

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



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Pete Harper, CCIM
843.329.0108
PHarper@Lee-Associates.com



OFFERING SUMMARY

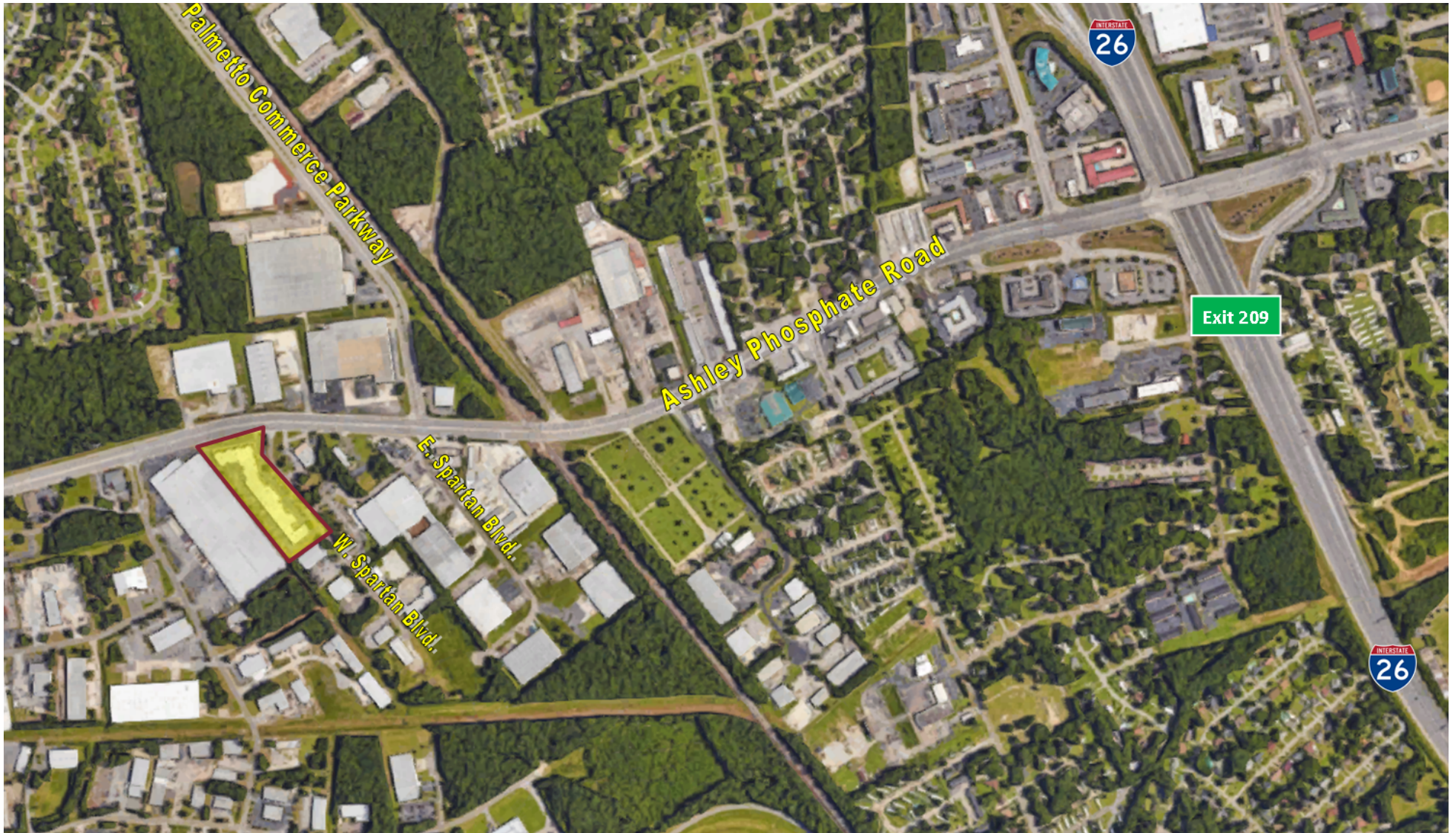
Address:	3125 Ashley Phosphate Road
City, State, Zip:	North Charleston, SC 29406
TMS#:	395-16-00-017
Space Available SF:	1,760 - 8,226 SF
Rate:	\$13.50/SF/YR (NNN)
Building Size:	55,000 SF

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.



RIDGEWAY BUSINESS PARK

LEASE RATE: \$13.50/SF
LEASE TYPE: Triple Net (NNN)

TOTAL SPACE: 1,760 - 8,226 SF
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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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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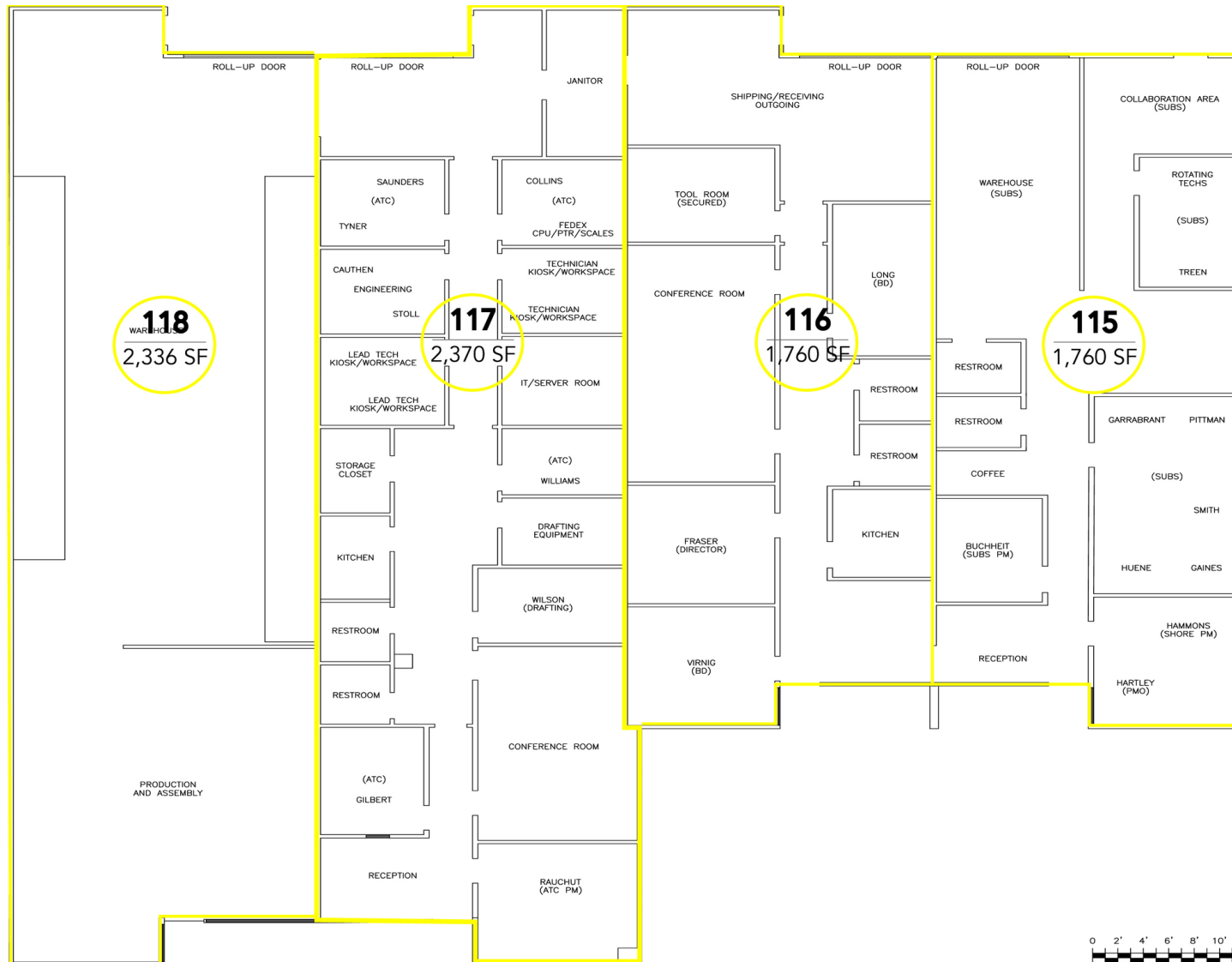
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Suite 118		\$13.50 SF/yr	NNN	2,336 - 8,226 SF	Negotiable	2,336 SF and is air-conditioned warehouse space. A roll-up door services the back of the space. Suite 118 is connected in the back to Suite 117 if there is a need for more space. Estimated NNN 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.

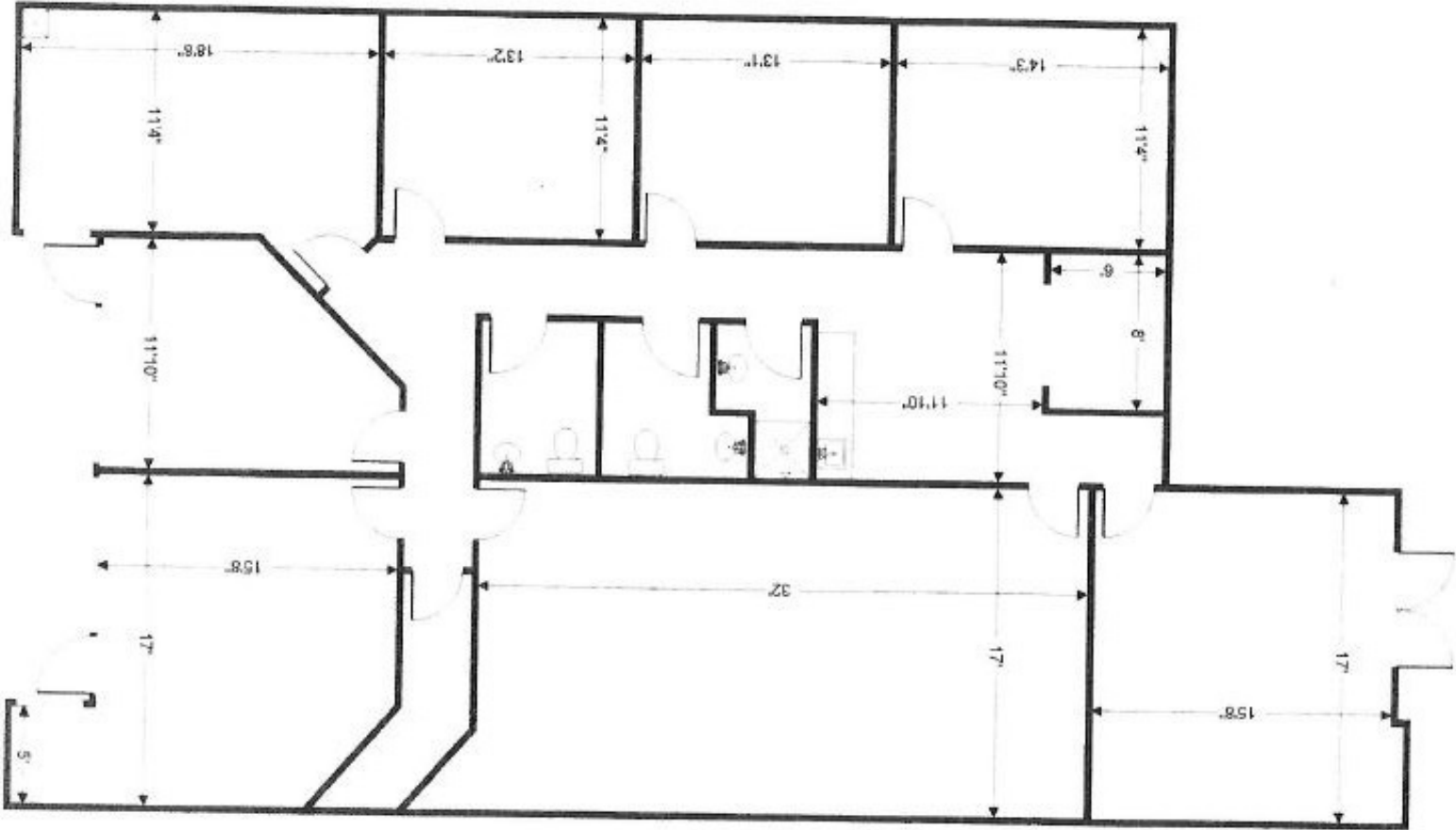
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SUITE 115-118 FLOOR PLAN



SUITE 121 & 122 FLOOR PLAN



ADDITIONAL PHOTOS

