

2819 INDUSTRIAL AVENUE FOR LEASE



BRIDGE
COMMERCIAL



112,000 SF AVAILABLE | OUTDOOR STORAGE | HEAVY INDUSTRIAL

JOHN BEAM
Senior Associate
+1 843 810 6868

BROOKS U. COURTNEY
Brokerage Associate
+1 859 327 8749

HAGOOD MORRISON MBA SIOR
Executive Vice President
+1 843 270 5219

HAGOOD S. MORRISON (HAGOOD II)
Vice President
+1 843 830 9108

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PROPERTY SPECIFICATIONS



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Available SF:	112,000 SF
Total Size:	22.9 Acres
Office/Warehouse Size:	4,000 SF Executive Office
Ceiling Height:	18 Feet
Clear Height:	16 Feet
Dock High Doors:	12 Dock High Doors
Drive In Doors:	1 Drive-In Door
Warehouse Lighting:	Incandescent/Fluorescent
Sprinkler System:	Dry System
Power:	3 Phase 480, 480 & 220 Volt
Zoning:	Heavy Industrial; City of N. Charleston



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LOCATION OVERVIEW



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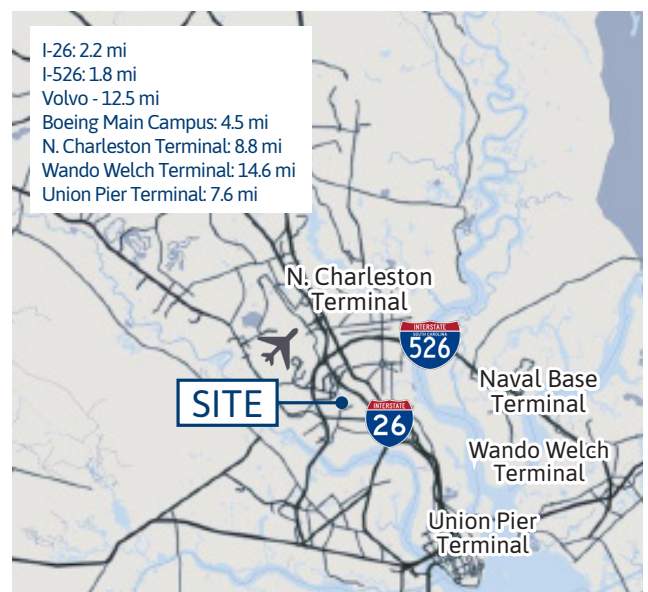
OFFICE & STORAGE SPACE AVAILABLE



Location	2819 Industrial Avenue, North Charleston, SC 29405
Lease Rate of Building	\$2.75 - \$4.50 PSF NNN
Lease Rate of Land	\$2,250 - 3,000 Acre/Month Net
Parcel #	412-01-00-002, 412-01-00-003, 412-01-00-010

Heavy Industrial Permitted Uses

- > Industrial uses and processing plants
- > Bulk storage of petroleum or any products thereof
- > Container storage facilities
- > Transportation facilities incidental to and required for such uses including railroad yards and docks



FOR MORE INFORMATION, PLEASE CONTACT:

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