

FOR LEASE > OFFICE SPACE > NORTH CHARLESTON

# 3191 Ashley Phosphate Road

3191 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29418



## Property Information

|                        |   |                     |  |
|------------------------|---|---------------------|--|
| <b>SIZE:</b>           | 5,000 - 9,950 SF                            | <b>LEASE RATE:</b>  | \$7.50 PSF NNN. Tenant pays electrical, security and janitorial costs with Landlord paying taxes, insurance and lot maintenance.   |
| <b>LOCATION:</b>       | Corner of Pepperdam & Ashley Phosphate Road | <b>DESCRIPTION:</b> | Space is 50' deep and 199' long. It is in shell condition. Landlord is flexible as to amount of space Tenant takes. Abundant parking in front. Landlord would consider installing a drive-in door or other improvements. |
| <b>USE:</b>            | Office, Retail or Warehouse                 |                     |  |
| <b>SF REQUIREMENT:</b> | Flexible                                    |                     |  |
| <b>TERM:</b>           | Flexible Lease Term                         |                     |  |
| <b>PARKING:</b>        | Ample Parking in Lot in Front of Building   |                     |  |
| <b>TI ALLOWANCE:</b>   | Negotiable                                  |                     |  |

HAGOOD MORRISON, SIOR  
+1 843 723 4265  
hagood.morrison@colliers.com

JOHN BEAM  
+1 843 720 7506  
john.beam@colliers.com

COLLIERS INTERNATIONAL  
25 Calhoun Street, Suite 220  
Charleston, SC 29401  
[www.colliers.com/southcarolina](http://www.colliers.com/southcarolina)