RIDGEWAY BUSINESS PARK 3125 ASHLEY PHOSPHATE ROAD, NORTH CHARLESTON, SC 29406 1,760 - 8,226 SF | \$13.50/SF/YR (NNN)





PRESENTED BY:

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EXECUTIVE SUMMARY







OFFERING SUMMARY

Address:	3125 Ashley
	Phosphate Road
City, State, Zip:	North Charleston, SC
	29406
TMS#:	395-16-00-017
Space Available SF:	1,760 - 8,226 SF
Rate:	\$13.50/SF/YR (NNN)
Building Size:	55,000 SF

PROPERTY OVERVIEW

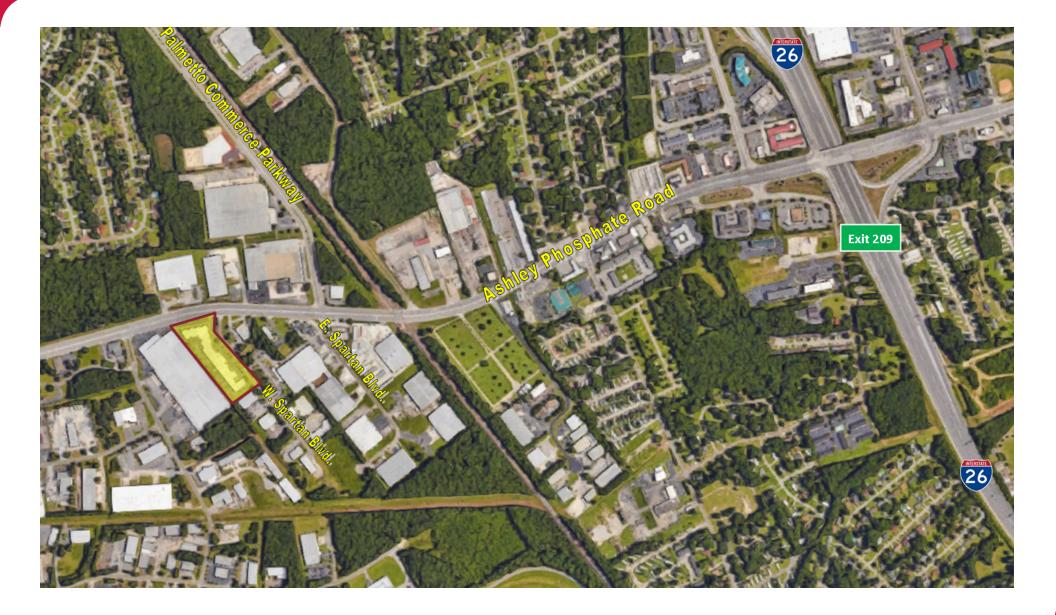
Ridgeway Business Park is a one-story flex/office complex that is accessible from Ashley Phosphate and W. Spartan Drive.

LOCATION OVERVIEW

DIRECTIONS: Ashley Phosphate exit from I-26 towards Dorchester Road. Property is approximately one mile on the left. From Dorchester Road. Turn onto Ashley Phosphate and go 2.8 mile, property is on the right.

We obtained the information contained herein tram sources we deem to be reliable; however, we have not ventited the accuracy or suitability of said information and we hereby make no guarantee, warranty or representation with regard to said information. This information is submitted subject to the possibility of errors or omissions; change in price, rental, or other conditions; prior saide or lease; and/or withdrawalf from the market without notice. Any projections, opinions, assumptions, and estimates included herein are for example only; these examples may not represent current or future performance of the subject property. We hereby advise any party interested in thes subject property to seek tax and/or legal advice in AERIAL





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RIDGEWAY BUSINESS PARK



LEASE RATE:	\$13.50/SF	TOTAL SPACE:	1,760 - 8,226 SF
LEASE TYPE:	Triple Net (NNN)	LEASE TERM:	Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 115		\$13.50 SF/yr	NNN	1,760 - 8,226 SF	Negotiable	1,760 SF with the front half of the space built out as office and the back half has a small warehouse area with a roll-up door and two small air-conditioned offices. Estimated NNN expenses are \$2.75/SF.
Suite 116		\$13.50 SF/yr	NNN	1,760 - 8,226 SF	Negotiable	3,520 SF, reception area, conference room, lab work area, small warehouse with double doors, four (4) large offices, break area and two (2) bathrooms with one (1) shower.
Suite 117		\$13.50 SF/yr	NNN	2,370 - 8,226 SF	Negotiable	2,475 SF, large reception, four (4) large offices, conference room, six (6) built-in work stations, break area, two (2) bathrooms, IT & work areas.

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RIDGEWAY BUSINESS PARK



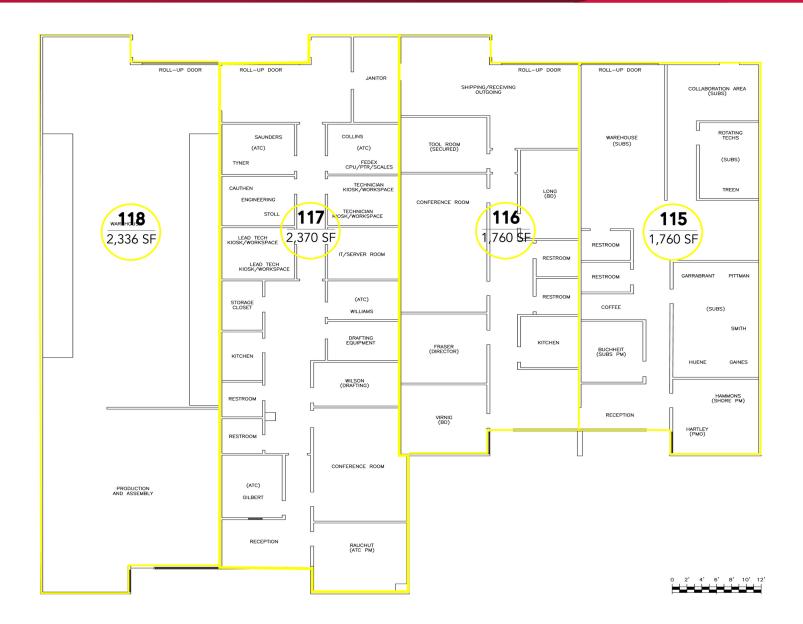
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 118		\$13.50 SF/yr	NNN	2,336 - 8,226 SF	Negotiable	2,336 SF and is air-conditioned warehouse space. A roll-up door services the back of the space. Suite 118 is connected in the back to Suite 117 if there is a need for more space. Estimated NNN expenses are \$2.75/SF.
Suite 121 & 122		\$13.50 SF/yr	NNN	3,520 SF	Negotiable	Space includes a reception area, conference room, lab work area, small warehouse with double doors, four (4) large offices, break area and two (2) bathrooms with one (1) shower.

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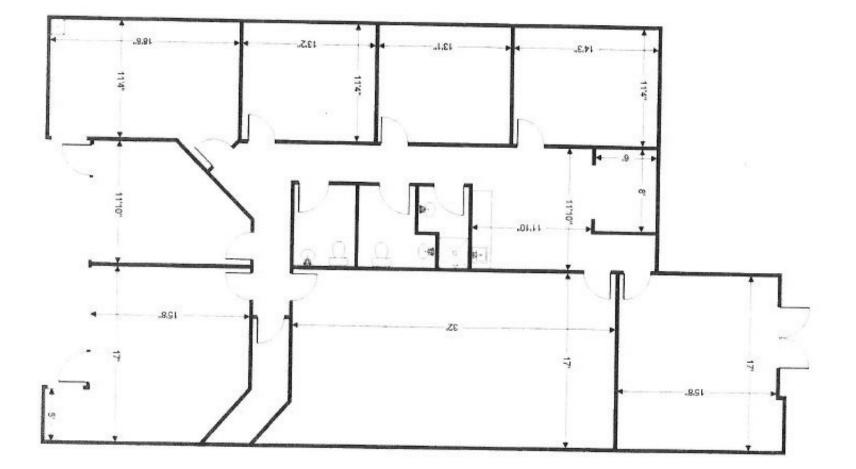
SUITE 115-118 FLOOR PLAN





SUITE 121 & 122 FLOOR PLAN

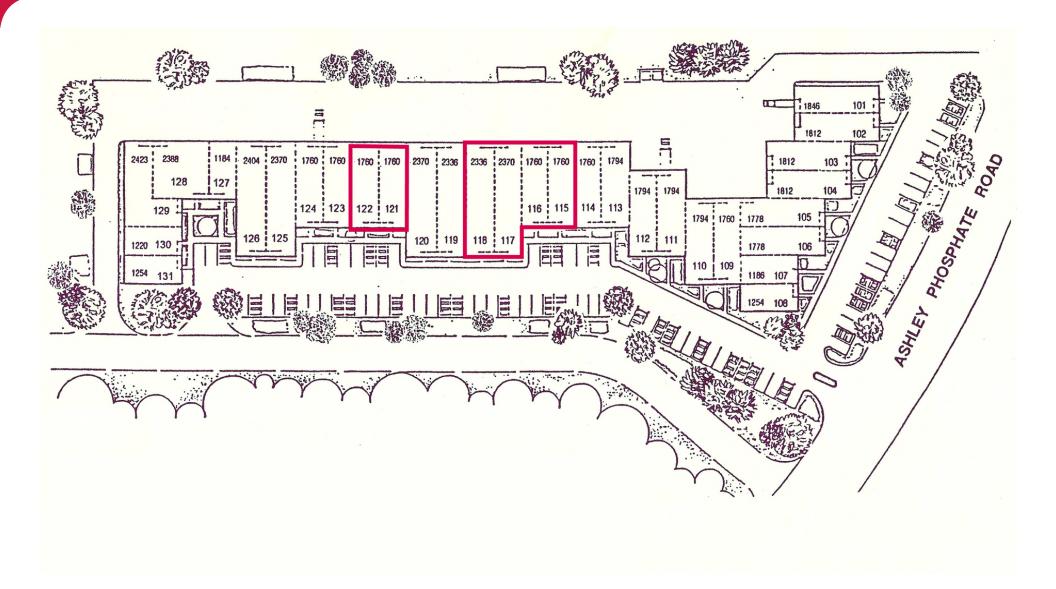




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SITE PLAN





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ADDITIONAL PHOTOS



