

FOR LEASE



# 26 COMMERCE EAST

4760 GOER DRIVE

NORTH CHARLESTON, SC

Suite F - 22,159 SF

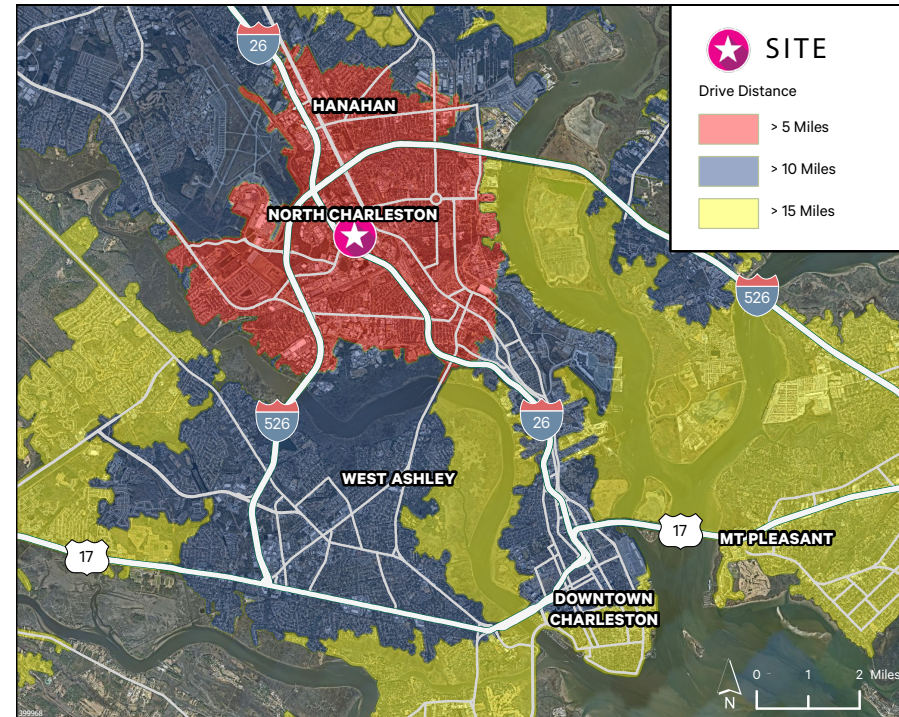




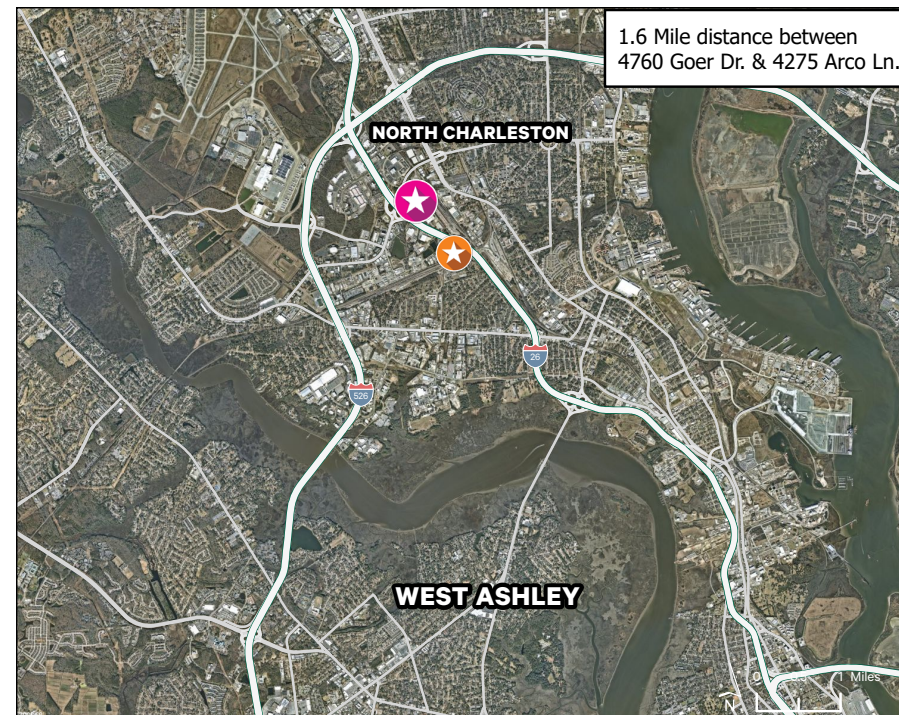
## PROPERTY DESCRIPTION

### INDUSTRIAL WAREHOUSE

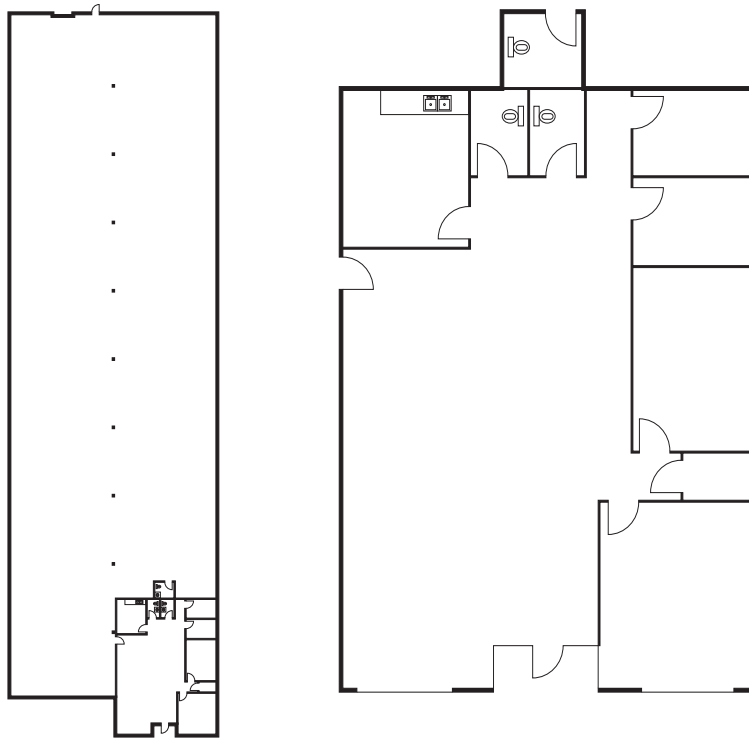
EXCELLENT LOWER NORTH CHARLESTON IN-FILL PROPERTY WITH INTERSTATE VISIBILITY. LOCATED JUST OFF THE I-26 MONTAGUE EXIST RAMP, 3 MILES TO THE AIRPORT AND JUST 1 MILE TO I-526. THE TOTAL COMPLEX IS COMPRISED OF TWO BUILDINGS TOTALING APPROXIMATELY 250,000 SF, WITH SUITE SIZES RANGING 8,000 SF TO 45,000 SF.



## SITE PLAN







## 26 COMMERCE EAST - SUITE F

<b>TOTAL SF</b>	22,159 SF	<b>POWER</b>	3 PHASE
<b>OFFICE</b>	2,033 SF	<b>LIGHTING</b>	LED LIGHTING
<b>DOCK HIGH DOORS</b>	THREE WITH EDGE OF DOCK EQUIPMENT	<b>SPRINKLER</b>	WET SPRINKLER SYSTEM
<b>CLEAR HEIGHT</b>	24'	<b>WALLS</b>	PRE CAST



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