

**AVISON
YOUNG**

FOR LEASE

2300 CLEMENTS FERRY RD, WANDO, SC 29492



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2300 Clements Ferry Rd

Class A Office/Warehouse unit located on Clements Ferry Road. The location is just two miles from I-526. This unit has many large offices with tons of natural light. The whole 12,360 sf unit has three (3) dock high doors. The 8,240 sf space has two (2) dock high doors. There is additional parking in the rear.

Snapshot

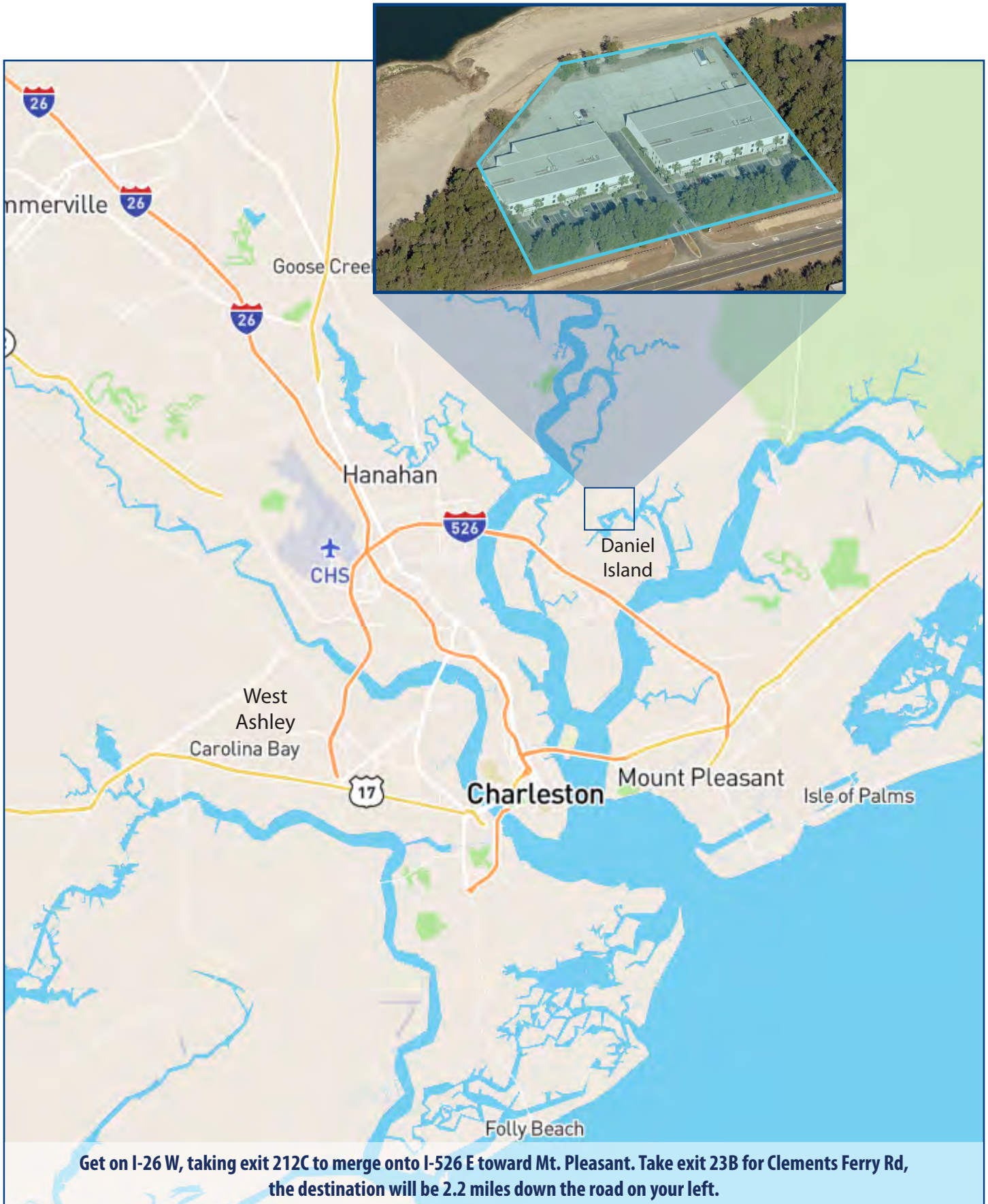
Tax Map	267-00-00-125
Year built	2003
Acres	4.0 acres
GLA	26,670 sf
Zoning	Light Industrial
County	Berkeley County
Municipality	City of Wando

Leasing Information

Unit	Size	Office Size	Lease Rate	Lease Type	Estimated Pass Through
204	12,360 sf	6,180 sf	\$9.75/sf/yr	NNN	\$2.66 psf/annually
204-A	8,240 sf	4,120 sf	\$9.75/sf/yr	NNN	\$2.66 psf/annually



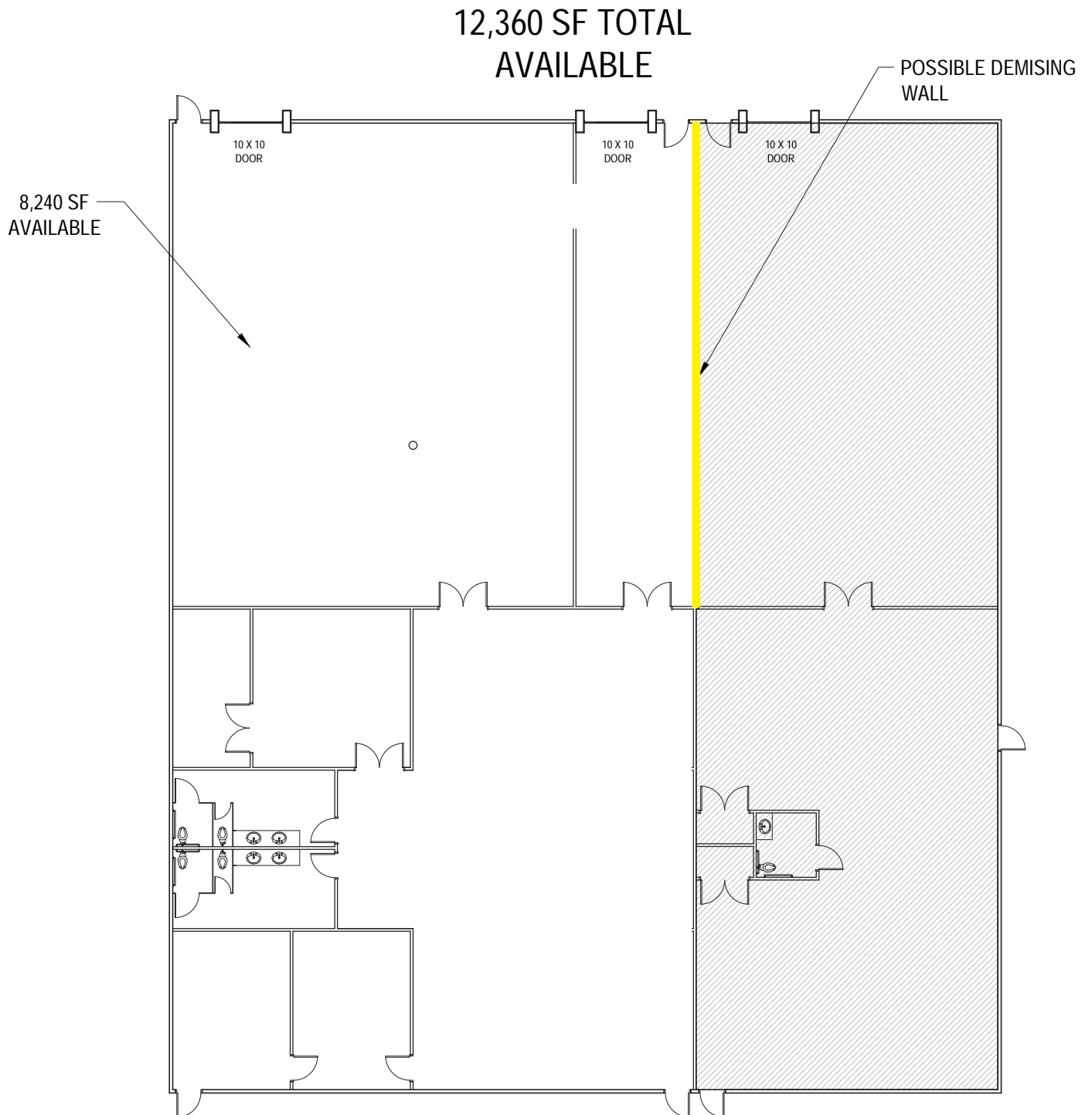
Location Map





Building Specifications

HVAC Air	In office only	Lighting	Metal Halide
Heating	In office only	Roof	Insulated
Clearance Height	18' - 22'	Walls	Concrete Tilt Up
Dock- High Door	Two (3) 10'x10'	Yard	No
Columns	Clear Span	Parking	On-site
Eave Height	18'	Trailer Parking	On-site
Power	Single Phase	Gas	At Street



South Carolina Brokerage Team

Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges. Our approach is holistic and consistent. It starts with the Avison Young team's understanding of your business priorities, not with real estate transactions. For our clients, this means we produce customized, cost-effective solutions with speed, creativity and confidence.

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Thank you.

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