

BUILD
TO SUIT
16,800 SF
WAREHOUSE
FOR LEASE



MARATHON CROSS PLAZA

7391 CROSS COUNTY RD, NORTH CHARLESTON

Mike Ferrer, CCIM, MCR

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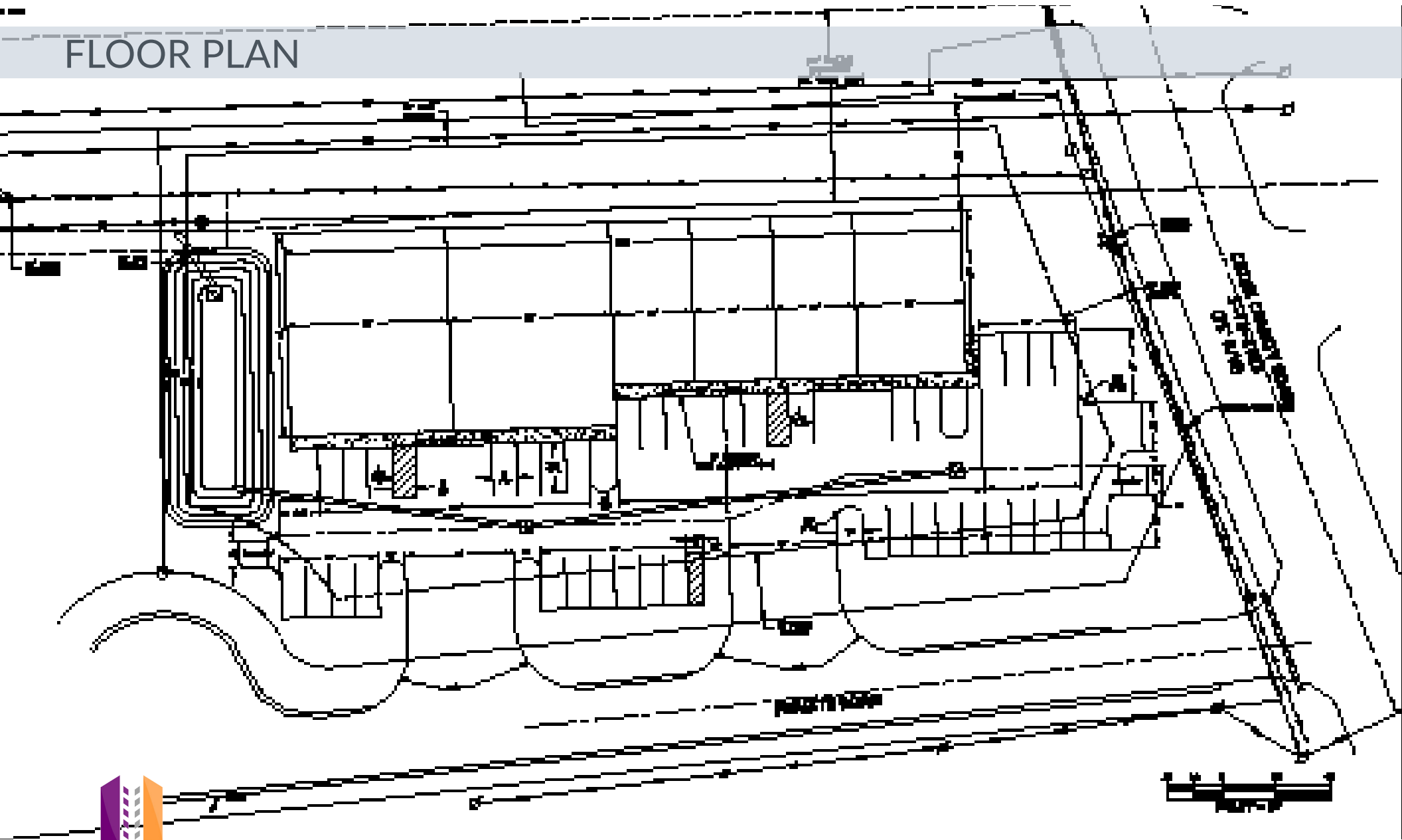
PROPERTY OVERVIEW

BUILDING SF	16,800 SF
AVAILABLE SF	16,800 SF
MIN DIVISIBLE	8,400 SF
MAX DIVISIBLE	16,800 SF
LEASE RATE	\$10.50 PSF/NNN
TICAM	\$1.00 PSF est.
BUILDING TYPE	Industrial Warehouse
AVAILABILITY	Build to Suit
TAX MAP	397-00-00-494
ACREAGE	1.54 Acres
ADDITIONAL	Entire schematics can be requested from Agent.



COLUMN SPACING	Clear Span
DOCK HIGH DOORS	None
DRIVE-IN DOORS	TBD 10x10
EAVE HEIGHT	24'
CENTER HEIGHT	24'
FLOORS	6" concrete
HEAT	Office Only
GAS	Available
AIR CONDITIONING	Office Only
LIGHTING	T-5 Lighting
OFFICE SF	N/A
PARKING	16 - 25 Spaces
POWER	3-Phase
RESTROOMS	Two or to suit
ROOF	Insulated Metal
SPRINKLER	Yes
VENTS	To Suit
WALLS	Insulated
YEAR BUILT	Build to Suit
ZONING	MI - Light Industrial

FLOOR PLAN



BUILDING AERIAL

DISTANCE TO:

Ashley Phosphate	<1 mile
Dorchester Road	<3 miles
Interstate 26 Onramp	<3 miles
Northwoods Mall	<4 miles
Charleston Airport	<5 miles
Interstate 526 Onramp	<7 miles
Naval Base Terminal	<9 miles
Downtown Charleston	<15 miles



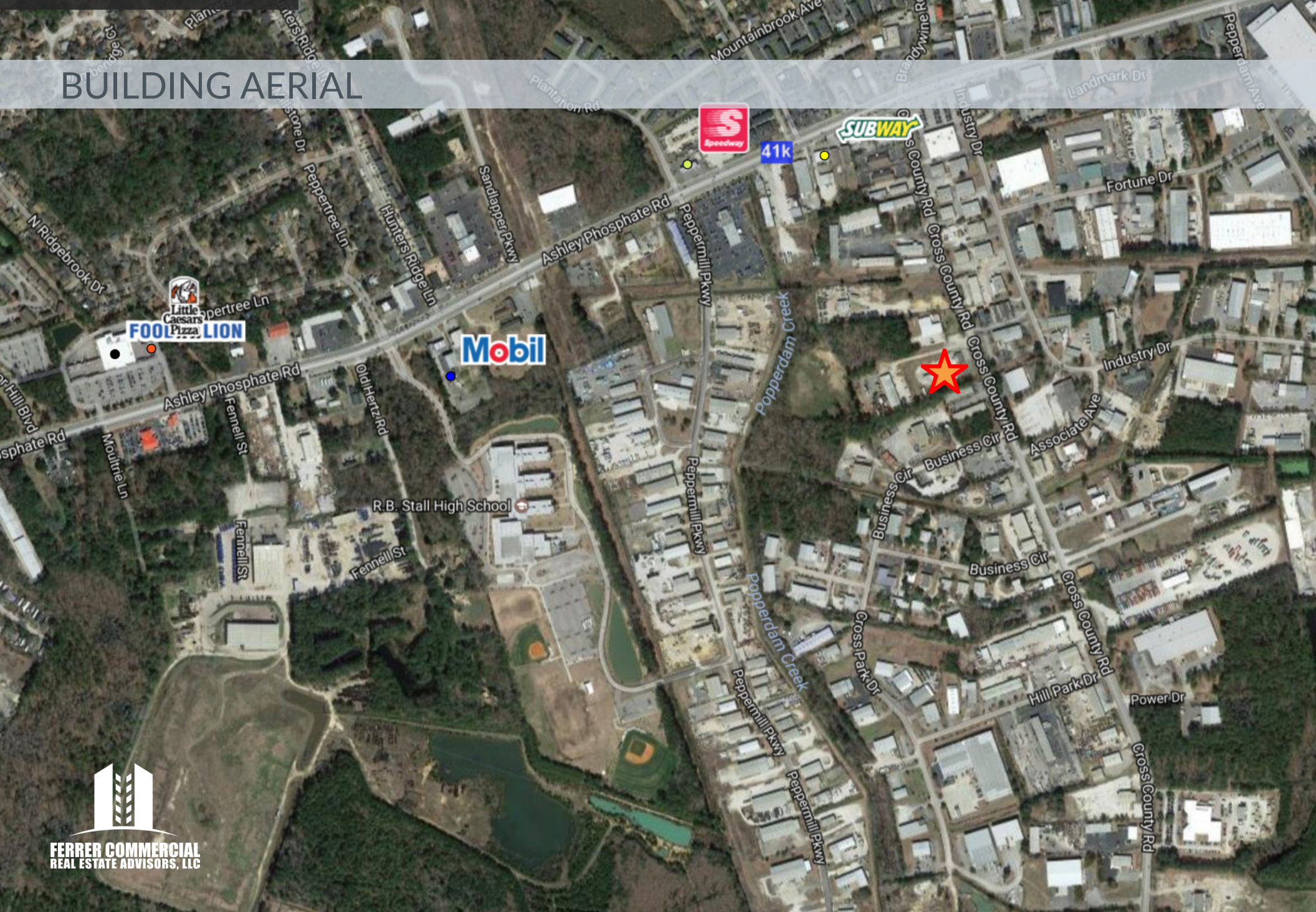
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BUILDING AERIAL



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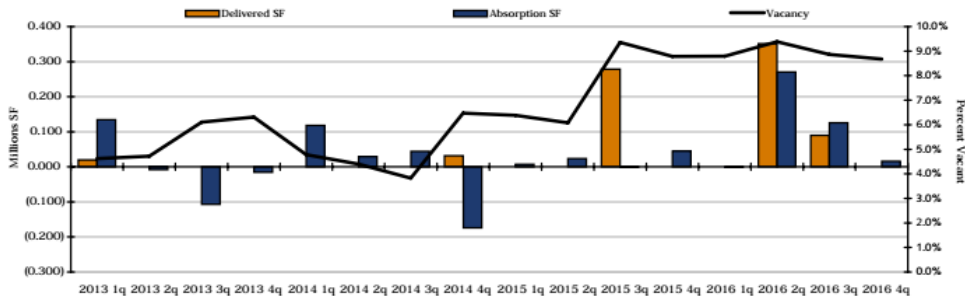
DORCHESTER RD & ASHLEY PHOSPHATE RD



MARKET OVERVIEW

CoStar® **Charleston/N Charleston Industrial Market**
 Greater Charleston Market
 MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy Historical Analysis, Flex and Warehouse



Source: CoStar Property®

POPULATION & DEMOGRAPHICS within a 5-mile radius at 2016 est.

Traffic Count:
 41k VPD
 on Cross County
 Rd & Ashley
 Phosphate Rd

<p>135,094 Total Population</p>	<p>104,868 People in Labor Force</p>
<p>\$65,738 Avg. Household Income</p>	<p>51,692 Total Household Count</p>



Charleston County has centrally-located industrial, warehouse, flex, back-office, and corporate office options to choose from.

Business Properties in Charleston County enjoy:

- Quick access to I-26 and I-526 (the connecting area beltway)
- Close proximity to the Charleston International Airport and all five of the S.C. State Port's Authority (SPA) ocean shipping terminals
- Available rail service to many industrial buildings, sites, and parks by Norfolk Southern or CSX, with short-line connections made by S.C. Public Railways (SCPR)

In 2010, the U.S. Census confirmed that Charleston County has the second largest population in the state—and it's poised to continue its fast-paced growth.

In 2011, Charleston County welcomed innovator The Boeing Company, and new 787 Dreamliner facility—a facility that will host the final assembly of the world's most technologically advanced airplane.

APPLICATION FORM

Thank you for your interest! Please fill out the following form, and we will submit to the Landlord to use as a basis for drafting a lease for consideration.

Name
Website
Legal Entity
Space Requirement
Term
Occupancy Date
Rental Rate
Deposit
Signage
Parking

Three Credit References
1.
2.
3.
Tenant Improvements Requested
Real Estate Representative



Please submit by email to
Mike.Ferrer@FerrerCREA.com

MIKE FERRER, CCIM, MCR



Mike Ferrer has been helping buyers, sellers and users of real estate get the best value for their dollar since 2002.

CONNECT WITH MIKE



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Education and Affiliations

- CCIM Designation
- CCIM State Chapter Committee Member
- MCR Designation, Corenet Global
- National Association of Realtors (NAR)
- South Carolina Association of Realtors (SCAR)
- SCAR Delegate for the Lowcountry
- Charleston Trident Association of Realtors (CTAR)
- South Carolina State MLS Past President
- CTAR Realtor of Distinction
- Charleston County Board of Assessment Appeals
- Board Member for Reign and Shine Charity
- Costar Power Broker
- CID Commercial Investment Division of the Board of Realtors
- Charleston Regional Business Journal Forty under Forty Recipient - Class of 2014
- Leadership Charleston Class of 2014
- Urban Land Institute

Agency Relationships in South Carolina

The SC Real Estate License Law, in Section 40-57-139 (A) (1) and (2), requires a real estate licensee to provide you this brochure and a meaningful explanation of agency relationships offered by the licensee's Company. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate Company. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the Company and not with the associated licensee.**

A real estate Company and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you can expect will depend upon the legal relationship you establish with the Company. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

Now You Are a Customer of the Company

South Carolina license law defines customers as buyers or sellers who choose **NOT** to establish an agency relationship. The law requires real estate licensees to perform the following *basic duties* when dealing with *any* real estate buyer or seller as customers:

- Present all offers in a timely manner
- Account for money or other property received on your behalf
- Provide an explanation of the scope of services to be provided
- Be fair and honest and provide accurate information
- Disclose "adverse material facts" about the property or the transaction which are within the licensee's knowledge.

Unless or until you enter into a written agreement with the Company for agency representation, you are considered a "Customer" of the Company, and the Company will not act as your agent. As a Customer, you should not expect the Company or its licensees to promote your best interest, or to keep your bargaining information confidential.

Customer service does not require a written agreement; therefore, you are not committed to the Company in any way.

You Can Become a Client

Clients receive more services than customers. If client status is offered by the real estate Company, you can become a client by entering into a written agency agreement requiring the Company and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this brochure in a timely manner.

A seller becomes a client of a real estate company by signing a formal listing agreement with the Company. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the Company which becomes the agent for the seller.

A buyer becomes a client of a real estate Company by signing a formal buyer agency agreement with the Company. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the Company which becomes the agent for the buyer.

If you enter into a written agency agreement, as a Client, you can expect the real estate Company to provide the following client-level services:

- Obedience
- Loyalty
- Disclosure
- Confidentiality
- Accounting
- Reasonable care and skill

Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the Company represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual Agency exists when the real estate Company has two clients in one transaction – a seller client and a buyer client.

At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the Company to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the Company's representation duties are limited because a buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the

Company. *As a disclosed dual agent, the Company and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell.* Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the Company's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients.

At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the Company to designate a representative for you and one for the other client in a designated agency.

Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

What to Look For in Any Agreement

When you choose client-level service, your written Agency Agreement or your agent should answer these questions:

- Can I work with other Companies during the time of the Agreement?
- What will happen if I buy or sell on my own without the agent?
- When will this agreement expire?
- How will the Company be paid for its services?

- Does this Company represent both buyers and sellers as clients?
- If so, what are the choices if two clients become involved in one transaction?
- What duties will the Company continue to provide me after the transaction is completed?

If you plan to become a client of a Company, the licensee will explain the agreement to you fully and will answer questions you may have about the agreement. **Remember, however, that until you enter into a representation agreement with the Company, you are considered a customer and the Company cannot be your advocate, cannot advise you on price or terms, and cannot keep your confidences.**

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself while the Company represents the other party.
- You can choose to hire the Company for representation through a written agreement.
- If represented by the Company, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

The choice of services belongs to you—the South Carolina real estate consumer.

This brochure has been approved by the S.C. Real Estate Commission for use in explaining representation issues in real estate transactions and consumers rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Agency Disclosure Brochure

Agency Relationships in Real Estate



South Carolina Department of
Labor, Licensing and
Regulation

South Carolina Real Estate
Commission

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