

MAYBANK PROPERTIES **FOR LEASE**

66,414 Square Feet • 3034-B Ashley Phosphate Road



FAST FACTS

- 66,414 Square Feet Available
- 139,413 Square Foot Building
- ESFR Wet Sprinkler System
- 2,766 Square Foot Offices
- Seven (7) Dock High Doors
- Grade Level Drive in Door
- 3 Phase Power
- Typical Bay Size 24' X 50'
- Located at the corner of Palmetto Commerce Parkway and Ashley Phosphate Road
- Zoned M-1 "Light Industrial" City of North Charleston
- Building is fully insulated.

PROPERTY DATA

3034-B Ashley Phosphate Road,
North Charleston, SC 29418-8404
TMS # 395-16-00-002

BUILDING INFORMATION

Square Footage:
139,413 Sq. Ft.
66,414 Sq. Ft. available

Michael G. McFall, CCIM, SIOR
mmcfall@maybankproperties.com
(843)740-9202



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ADDITIONAL SPECIFICATIONS:

Building Square Footage: 139,413
Unit "B" Square Footage: 66,414
Unit "B" Building Dimensions: Refer to drawing
Lot Size: Portion of a 6.638 acre tract
Year Built: 1986
Exterior Construction: Metal building
Roof Type: Metal
Ceiling Height: The roof on the eastern 292' of building slopes from 19.7' to 16.2' feet
Typical Bay Size: The main bay is 60' wide by 443.7' deep (24 x 60')
The northern bay is 35' wide by 314.7' deep (24' by 35')
The southern bay at the west end of the building is 50' wide by 125.8 feet deep. (25' by 50')

Sprinkler Type: Wet system -ESFR
Concrete Specifications: 6" concrete slab
Alarm System: Centrally monitored by ADT
Heating: Warehouse is heated with gas heaters

TRUCK

Number of Doors: 7 Dock High Doors
Number of Truck Drive in Door (At Grade): One 12' wide x 14' high door

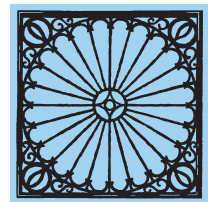


ADMINISTRATIVE OFFICE SPACE

Square Footage: 2,766 SF (1,553 1st floor; 1,213.2 2nd floor)
Restrooms: 3 (One inside office and two for warehouse)

PUBLIC UTILITIES

Electricity: South Carolina Electric & Gas
Gas: South Carolina Electric & Gas
Water: City of Charleston, Commissioner of Public Works
Sewer: City of Charleston, Commissioner of Public Works



**MAYBANK
PROPERTIES**

L.L.C.

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