

**AVISON
YOUNG**



3355

BUSINESS CIRCLE

NORTH CHARLESTON, SC 29418

FLEX SPACE FOR LEASE

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Leasing Information

Size	Lease Rate	Lease Type	Available
6,240 sf	\$10.50/sf/yr	NNN	Immediately

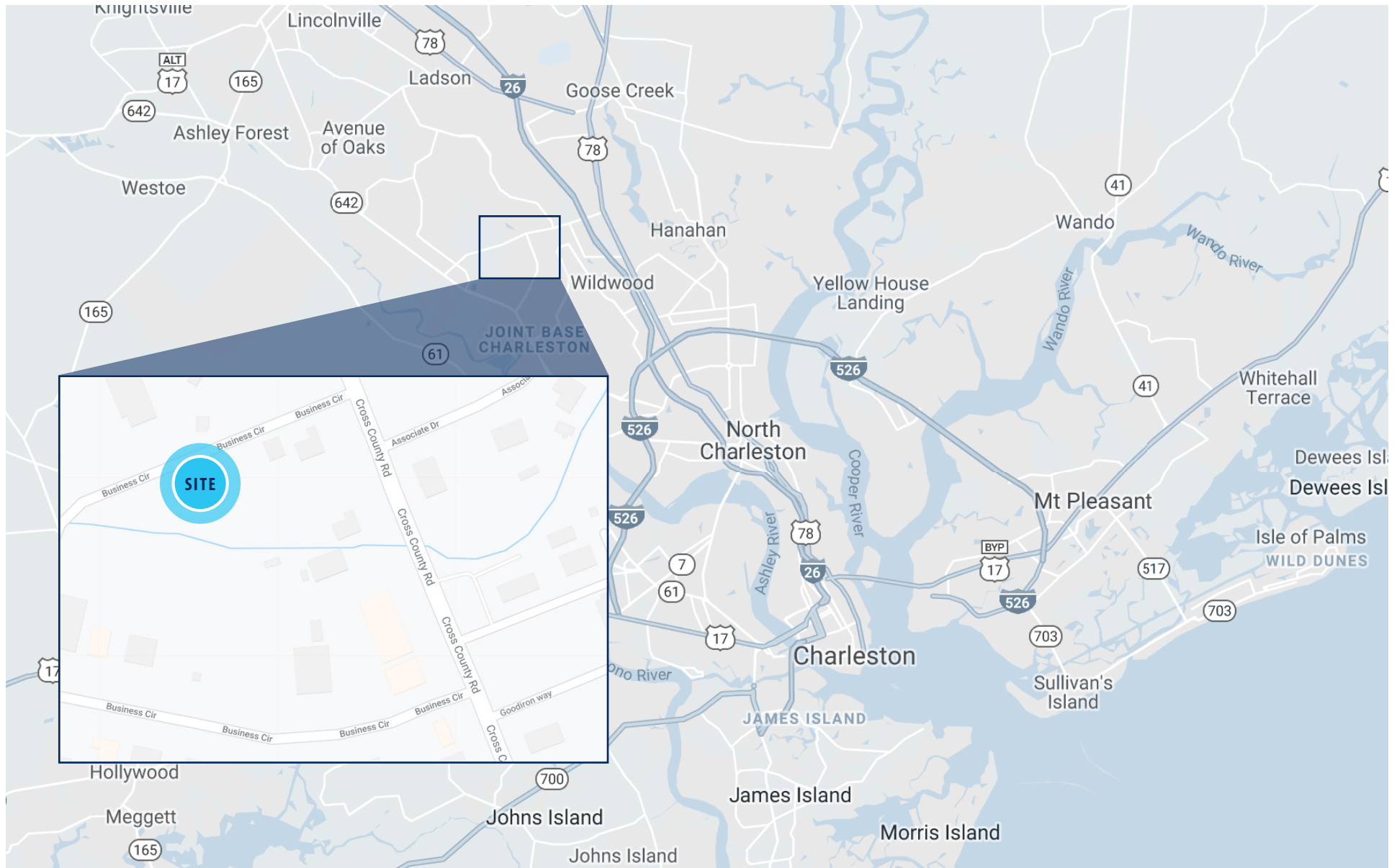
3355 Business Circle

Well located freestanding office/warehouse facility with a large graded and fenced laydown yard. The property is located within the Pepperdam Industrial park and offers both dock high and grade level loading, 4,800 sf of clearspan warehouse and 1,440 sf of office space. Excellent opportunity for user's who require secure outside storage and a professional office/warehouse facility in a central location.

Snapshot

Tax Map	397-00-00-164
Year Built	1982
Total Building Size	6,240 sf
Parking	100 + spaces
Acre	1.77 acres
Zoning	M-1
County	Charleston
Municipality	North Charleston

Location Map



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— Building Specs

Leasing Snapshot

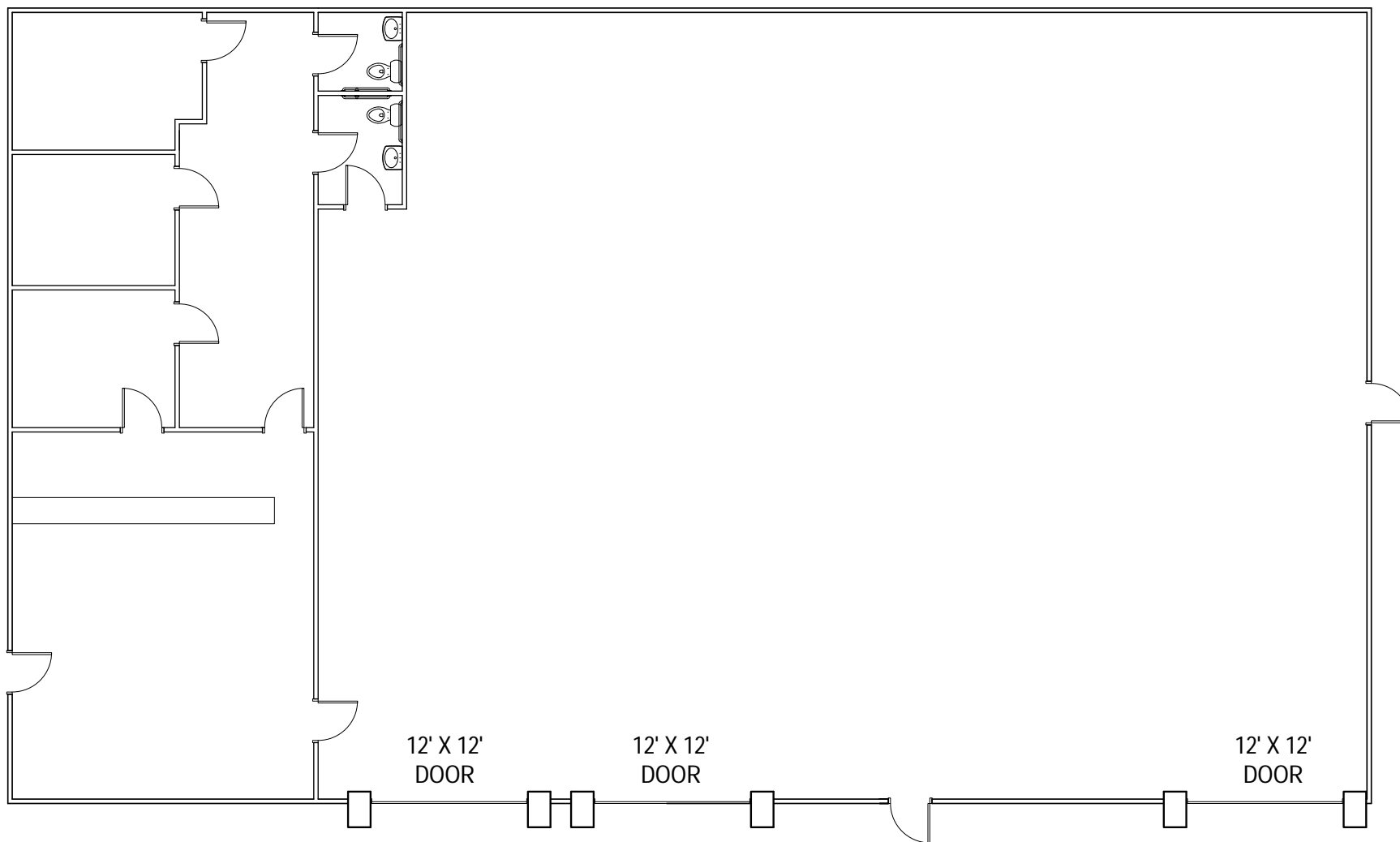
Listing Status	For Lease
Gross Building Area	6,240 sf
Total Office Sqft	1,440 sf
Total Warehouse Sqft	4,800 sf
Availability	February 1, 2020

Utilities & Site Infrastructure

Power	Three-Phase
Heat	Office Only
Air Conditioning	Office Only
Utilities	Tenant Responsibility
Garbage Removal	Tenant Responsibility

Building Specs

Clearance Height	14'-16'
Columns	Clearspan
Construction Status	Existing
Eave Height	14'
Walls	Insulated
Drive In Doors	One (1) 12'x 12'
Dock High Doors	Two (2) 12'x 12'
Lighting	Fluorescent
Roof	Insulated
Sprinkler	Yes
Yard	Fenced yard



South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

Listing Brokers



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Thank you.

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