

# REMOUNT BUSINESS PARK

NORTH CHARLESTON

## TWO SPACES AVAILABLE

23,924 SF • 14,036 SF



## 1101 & 1141 REMOUNT ROAD | NORTH CHARLESTON, SC



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# REMOUNT BUSINESS PARK

## TWO SPACES CURRENTLY AVAILABLE FOR LEASE

Remount Business Park is a Class "A" master planned office park. Building 1 has 23,924 SF available for lease, and Building 2 has 14,036 SF. All areas are office/integration space in turnkey condition. The park is located near the intersection of North Rhett Avenue and Remount Road in North Charleston, South Carolina immediately adjacent to the entrance of Naval Weapons Station Charleston.

<b>LOCATION</b>	1101 & 1141 Remount Road, North Charleston, SC 29406
<b>TOTAL PARK ACREAGE</b>	65 acres
<b>BUILDING AREA</b>	Building 1 - 199,964 SF - One Story Building 2 - 105,150 SF - One Story
<b>AVAILABLE</b>	23,924 SF - Turnkey Building 1 14,036 SF - Turnkey Building 2
<b>ENTRY</b>	Private Entrances
<b>UNIT DEPTH</b>	120'
<b>CONSTRUCTION</b>	Tilt-up Concrete, Glass
<b>CEILING HEIGHT</b>	18' Clear
<b>BAY SIZES</b>	40' x 40'
<b>LOADING</b>	Drive-in Door (12' x 12'), Dock-high Doors
<b>PARKING</b>	4 per 1,000 SF, Fully Lighted
<b>SPRINKLER</b>	Fully Sprinklered
<b>ROOF</b>	45 Mil TPO White Membrane Roof System, R-19 Insulation
<b>ELECTRICAL</b>	Multiple Sources
<b>ELECTRICAL SERVICE</b>	To Suit - 480 Volt
<b>ELECTRICAL BACK-UP</b>	Connection Box for Back-up Generators
<b>FIBER OPTIC</b>	Multiple Sources with Loop in Park
<b>BANDWIDTH</b>	Abundant
<b>AIR CONDITIONING</b>	Fully Airconditioned
<b>TENANT FINISH ALLOWANCE</b>	Negotiable
<b>RENTAL RATE</b>	\$17.50 per SF, per year - NNN



# FLOOR PLAN

## REMOUNT BUSINESS PARK BUILDING 1

23,924 SF Available



