

FOR SALE OR LEASE

±11,000-SF Office Property with ±7,750 SF of Warehouse Space

2245 Technical Parkway, North Charleston, SC 29406

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Property Summary

Property Description:

2245 Technical Parkway offers a rare opportunity to acquire or lease a highly functional standalone office property in one of North Charleston's established commercial corridors. Situated on ±1.47 acres, the property features a well-appointed office layout with multiple private offices, conference rooms, collaborative work areas, training rooms, break areas and ample on-site parking. Strategically located just off Fain Street and has quick access to exit 211 with convenient access to I-26, I-526, Charleston International Airport and the Port of Charleston. The property provides excellent connectivity for a wide range of professional, engineering, construction, government and corporate users. The existing floor plan offers a move-in-ready solution with a combination of private offices and open workspace that can accommodate a variety of business needs.

Total office area	±11,000 SF
TMS #	475-03-00-005
Zoning	M-1 Light Industrial
Warehouse size	±7,750 SF (two buildings)
Sale Price	$3,000,000
Lease rate	$17.00 PSF, NNN
Acreage	±1.47 acres
Parking	On-site surface parking
Year built	1986





Aerial Overview



Property Photos





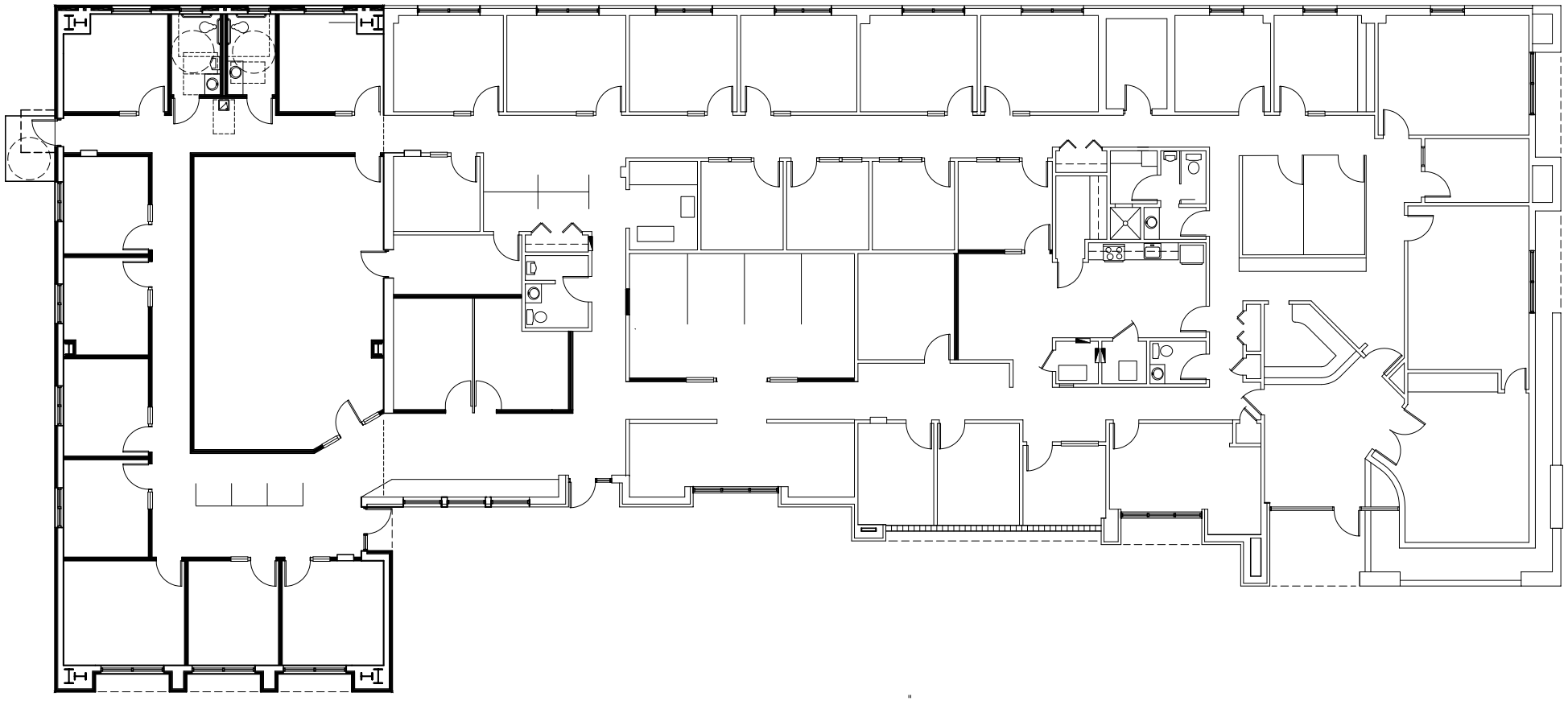








Floor Plan



Location Overview



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