



Intelligent
Real Estate
Solutions

For Lease

7411 Industry Drive

North Charleston, South Carolina 29418

Partnership. Performance.



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Snapshot

Tax Map	397-00-00-105
Acres	0.99
Year Built	1987
GLA	8,000
Zoning	Light Industrial
County	Charleston
Municipality	North Charleston
Availability Date	Immediately
Lease Rate	\$4,250/mo/yr
Lease Type	Gross

The Offering

8,000 SF office/warehouse for lease. Located in the center of the Charleston Metro area. The building is visible from Ashley Phosphate and easily accessible to I-26. Ideal for light manufacturing or distribution. Building has one 12'x12' drive-in door, one 10'x12' loading dock, 3 phase power, and new efficient lighting.

Directions

From I-26 West take the Ashley Phosphate Road Exit 209 (0.5 miles). Turn Left onto Ashley Phosphate Road (1.6 miles). Turn left onto Industry Drive (0.1 miles). End at 7411 Industry Drive.

To learn more, please contact:

Avison Young
1315 Ashley River Road
Charleston, SC 29407
843.725.7200 main
843.725.7201 fax
www.avisonyoung.com

Todd P. Garrett, CCIM, SIOR

Principal
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todd.garrett@avisonyoung.com



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Specifications

Air Conditioning	In office only
Center Height	16'
Clearance Height	14'
Columns	Center spacing - 25' apart
Construction Status	Existing
Dock High Doors	1 dock well system - 10'x 12'
Eave Height	14'
Floor Level(s)	1
Floor Size/Type	Concrete
Garbage Removal	Tenant responsibility
Gas/Supplier	None
Ground Level Doors	12' x 12'
Heat	None
Lighting	T12 florescent & skylights
Office Sqft	850
Parking	11 - 15 spaces
Power	3-Phase, 60 Amp, 480 Volt (Tenant to Verify)
Power Provider	SCE&G
Rail/Company	None
Restrooms	2
Roof	Insulated Metal
Sprinkler	None
Taxes & Insurance	Owner pays base year taxes and insurance, tenant pays increases thereafter
Trailer Parking	None
Utilities	Tenant responsibility
Ventilation	Ridge vents & 2 exhaust fans
Walls	Insulated metal
Warehouse Sqft	7,150

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Independently Owned and Operated by Avison Young - South Carolina, Inc.

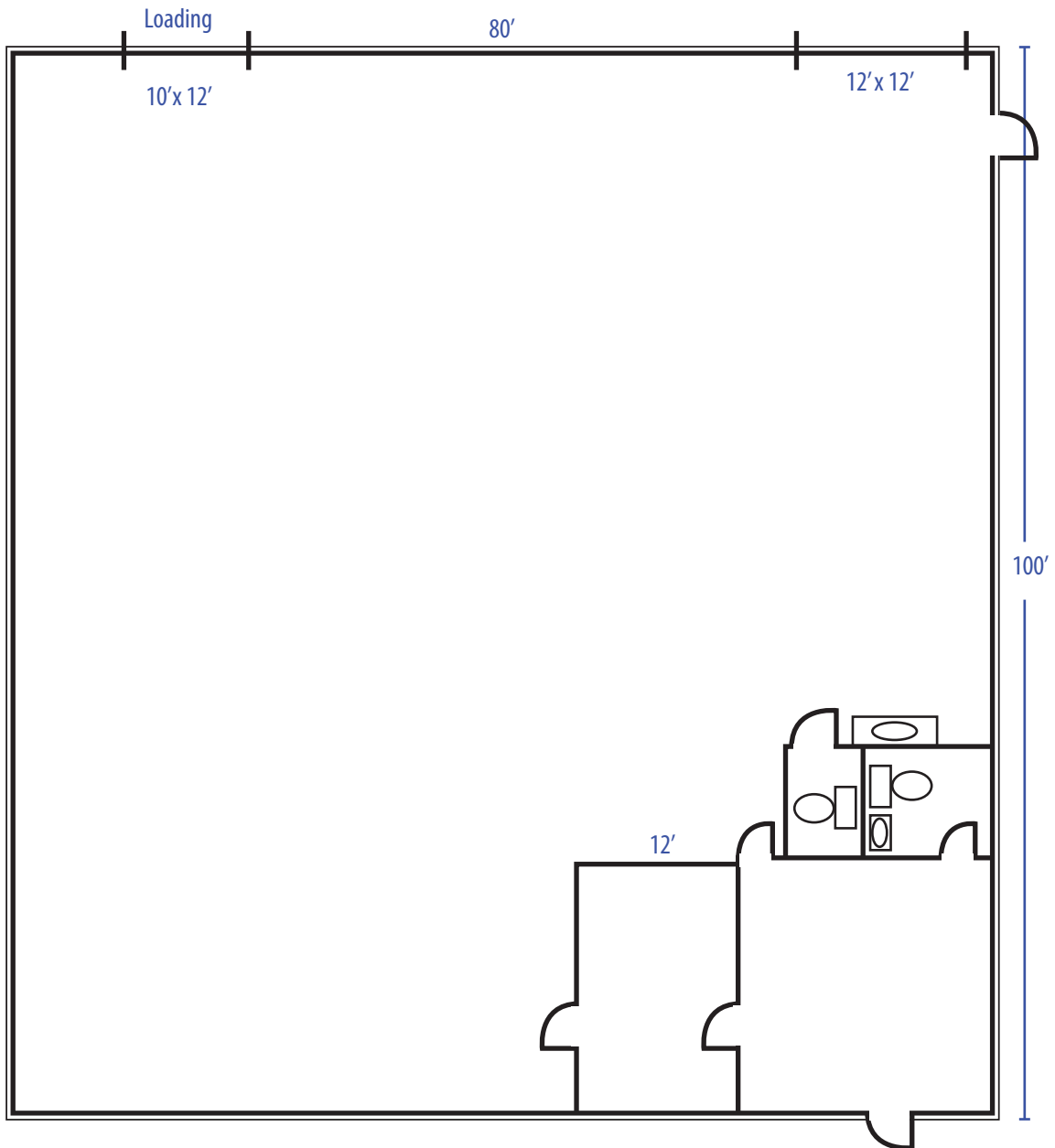
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Basic Floor Plan





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Industrial Services

Additional Resources

Charleston Tri-County, South Carolina

www.avisonyoung.com

A Charleston, SC commercial real estate company. Web site that has lists of available property.

www.charleston.net

The Post and Courier, Charleston's local paper, webpage. Read about what is happening in the news.

www.charlestonforbusiness.com

Charleston Regional Development Alliance website. Looking to move or expand your business? Then check out the Charleston Region, and discover for yourself all the advantages of a Charleston address.

www.charlestandca.org

Charleston Defense Contractors Association website. Their mission is to advocate, preserve, and protect the real, capital, and economic interests of the companies and clients of the defense industry in the Charleston metro area and surrounding regions.

www.charlestonrealtors.com

Charleston Trident Association of Realtors website. Call on us to provide professional services as REALTORS® to help you become our new neighbor.

www.co.berkeley.sc.us

Berkeley County Government website. This web site provides opportunities for you to learn more about our beautiful county and its government.

www.dorchestercounty.net/Default.htm

www.gisweb.charlestoncounty.org

County of Charleston property information page. This web page is a public resource of general information.

www.lmcsc.org

Lowcountry Manufacturers Council website. The Lowcountry Manufacturers Council is an organization focused on the unique issues and common goals of the manufacturing sector. The mission of the Lowcountry Manufacturers Council is to enhance the competitiveness, promote development and impact the manufacturing sector of the Lowcountry of South Carolina.

www.researchworldwide.com

The worldwide Commercial Real Estate Information Portal.

www.scommerce.com

South Carolina Department of Commerce website. So much is happening in South Carolina. We're working hard to create the kinds of opportunities that lead to great success stories. What if yours were one of them?

www.sciway.net

The Largest Directory of South Carolina SC Information on the Internet.

www.southcarolinapowerteam.com

South Carolina has significant advantages for business and industry. This website provides an introduction to those advantages and specific information about industrial parks, available buildings and sites