

PALMETTO PARK
3290-3294 ASHLEY PHOSPHATE, CHARLESTON, SC 29418
465-2,432 SF | \$15.50 SF/YR (MG)



PRESENTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Address:	3290-3294 Ashley Phosphate
City, State, Zip:	Charleston, SC 29418
TMS#:	391-15-00-174
Space Available SF:	465-2,432 SF
Rate:	\$15.50 SF/YR (MG)
Est. CAM:	\$1.00
Building Size - 3294:	18,500 SF
Building Size - 3290:	8,603 SF

PROPERTY OVERVIEW

Clean office space available in a central location on Ashley Phosphate in the established Palmetto Park. We have multiple configurations available ranging from (+/-) 465 SF up to (+/-) 2,432 SF. The site provides easy access, ample paved surface level parking, and excellent visibility with approximately 285' of frontage on Ashley Phosphate.

LOCATION OVERVIEW

Central location on Ashley Phosphate Road between Palmetto Commerce Parkway and Cross County Road surrounded by a variety of commercial uses and a mix of residential. Located within approximately 15 minutes of the Charleston International Airport, Boeing, and the Intersection of I-26 & I-526.

Directions: From Charleston, take I-26 W to the Ashley Phosphate Road exit (Exit 209B). Take a left on Ashley Phosphate and the subject property will be located on your right-hand side after approximately 1.6 miles. From Dorchester Road, the subject property will be located on your left-hand side after approximately 2.5 miles.

AVAILABLE SPACES

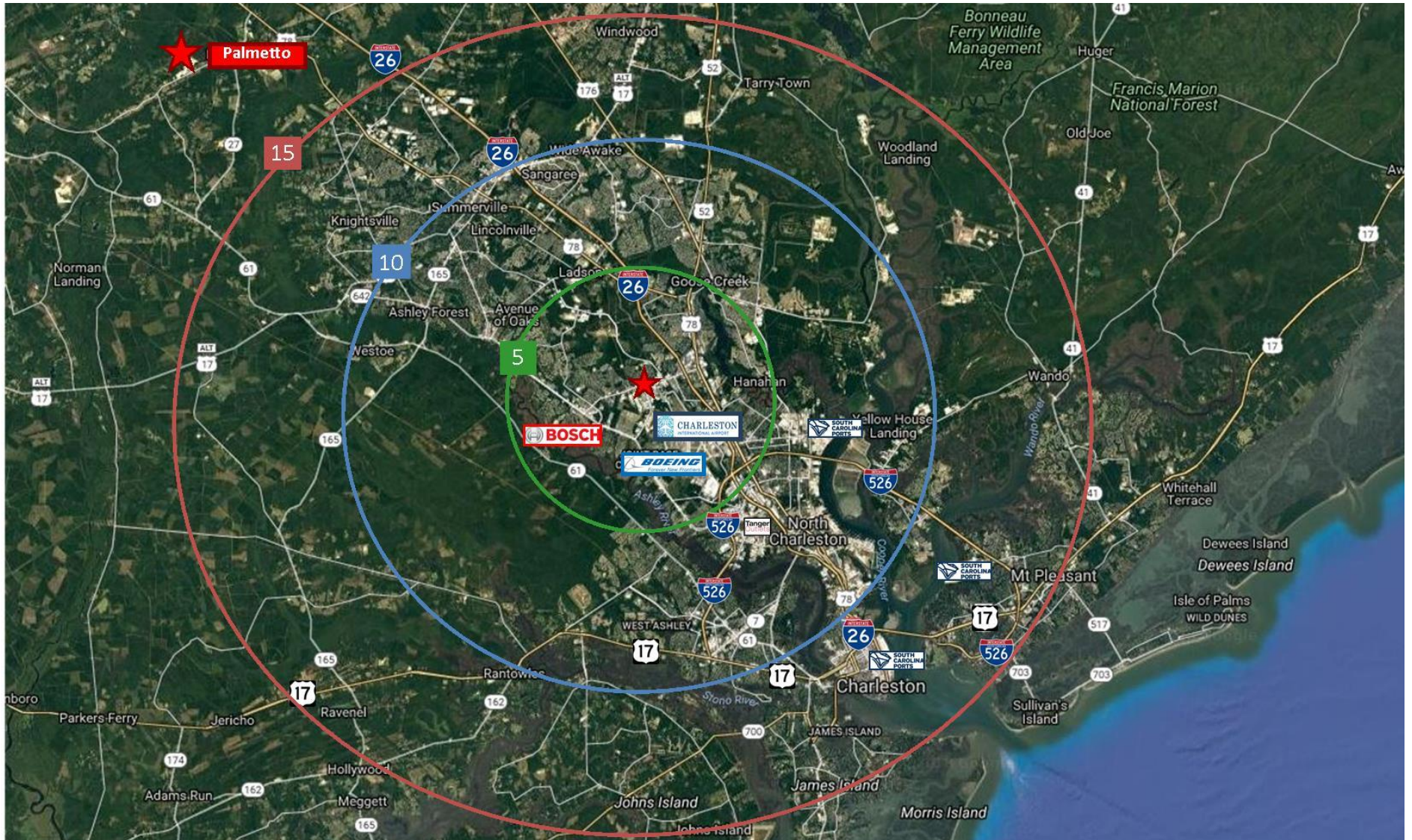


LEASE RATE: 15.50/SF/YR
LEASE TYPE: Modified Gross

TOTAL SPACE: 465 - 4,762 SF
LEASE TERM: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	AVAILABILITY
Suite 1B	Office	\$15.50 SF/yr	Modified Gross	525 SF	Negotiable	Immediate
Suite 1D	Office	\$15.50 SF/yr	Modified Gross	465 SF	Negotiable	Immediate
Suite 2D	Office	\$15.50 SF/yr	Modified Gross	590 SF	Negotiable	Immediate
Suite 2E	Office	\$15.50 SF/yr	Modified Gross	750 SF	Negotiable	Immediate
Suite A	Office Showroom	\$15.50 SF/yr	Modified Gross	2,432 SF	Negotiable	Immediate

LOCATION MAP



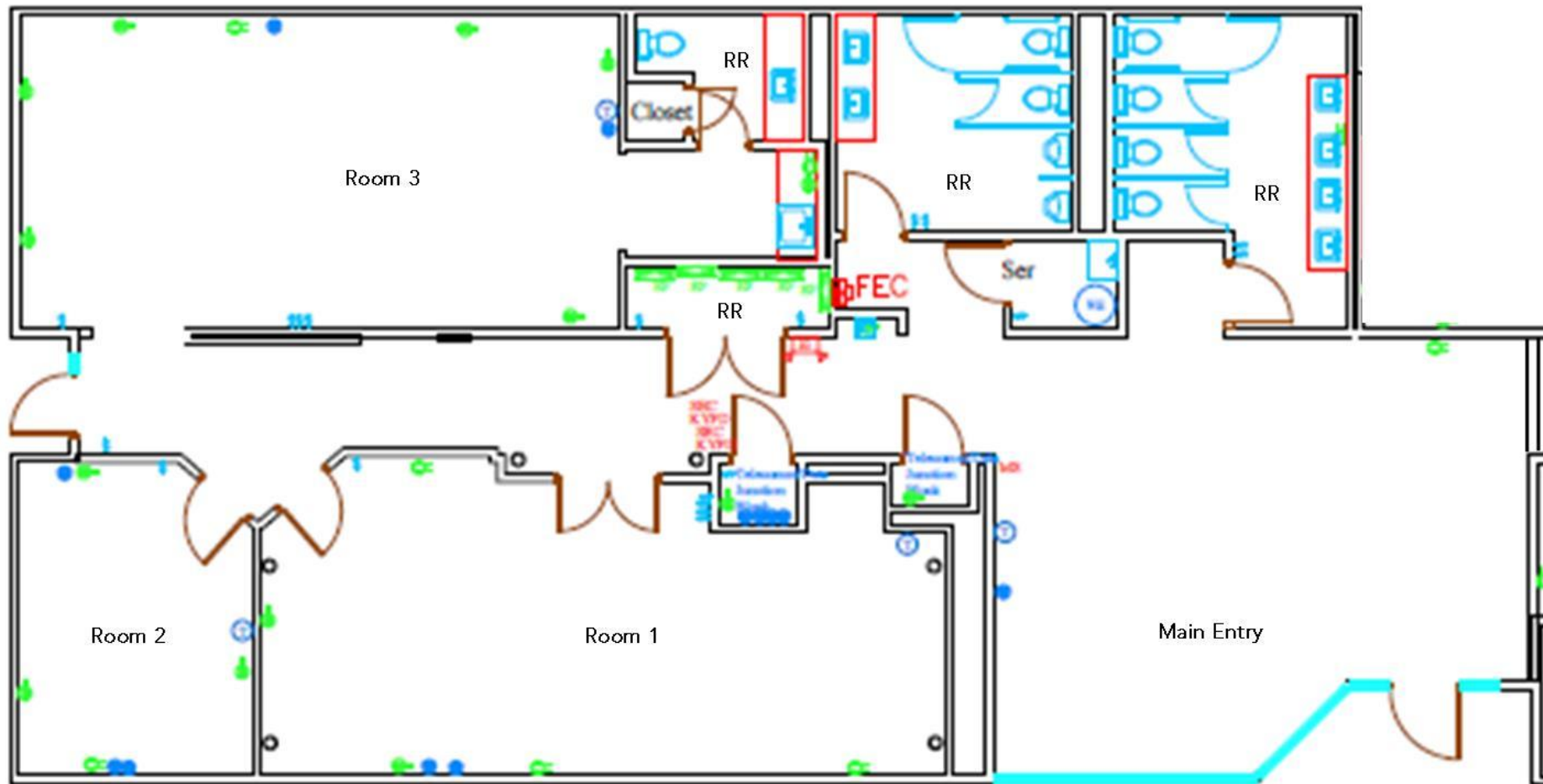
AERIAL PHOTOS



ADDITIONAL PHOTOS

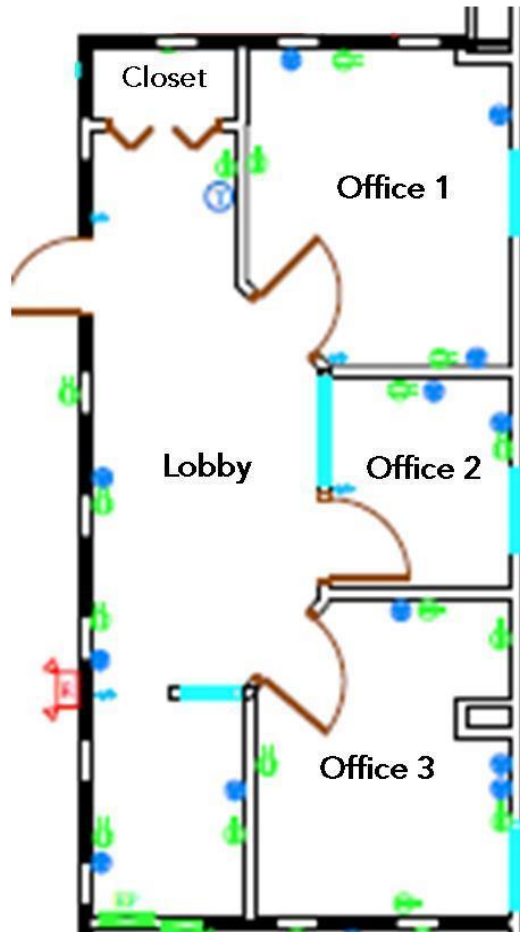


SUITE A
2432 SF



3294 ASHLEY PHOSPHATE RD - FIRST FLOOR

SUITE 1B
525 SF



SUITE 1D
465 SF



3294 ASHLEY PHOSPHATE RD - SECOND FLOOR

