

(+/-) 25,560 SF FOR LEASE



CONTACT:

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917 Commerce Circle | Hanahan, SC 29410
SIZE: (+/-) 25,560 SF **PRICE:** \$6.50/SF NNN

CONNECTING PEOPLE WITH PROPERTIES

PROPERTY OVERVIEW

DESCRIPTION

917 Commerce Circle is ideally located .27 miles off of N Rhett Avenue, .51 miles from the intersection of N Rhett Avenue and Remount Rd and 1.04 miles off of I-526. The building is zoned Industrial in the City of Hanahan and is comprised of approximately 3,473 SF office space and approximately 22,087 SF warehouse/manufacturing space. The warehouse/manufacturing space is well-equipped for heavy manufacturing and includes air-conditioned manufacturing space, heavy power drops, compressed air hose drops throughout, heavy under hook three (3) ton crane with beam from warehouse to outside truck dock. The building is well ventilated with six (6) exhaust fans and five (5) vents and offers fluorescent lighting throughout. The building is truck accessible by one (1) dock and three (3) drive in doors.



Disclaimer: This is subject prior to sale, change in price, or removal from the market without notice. The information included in this transmittal, while based upon data supplied by the owners and other sources deemed to be reliable, is not in any way warranted by Lee & Associates.

PROPERTY SPECIFICATIONS

PROPERTY

LOCATION:	917 Commerce Circle
TAX MAP:	266-09-00-017
ZONING:	Industrial
COUNTY:	Berkeley
AVAILABILITY:	April 16, 2017
MUNICIPALITY:	Hanahan

PRICE

LEASE PRICE:	\$6.50/SF NNN
TAXES & INS:	Approximately \$0.80/SF

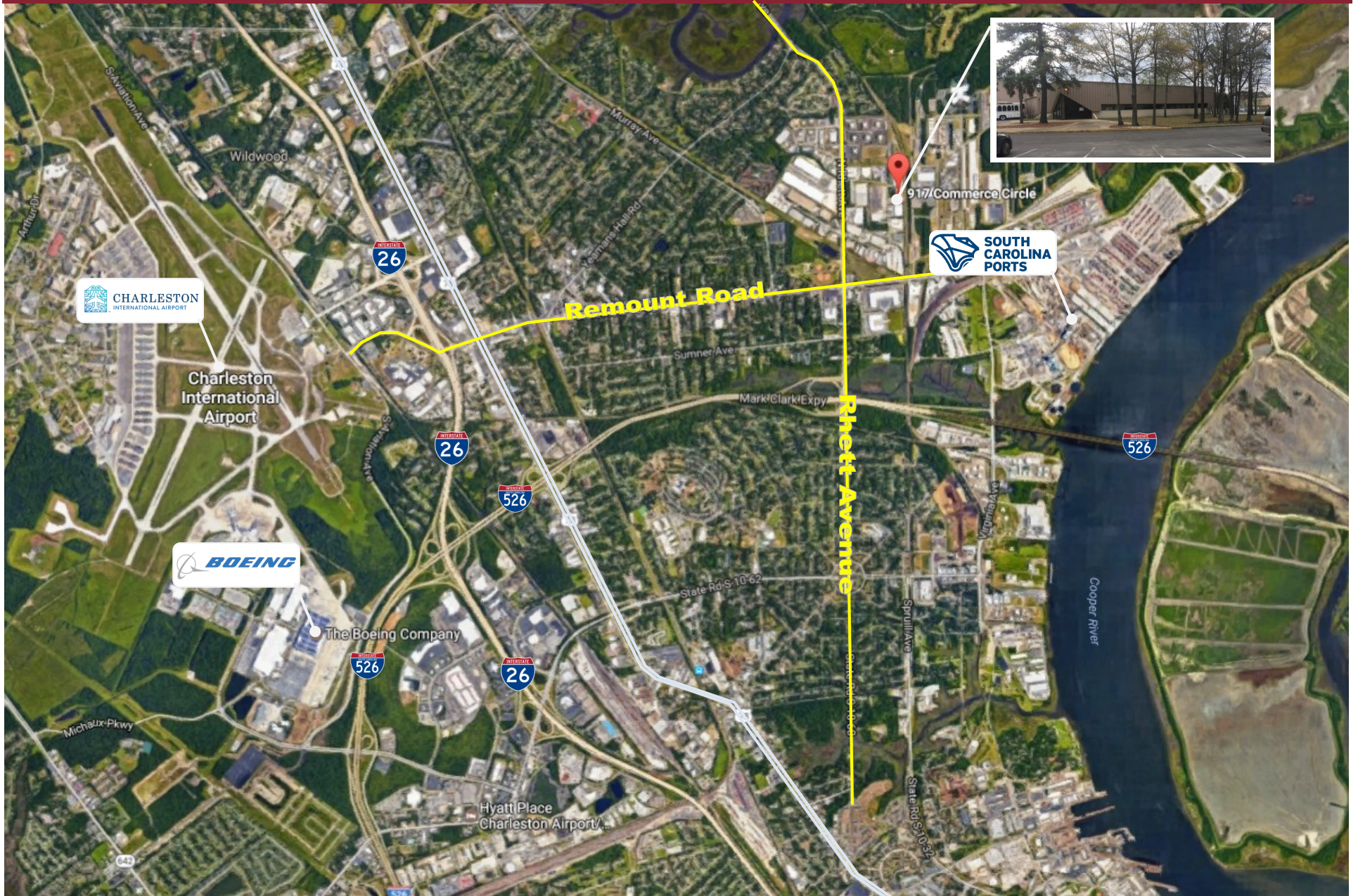
DIMENSIONS

BUILDING SF:	(+/-) 25,560 SF
OFFICE SF:	(+/-) 3,473 SF
WAREHOUSE SF:	(+/-) 22,087 SF
ACREAGE:	(+/-) 2.5 Acres
YEAR BUILT:	1974 (Approximate) with a number of expansions and renovations since, most recently in 2008.

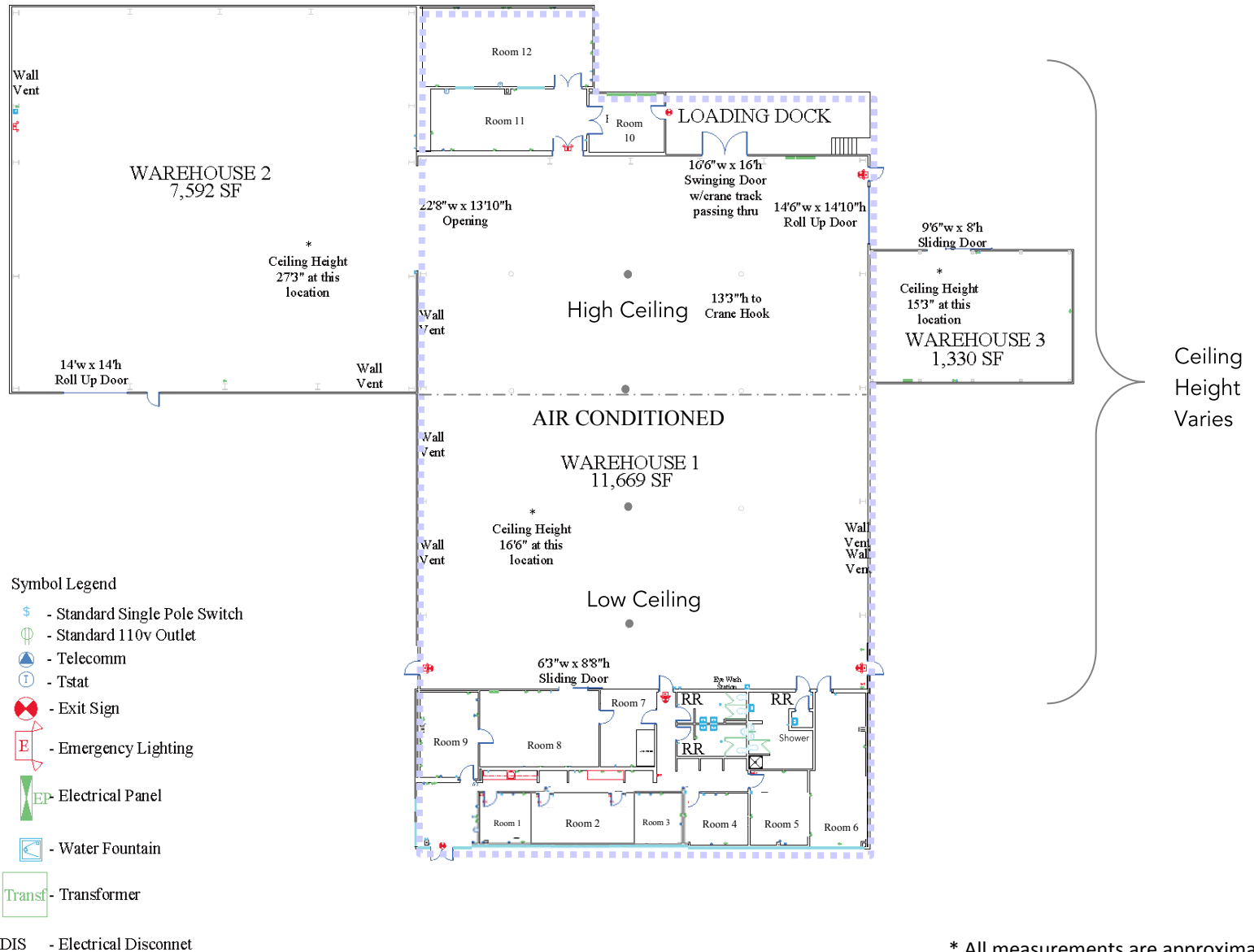
AMENITIES

HVAC AIR:	Office & Manufacturing Space See Floor Plan
VENTILATION:	Six (6) Exhaust Fans & Five (5) Vents
DOCK HIGH DOOR:	One (1) with Crane Track to Dock
DOCK HIGH DOOR SIZE:	16'6"W x 16'H
DRIVE IN DOORS:	Three (3)
DRIVE IN DOOR SIZE:	Varies — See Floor Plan
CRANE:	Heavy 13'3" Under Hook, 3 Ton Crane
COLUMNS:	Centered in Air Conditioned Space
LIGHTING:	T-5 Fluorescent Lights in Bay.
CONSTRUCTION:	Pre-engineered Metal
PARKING:	Paved — Ample
CLEARANCE HEIGHT:	Various — See Floor Plan
RESTROOMS:	Three (3) - One with Shower
ELECTRICAL:	1200 AMP, Three Phase 277/480 Volt Several large 480 volt sub panels. There are several dry transformers at various KVA sizes that reduce the voltage to 120/208. There are several 120/208 panels that supply recetacle loads.

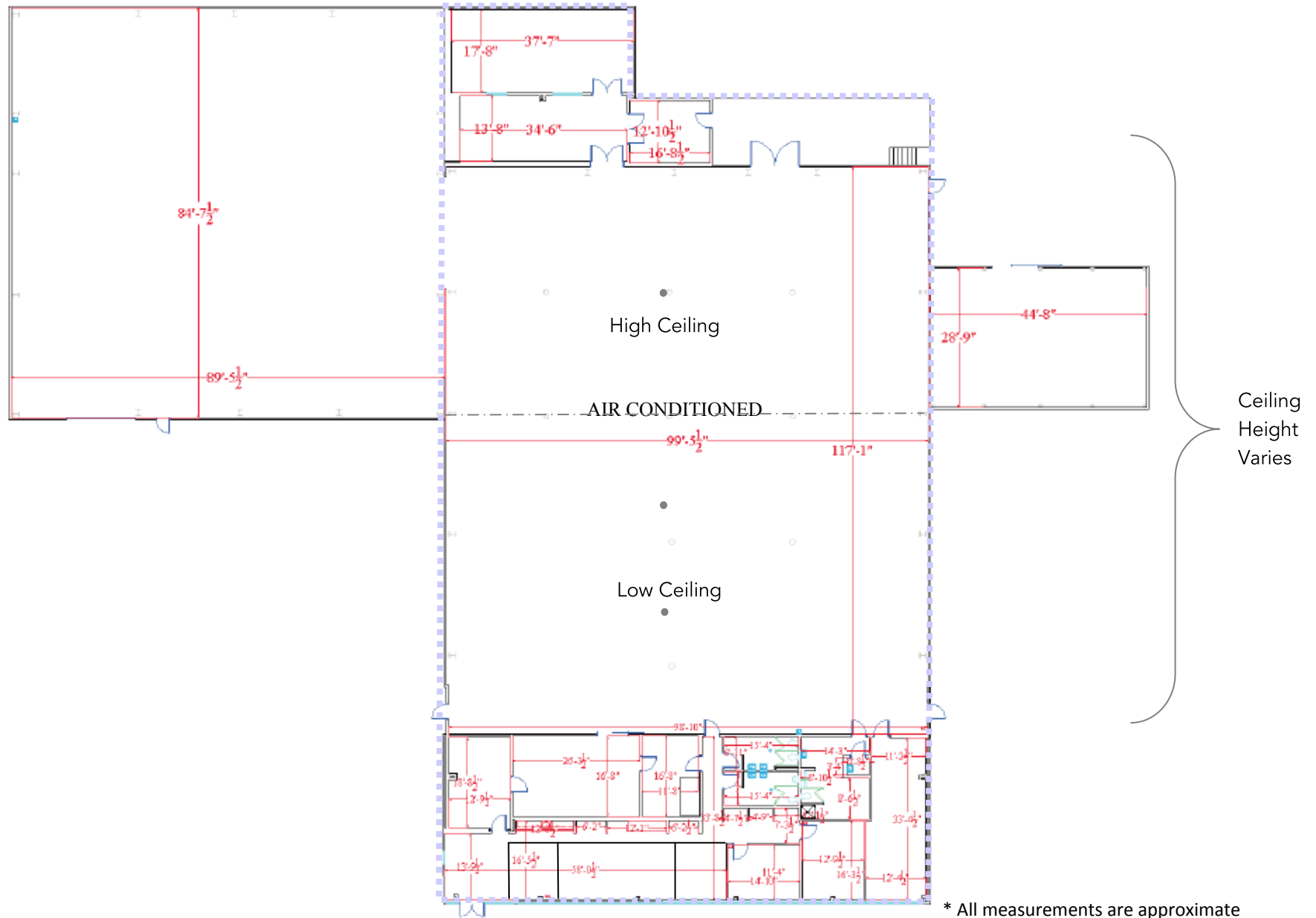
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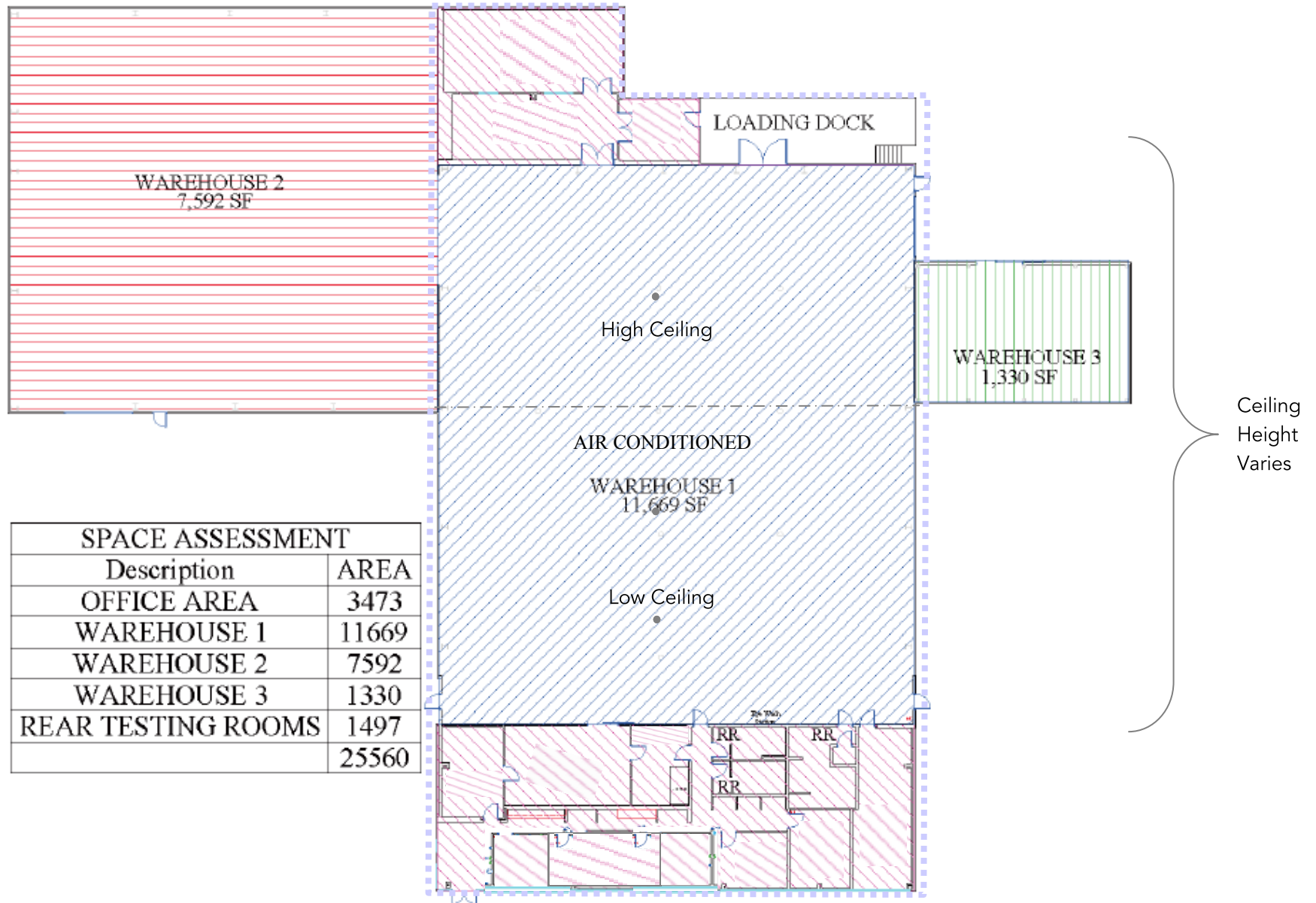
FLOOR PLAN



DIMENSION FLOOR PLAN



SQUARE FOOTAGE FLOOR PLAN



SPACE ASSESSMENT	
Description	AREA
OFFICE AREA	3473
WAREHOUSE 1	11669
WAREHOUSE 2	7592
WAREHOUSE 3	1330
REAR TESTING ROOMS	1497
	25560

* All measurements are approximate

EXTERIOR PROPERTY PHOTOS



INTERIOR PROPERTY PHOTOS

