



Distribution Warehouse For Lease

3450 Buffalo Avenue
North Charleston, SC 29418



6,780 sf unit available within truck terminal facility inside I-526 and off of I-26

Offering Summary

Space:	Unit B
Lease Rate:	\$8.50 PSF/yr (NNN)
Building Size:	28,060 SF
Available SF:	6,780 SF
Lot Size:	3.0 Acres
Year Built:	1983
Zoning:	M-1 (Light Industrial)
TMS:	409-00-00-028
County:	Charleston
Municipality:	City of North Charleston

Get more information

Todd Garrett

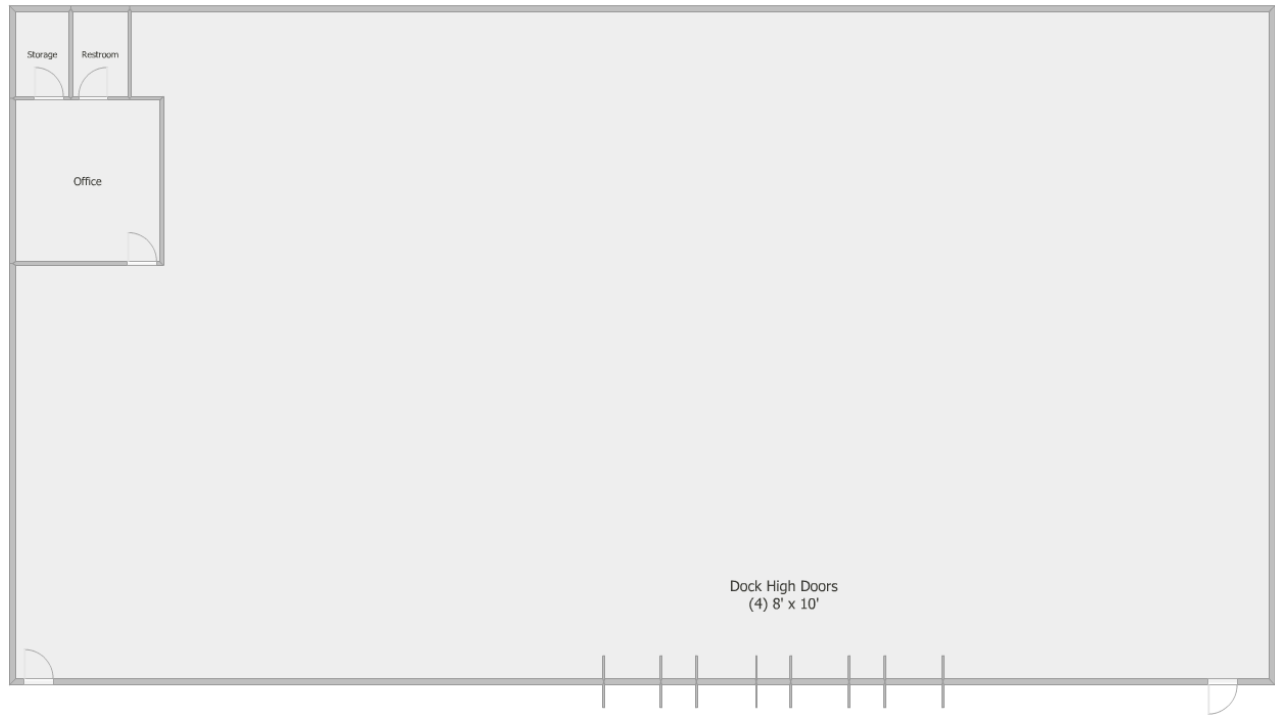
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Property Description

There is one space available within this truck terminal facility located inside I-526 and just off of I-26. This unit is 6,780 sf with 220 sf of office and 6,580 sf of clear span warehouse. The space has (4) dock high doors and plenty of outside parking/storage.

Property Directions

From Charleston, take I-26 heading west. Take exit 213 from I-26 onto E Montague Ave/State Road S-10-62. Turn towards Pacific Street then turn right onto Pacific Street. Pacific Street turns left and becomes Amsterdam Street. Turn Right onto Buffalo Avenue. Property is at the end of the road.

Unit	Size	Office	Lease Rate	Lease Type
B	6,780 SF	220 SF	\$8.50 PSF/yr	NNN

Unit B Specs

Dock High Doors	(4) 8'x10'
Column Spacing	Clearspan
Ceiling Hight	18'
Clearance Height	13'
Eave	16'
Sprinklers	None
Lighting	T5 Lighting/Skylights
Power	Three Phase
Roof	Metal
Walls and Siding	Metal
Floors	6" Concrete Slab
AC/Heat	None
Parking	Yes; 12 Spaces
Trailer Parking	Yes
Ventilation	Ridge Vents



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