

WOODLOCK CAPITAL

1110 LIMEHOUSE LANE

LEASE OR SALE // 3 LOTS WITH NEWLY RENOVATED OFFICE ON ±7 ACRES (5 USABLE)



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WOODLOCK CAPITAL

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SITE ACCESS

Site access will be provided by Megan Anderson, or Elliot Calhoun. Please contact one using the contact information in the lower lefthand corner is lieu of contacting property management.

CONFIDENTIALITY, DISCLOSURES & DISCLAIMERS

Woodlock Capital is the Exclusive Representative of 1110 Limehouse Lane, Ladson, SC 29456. All offering materials are of a confidential nature, intended for use by a limited number of parties and furnished solely for the purpose of considering the acquisition of the Property described herein. You agree that you will hold and treat all Offering Materials in the strictest confidence.

No representation is made by owner or Woodlock Capital as to the accuracy or completeness of the information contained herein and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation expressed or implied is made by Woodlock Capital or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected and encouraged to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Owner and Woodlock Capital each expressly reserve the right, at their sole discretion, to reject any, or all expressions of interest or offers regarding the Property, and/or terminate discussions with any entity at any time, with, or without notice.

EXECUTIVE SUMMARY

Woodlock Capital is pleased to present 1110 Limehouse Lane - including newly renovated office, a climate controlled warehouse, and five acres of outside storage

Available for lease or purchase – 1110 Limehouse Lane includes a recently renovated office building with 2 acres.

The ± 1,750sf office space features 2 executive offices, 1 conference room, private bathroom, upstairs office, common area, and potential kitchenette. Employees and customers can use the ample parking in front of the building, and have easy access to Hwy 78, I-26 and Summerville.

The site is ideal for business users in GC zoning – General Commercial Berkley County Zoning Ordinance. And the additional ± 2 acres provide potential for future building to suit and/or long-term expansion opportunities.

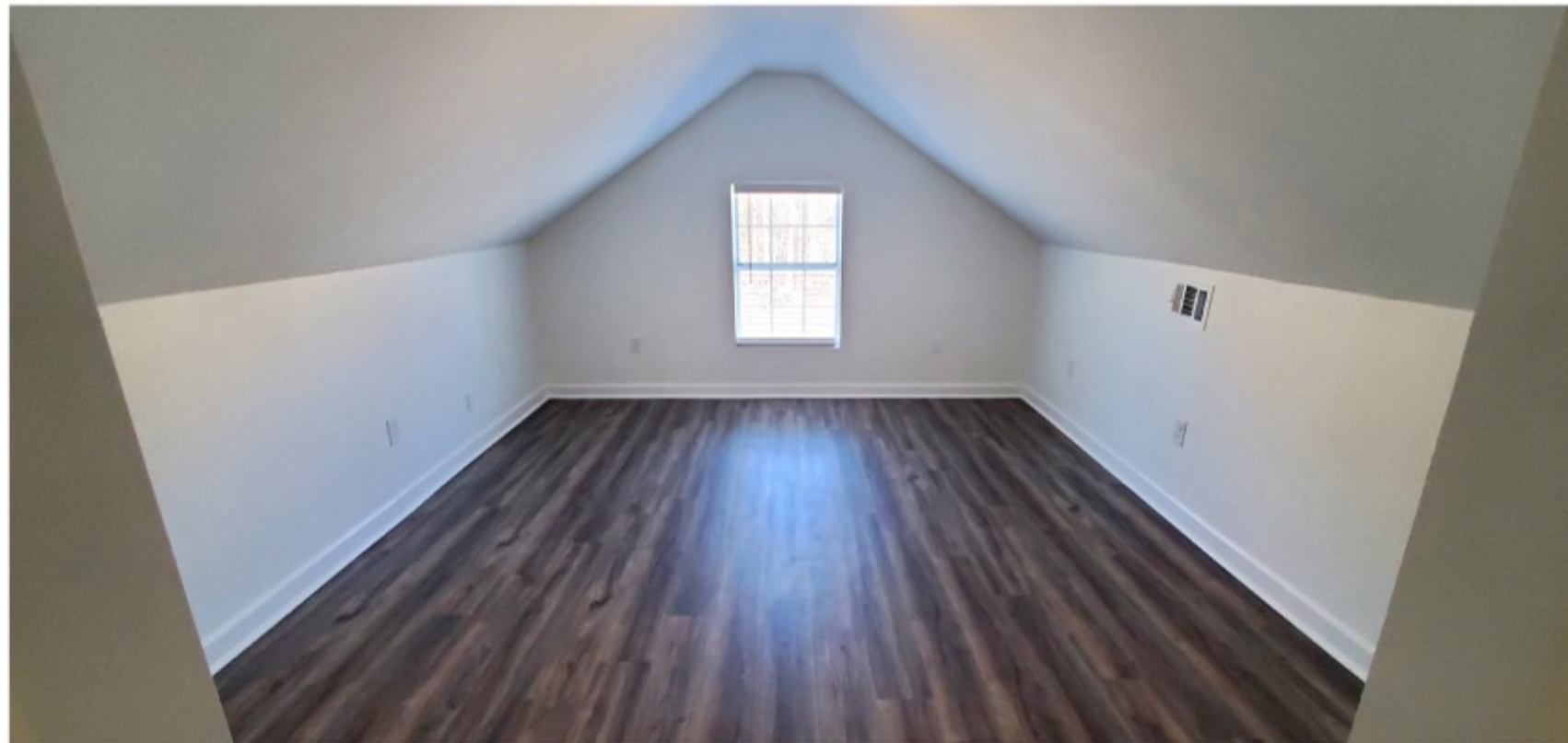
- ± 1,750sf office w/ ±2 acre yard
- Newly renovated office building
- Office offers two (2) executive offices, conference room, potential kitchenette, private bathroom, upstairs office and common area
- Ample parking for employees and customers
- GC zoning
- Entry points off Hwy 78, 10 Minutes from I-26
- 8 Minutes to Summerville
- 20 Minutes to Charleston International Airport
- 25 Minutes to Charleston Port Authority
- Potential for future build to suit and/or expansion

LEASE OR SALE

- **Address:** 1110 Limehouse Lane, Ladson SC 29456
- **Municipality:** Berkley County
- **Zoning:** General Business
- **TMS:** 2420002032

- **Lot A/Office:** ±1,750 sf building on ±2 acres
 - **Office Specs:** Two stories. *First floor:* 2 executive offices, common area, conference room, bathroom, potential kitchenette. *Second floor:* large conference room, potential additional office(s)
 - **HVAC:** Yes
 - **Estimated Base Rent Monthly:** \$15.00/sf/yr for office (± 1,750 sf) + \$3,000 per acre per month
 - **Lease Type:** NNN (Tenant to pay pro-rated share of taxes, insurance, and common area maintenance (CAM))
 - **Available:** Immediate
 - **Estimated Additional Rent (NNN):** Contact Broker
 - **Sale Price:** Contact Broker
-
- **Lot B/Warehouse:** Climate controlled, 2 garage doors: 11ft 10in Clearance, 5000sf. Plus 500sf separate 2 car garage. Warehouse on 1 acre
-
- **Lot C/Laydown Yard:** back ±2 acres, \$3,000/acre











Navy Yard Charleston

NORTH CHARLESTON
SOUTH CAROLINA

Beginning its operation as a working dry dock in 1901, Navy Yard Charleston* has maintained a naval presence on the North Charleston waterfront for nearly a century. Today, the site includes the former Naval Hospital – North Charleston's tallest building at ten stories, a neoclassical power plant, and a series of storehouses.

In partnership with local developers, Jamestown plans to reposition the 45-acre site into a mixed-use neighborhood. The redevelopment will bring more than 1.2 million square feet of new office space, residences, shopping, and dining to the nearby Park Circle neighborhood, as well as new green spaces, a concert hall, and an outdoor events venue.

The team expects to break ground and begin renovations this year and is currently in the design phase, exploring how the buildings on the site will be repurposed. While Navy Yard Charleston will go through extensive renovations, the team has made a commitment to preserve the area's local character, architectural detail, and history and bring new amenities to the community along the Cooper River.

Address:

1360 Truxtun Ave, North Charleston, SC 29405

Building Details:

12 buildings / 45 acres

FACTS & FIGURES

CHARLESTON, SOUTH CAROLINA

#1

Growth in U.S.
**Manufacturing
Jobs**

#2

State for
Doing
Business

(Area Development)

30

New Residents
Move to the
Region Everyday

TOP
-5-

Best City to
Start a
Business

INC. Magazine 2017

20th

in the U.S. for
**Advanced
Industries**

Charleston's durable employment growth is 3.7x U.S. average

"Charleston is riding high. Year-ago employment growth is tracking near 3% more than a full percentage point better than the state and national averages. Construction employment continues to lead the way as builders respond to strong demand for residential and commercial properties. Meanwhile, most other private industries and the public sector are pulling their weight. At 3.8% the unemployment rate is the lowest in the state despite exceptionally strong labor force growth. The tight labor market is putting upward pressure on wages, which are growing at their fastest pace since 2011....Charleston will remain an above-average performer through the end of the decade thanks to rapid growth in manufacturing and consumer industries...Longer term, robust population growth and low business cost will allow Charleston to keep pace with us U.S." Moody's Analytics March 2017

75
Different
Companies

\$2.7B
Direct Capital
Investments

11.6K+
New Jobs to the
Charleston Area

HEALTHCARE	- MUSC: 13,000 jobs - Roper: 5,700 jobs - Trident: 2,600 jobs	\$5.0B Annual Economic Impact	30K Charleston MSA jobs
EDUCATION	- Trident Tech: 15,000 students - College of Charleston: 11,000 students - The Citadel: 3,500 students - MUSC: 3,000 students	\$4.5B Annual Economic Impact	40K Charleston MSA jobs
TRADE	Port of Charleston \$2.1B investment: completion 2021 - Deepest port on the East Coast, most productive in North America	\$53B Annual Economic Impact	50K Charleston MSA jobs
TOURISM	7M annual visitors - World-renowned destination	\$7.4B Annual Economic Impact	40K Charleston MSA jobs
TRANSPORTATION	Charleston International Airport 4.5M annual passengers 8 airlines serving 24 cities \$200M Terminal Renovation	\$6.4B Annual Economic Impact	6K Charleston MSA jobs
MILITARY	Joint Base Charleston - Navy: 12,000 jobs - Air Force: 7,300 jobs - SPAWAR: 3,100 jobs	\$4.7B Annual Economic Impact	22K Charleston MSA jobs

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