



For Sale or Lease

4280 Pace Street
North Charleston, SC 29405

- \$9,187,200
- 158,400 s.f.
- 6.42 acres
- Superior infill location
- Heavy industrial zoning
- Crane served
- New 10 year full warranty silicone roof

For more information:

Lee Allen
Managing Director
lee.allen@am.jll.com
+1 843 805 5111
+1 843 566 2064

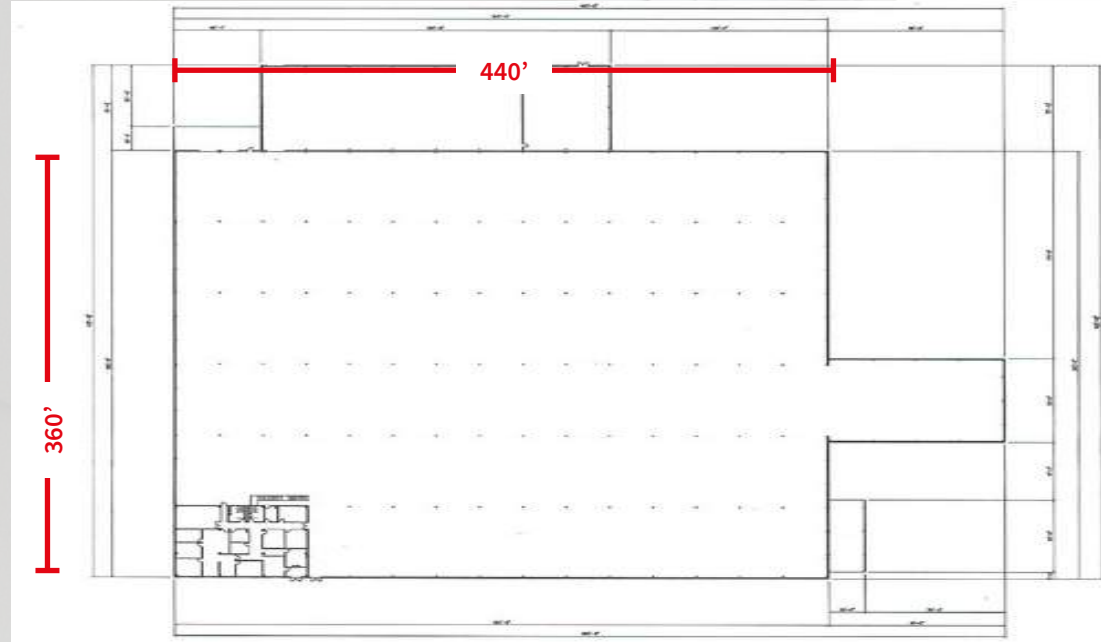
Kevin Coats
Vice President
kevin.coats@am.jll.com
+1 843 805 5112
+1 434 760 0863

Ashley McArthur
Senior Associate
ashley.mcarthur@am.jll.com
+1 843 805 5118
+1 404 281 2371

jll.com/charleston

The property

Site plan



Building specs.

Address	4280 Pace Street North Charleston, SC	Ceiling height	26'-33'
Building s.f.	158,400	Docks	7 total (expansion possible if required)
Office s.f.	4,500	Drive-ins	3 total (13'x16')
Total acres	±6.42	Column width	26'x33'
Year built	1967	Cranes	Two 5 ton Spanmaster overhead cranes (40'x500')
Zoning	Heavy industrial	Sprinklers	Wet
Power	Two 4,000 amp. 277/480v transformers	Floor thickness	6"
TMS #	412-01-00-004; 412-01-00-009	Lighting	Metal halide

*Possible lay down and or yard storage currently available on adjacent property if required

New building upgrades

- New roof - 10 year full warranty silicone roof
- Security system
- Sprinkler system
- Exterior Paint
- Doors and roll up doors replacement
- Electrical panels replaced and repaired
- ADA bathroom
- Fire alarms- new and up to code
- New flush valves, and spud nuts in all toilets
- Fiber

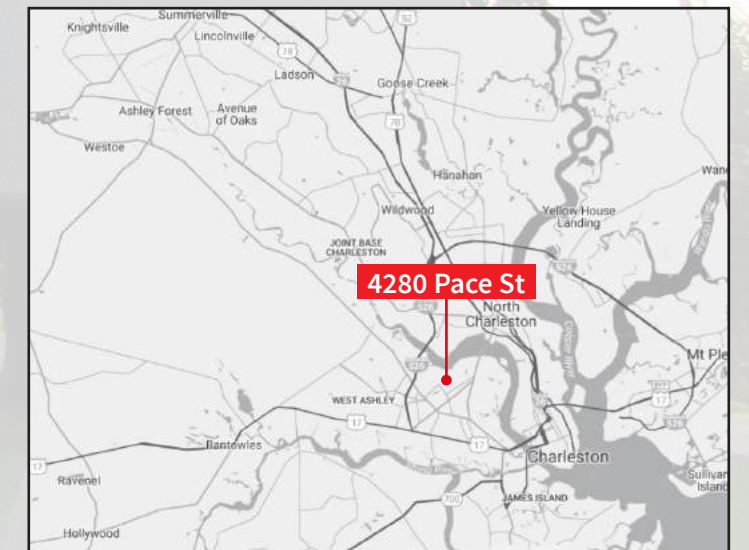
Location



Surrounding businesses

1	Carolina Waste & Recycling	2	H&J Trucking
3	Saint Gobain Adfors America	4	Revere Building Products
5	Neal Brothers	6	Folbot
7	Preferred Home Services	8	Johnson's Moving and Storage

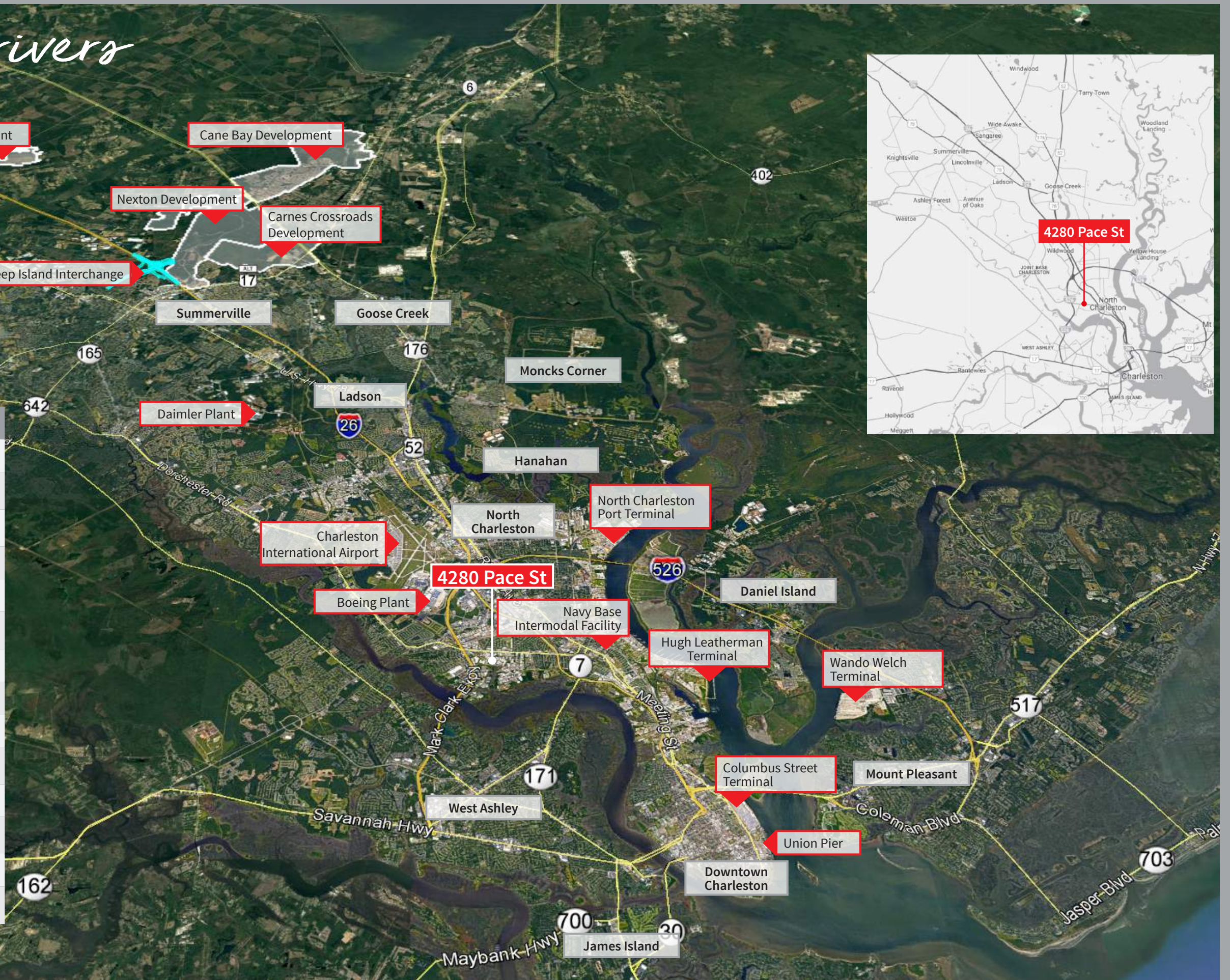
4280



Economic drivers

Economic Drivers	Distance to 4280 Pace St.
Boeing 787 Facility	2.55
Charleston International Airport	3.84
Navy Base Intermodal (under construction)	4.77
North Charleston Terminal	4.79
Columbus Street Terminal	5.36
Hugh Leatherman Terminal (under construction)	5.47
Union Pier Terminal	6.41
Wando Welch Terminal	7.36
Daimler Facility	10.10
Carnes Crossroads Development	15.59
Nexton Development	16.87
Sheep Island Interchange (under construction)	18.24
Cane Bay Development	19.89
Volvo Plant (under construction)	24.37

Distances calculated by Google Earth





Thank you

Lee Allen

Managing Director
JLL Charleston
lee.allen@am.jll.com
+1 843 805 5111
+1 843 566 2064

Kevin Coats

Vice President
JLL Charleston
kevin.coats@am.jll.com
+1 843 805 5112
+1 434 760 0863

Ashley McArthur

Senior Associate
JLL Charleston
ashley.mcarthur@am.jll.com
+1 843 805 5118
+1 434 760 0863

JLL Charleston

701 East Bay Street Suite 308
Charleston, SC 29403
+1 843 805 5100
jll.com/charleston

DISCLAIMER © 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. A Fortune 500 company, JLL helps real estate owners, occupiers and investors achieve their business ambitions. In 2016, JLL had revenue of \$6.8 billion and fee revenue of \$5.8 billion and, on behalf of clients, managed 4.4 billion square feet, or 409 million square meters, and completed sales acquisitions and finance transactions of approximately \$136 billion. At year-end 2016, JLL had nearly 300 corporate offices, operations in over 80 countries and a global workforce of more than 77,000. As of December 31, 2016, LaSalle Investment Management has \$60.1 billion of real estate under asset management. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit www.jll.com.