



8030
COMMERCE
CENTER RD.

FOR LEASE

4.6 TOTAL ACRES

**HEAVY
INDUSTRIAL**

**4.6 ACRES
OF LAND**

**\$8,700
PER MONTH**

**EASY ACCESS
TO MAIN ROADS**

THOMAS BUIST, SIOR
Vice President
(843) 442-3888
TBuist@Lee-Associates.com

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

PROPERTY DESCRIPTION:

For lease, Heavy Industrial Zoned 4.6 Acres of yard space with approximately 3 acres paved, fenced and lit. (Needs gates if needed, the tent is gone that you see in old aerial photos and parking lot has been restored). The 3 (+-) acre dimensions are approximately 533' frontage width x 255' deep. The three acres are for lease at \$8,700 per month NNN. Office, warehouse space and additional land can added across the street(up to 15,309 SF and 1-3 acres) Located in Ladson Industrial Park (formerly General Dynamics) that fronts on Ladson Road across from the Exchange Park Fairgrounds and approximately 1-2 miles off I-26. Municipality is Charleston County.

AREA DESCRIPTION:

Heavy Industrial, Light Industrial, Distribution, easy access to retail and restaurants. Centrally Located serving the Tri-County area and close to Palmetto Industrial Park, home to Boeing, Mercedes, Fed Ex, etc.



⊕ PROPERTY ADDRESS: **8030 COMMERCE CENTER RD., LADSON, SC 29456**

⊕ TMS #: **390-00-00-436**

⊕ LIST PRICE: **\$8,700 / MONTH**

⊕ LIST TYPE: **NNN**

⊕ LAND SIZE: **4.6 ACRES** (ABOUT 3 ACRES PAVED)

⊕ ZONING: **HEAVY INDUSTRIAL CHARLESTON COUNTY**



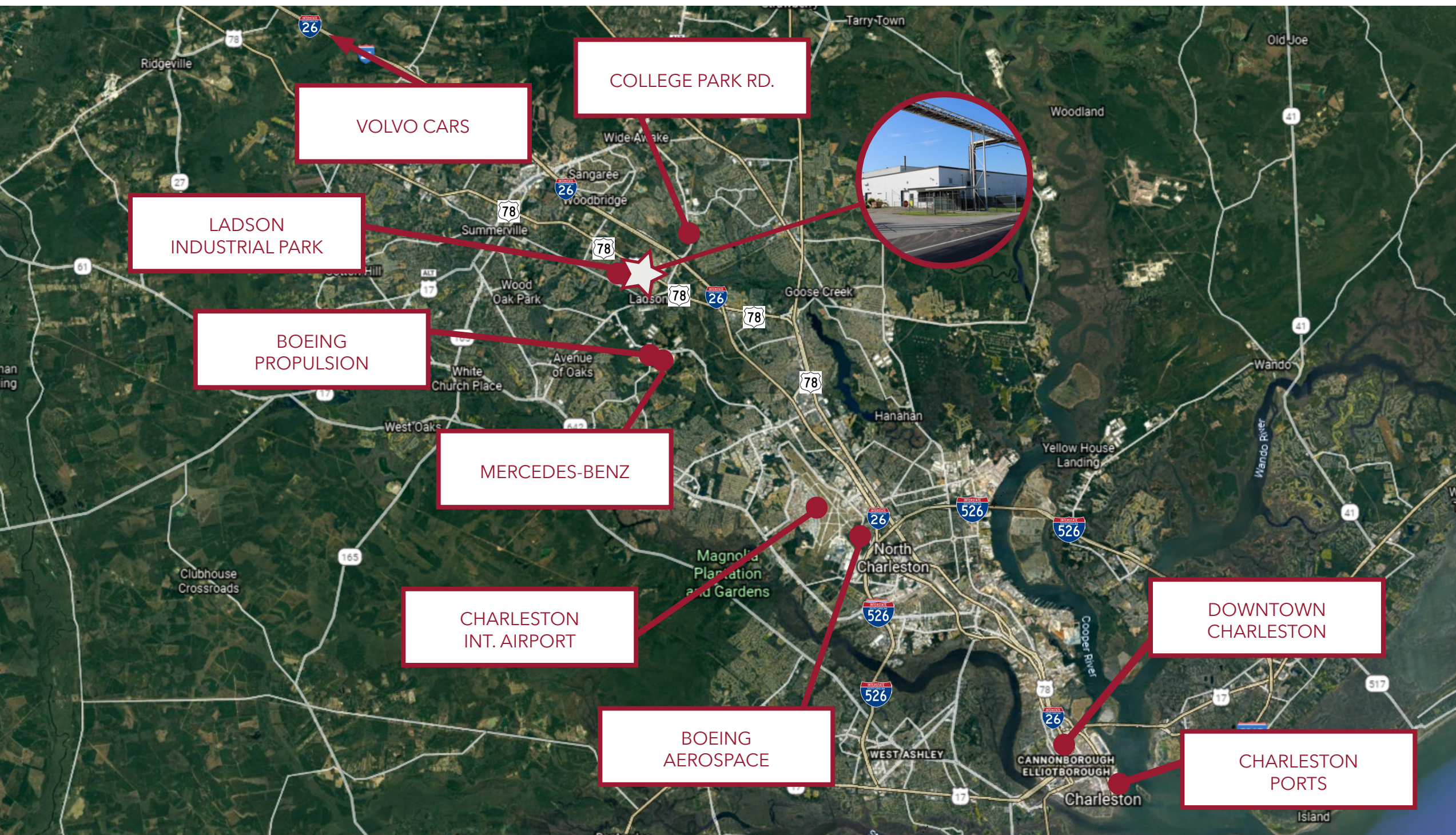
AERIAL OVERVIEW



LOCATION:

1. Located in Ladson Industrial Park(formerly General Dynamics) that fronts on Ladson Road across from the Exchange Park Fairgrounds.
2. Easy access 1-2 miles from I-26. Get to site via Ladson Road Exit 205 or College Park Road Exit 203 to Ladson Road.
3. Headed West from Ladson Road and College Park Road intersection, go 1/2 mile, turn left at the park at the second entrance at Commerce Center Road and the lot will be on your right approximately 1000' from Ladson Road.

LOCATION OVERVIEW



DRIVE TIMES:

COLLEGE PARK RD

1 Minute

I-26

3 Minutes

CHARLESTON INT. AIRPORT

18 Minutes

I-526

13 Minutes

DOWNTOWN CHARLESTON

20 Minutes

PALMETTO COMMERCE PARK

8 Minutes

CHARLESTON PORTS

22-28 Minutes

8030 COMMERCE CENTER RD.

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