



±635,000 SF Industrial Warehouse For Lease
FRANCHISE STREET, NORTH CHARLESTON, SC



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Access Point

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SITWORK BEGINNING Q4 2023

Largest Spec Building in North Charleston History,
Providing Unrivaled Drayage Costs for Large Users

Four Way Lit Interchange onto Dorchester Road



CGGC

PROPERTY SUMMARY

ADDRESS Franchise Street, North Charleston, SC

SITE AREA 48.01 Acres

BUILDING AREA ±635,328 SF

BUILDING DIMENSIONS 470' deep x 1,350' long

CLEAR HEIGHT 36'

COLUMN SPACING 54' x 50'

SPEC OFFICE 2,312 SF

AUTO PARKING 315 Parking Spaces

TRAILER PARKING 205 Trailer Spaces

TRUCK COURT 185'

SLAB 7" Reinforced

ELECTRICAL 3000 amp service (277/480 vol, 3 phase, 4 wire)

TRUCK DOORS (156) 9' x 10'

DRIVE IN DOORS 4

45MIL WHITE TPO ROOFING SYSTEM
OVER R-15 RIGID INSULATION

54' X 50" TYPICAL BAYS

9' X 10' DOCK DOORS

ESFR SPRINKLER SYSTEM

7" REINFORCED SLAB ON GRADE



CGC

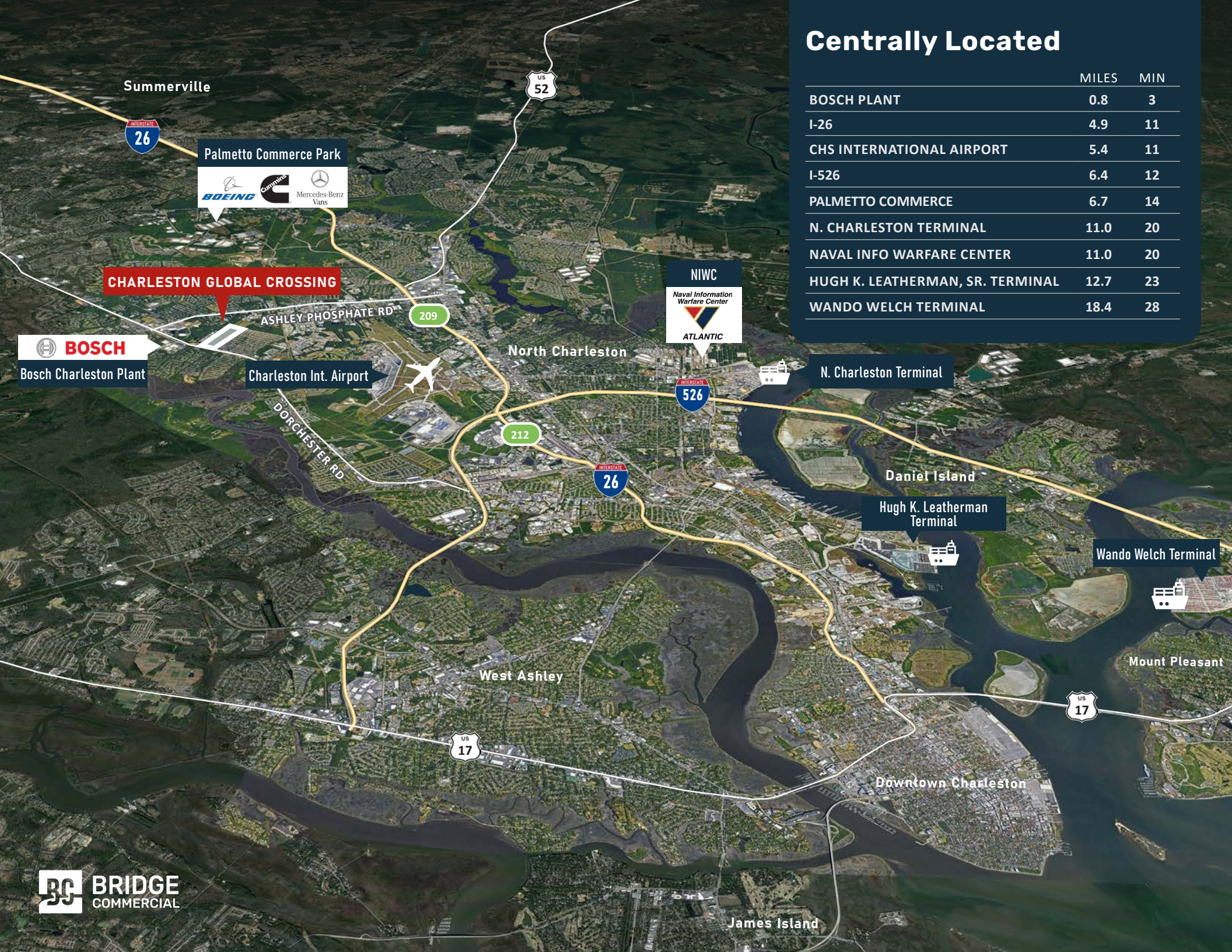
FLOOR PLAN + SPECS

Offers unique opportunity for an industrial warehouse facility in close proximity to all major container terminals in Charleston, South Carolina.



Centrally Located

	MILES	MIN
BOSCH PLANT	0.8	3
I-26	4.9	11
CHS INTERNATIONAL AIRPORT	5.4	11
I-526	6.4	12
PALMETTO COMMERCE	6.7	14
N. CHARLESTON TERMINAL	11.0	20
NAVAL INFO WARFARE CENTER	11.0	20
HUGH K. LEATHERMAN, SR. TERMINAL	12.7	23
WANDO WELCH TERMINAL	18.4	28



BOSCH
Bosch Charleston Plant

Palmetto Commerce Park
BOEING
Cummins
Mercedes-Benz Vans

CHARLESTON GLOBAL CROSSING

Charleston Int. Airport

NIWC
Naval Information Warfare Center
ATLANTIC

N. Charleston Terminal

Daniel Island

Hugh K. Leatherman Terminal

Wando Welch Terminal

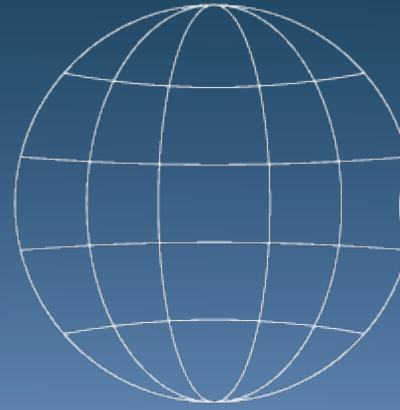
Mount Pleasant

Downtown Charleston

West Ashley

James Island

ROBINSON | WEEKS



CGGC

CHARLESTON GLOBAL CROSSING



FOR MORE INFORMATION:

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