

OFFICE/WAREHOUSE FOR LEASE

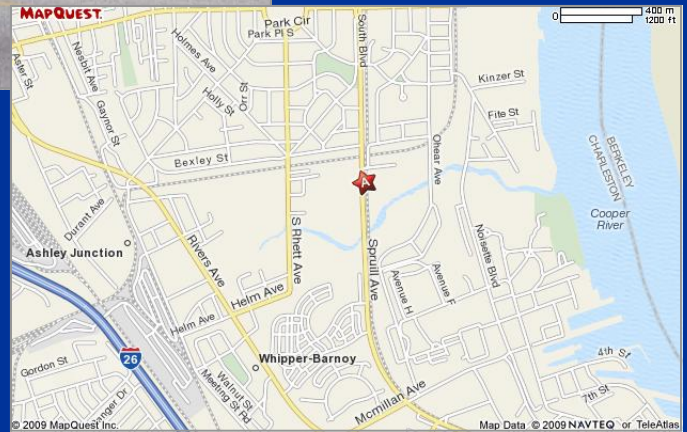
4251 SPRUILL AVENUE

NORTH CHARLESTON, SC



Property Specifications

- ◆ Total Available Space: 7,700 SF
- ◆ Office Space: 2,300 SF
- ◆ Warehouse Space: 5,400 SF
- ◆ Lease Rate: \$5.00/SF
- ◆ Taxes/Insurance: \$1.09/SF
- ◆ Lease Type: Absolute Net
- ◆ Rent Escalations: 3% Annually
- ◆ Charleston County TMS: 470-15-00-062
- ◆ Zoning: GBD in City of NC
- ◆ Site Size: .7 Acres
- ◆ Roll-Up Doors: 9x7 & 7x5.5
- ◆ See reverse for aerials of the site with dual access points and secure fence surrounding building and lay-down yard.



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