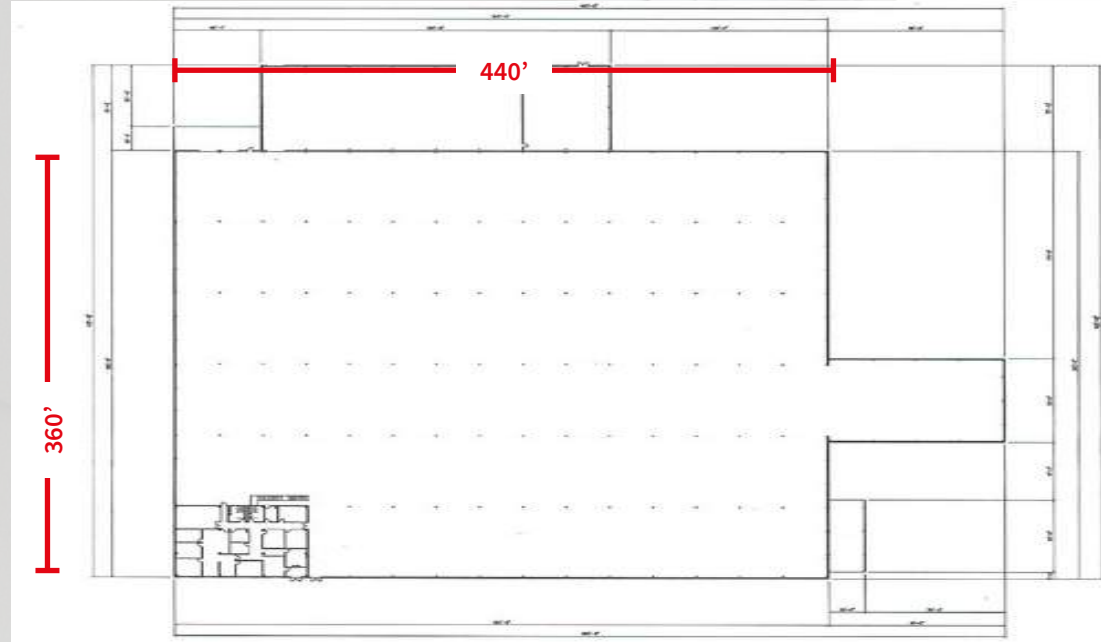
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# The property

## Site plan



## Building specs.

<b>Address</b>	4280 Pace Street North Charleston, SC	<b>Ceiling height</b>	26'-33'
<b>Building s.f.</b>	158,400	<b>Docks</b>	3 total (expansion possible if required)
<b>Office s.f.</b>	4,500	<b>Drive-ins</b>	3 total (13'x16')
<b>Total acres</b>	±6.42	<b>Column width</b>	26'x33'
<b>Year built</b>	1967	<b>Cranes</b>	Two 5 ton Spanmaster overhead cranes (40'x500')
<b>Zoning</b>	Heavy industrial	<b>Sprinklers</b>	Wet
<b>Power</b>	Two 4,000 amp. 277/480v transformers	<b>Floor thickness</b>	6"
<b>TMS #</b>	412-01-00-004; 412-01-00-009	<b>Lighting</b>	Metal halide

\*Possible lay down and or yard storage currently available on adjacent property if required

## New building upgrades

- New roof - 10 year full warranty silicone roof
- Security system
- Sprinkler system
- Exterior Paint
- Doors and roll up doors replacement
- Electrical panels replaced and repaired
- ADA bathroom
- Fire alarms- new and up to code
- New flush valves, and spud nuts in all toilets
- Fiber

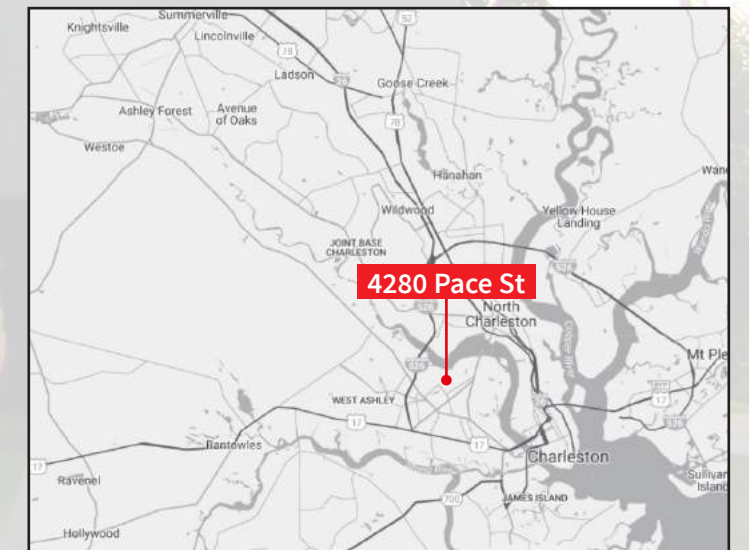
# Location



## Surrounding businesses

<b>1</b>	Carolina Waste & Recycling	<b>2</b>	H&J Trucking
<b>3</b>	Saint Gobain Adfors America	<b>4</b>	Revere Building Products
<b>5</b>	Neal Brothers	<b>6</b>	Folbot
<b>7</b>	Preferred Home Services	<b>8</b>	Johnson's Moving and Storage

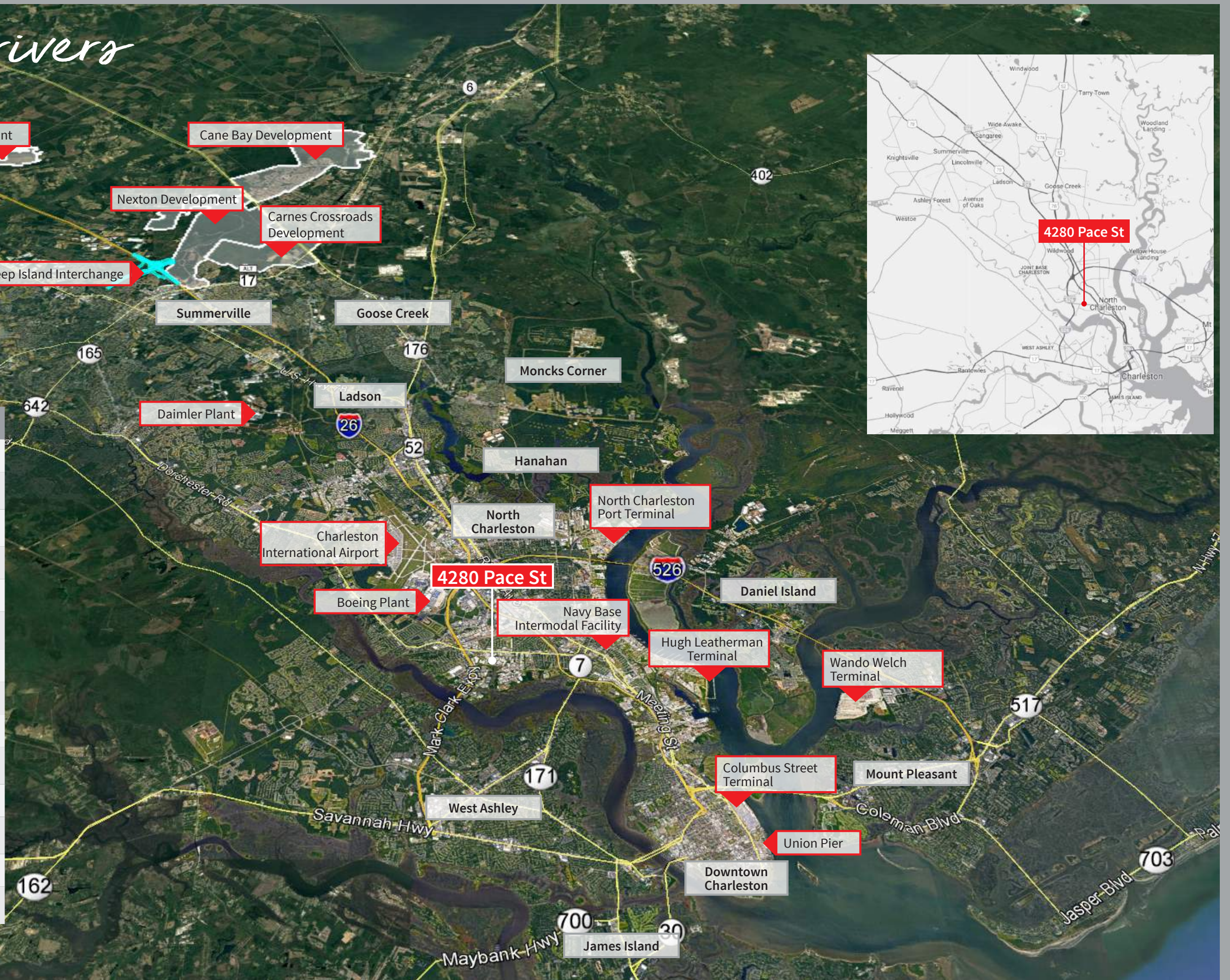
# 4280



# Economic drivers

Economic Drivers	Distance to 4280 Pace St.
Boeing 787 Facility	2.55
Charleston International Airport	3.84
Navy Base Intermodal (under construction)	4.77
North Charleston Terminal	4.79
Columbus Street Terminal	5.36
Hugh Leatherman Terminal (under construction)	5.47
Union Pier Terminal	6.41
Wando Welch Terminal	7.36
Daimler Facility	10.10
Carnes Crossroads Development	15.59
Nexton Development	16.87
Sheep Island Interchange (under construction)	18.24
Cane Bay Development	19.89
Volvo Plant (under construction)	24.37

Distances calculated by Google Earth





# Thank you

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