

Appian Way (157,320 SF)
 4597 Appian Way
 Ladson, SC 29420

County	Dorchester
Municipality	Unincorporated
Zoning	CL12
Tax Map ID	181-00-00-070
Landuse	Residential (N) Residential (S) Residential (E) Residential (W)

Pricing

Pricing	For Lease
Annual Lease Rate	\$4.35/sqft/year

Details

Tenancy	Single-Tenant (1 Building)
Year Built	1999
Building Condition	Not Yet Assessed
Total Building Area	157,320 Sq Ft
Site Size	8.68 Acres
Building Dimensions	Rectangular
Slab Thickness	6"
Wall Material	Metal



Utilities

Water Provider	Charleston Water System
Wastewater Provider	Dorchester County Water and Sewer
Natural Gas Provider	SCE&G (Connected)
Telecomm Provider	AT&T
Electric Provider	SCE&G
Alternative Gases	None Available

Transportation

Road Serving Building	Appian Way (2 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Interstate	I-26 (5.00 Miles)	Nearest Port	Charleston (15.00 Miles)
Nearest Commercial Airport	Charleston International (8.00 Miles)	Nearest Intermodal Facility	CSX Charleston (11.00 Miles)

Available Space Information

Available Area	157,320 Sq Ft	Minimum Area	Not Subdividable
Office Area	4,874 Sq Ft	Heated Area	Portion
Air Conditioned Area	Portion	Fire Suppression	Wet - 100%
Lighting	Fluorescent	Clear Height Range	20' - 24'
Drive-In Doors	2	Dock Doors	20
Approximate Auto Space Parking	25	Approximate Trailer Parking	25
Most Recent Use	Distribution/Warehouse		

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South Carolina
Department of Commerce

Just right for business.

