

FOR LEASE

±40,000-SF Industrial Property in Goose Creek, SC

5 Corporate Parkway, Goose Creek, SC 29445

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Property Summary

Property Description:

5 Corporate Parkway is located in a Class A industrial park just outside of Charleston in Goose Creek, SC. It is a well maintained fully conditioned building with abundant parking. The building offers modern office space and other features generally found in larger buildings. The warehouse area features central restrooms for production associates as well as a generous break area. The building offers over-sized drive in doors as well as one dock high door served by a truck well.

Total building area	±40,000 SF
TMS #	234-00-00-089
Zoning	LI - Light Industrial
Office size	±6,855 SF
Warehouse size	±33,145 SF
Total acreage	±7.55 Acres
Dock doors	One (1)
Drive-in doors	One (1) over-sized
Building height	20’
Year built	2001
Lighting	LED
Electrical service	Volts: 480/277, Panel Amps: 1200, 3-phase, 4 wire



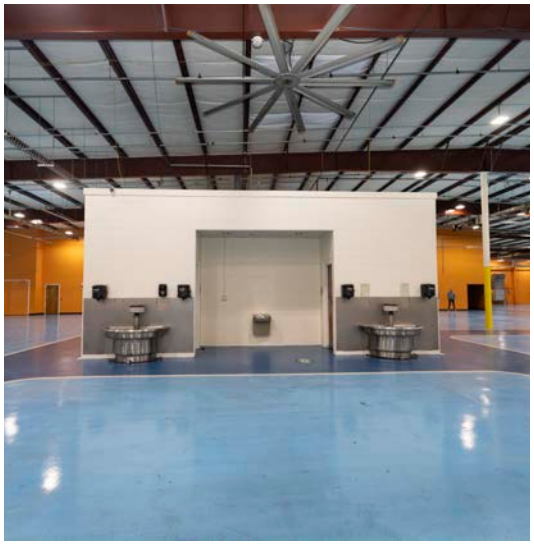


Aerial Overview



Property Photos





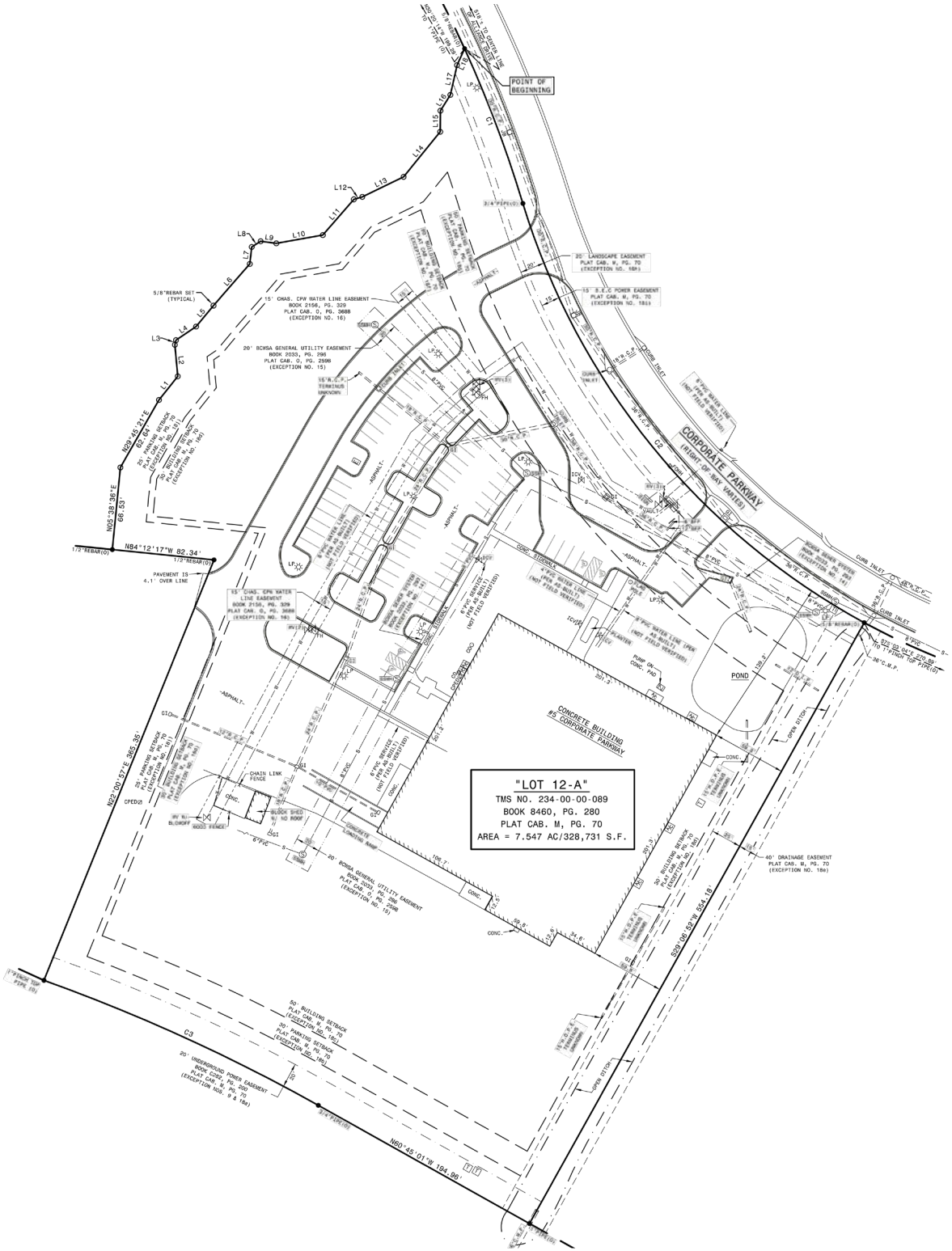




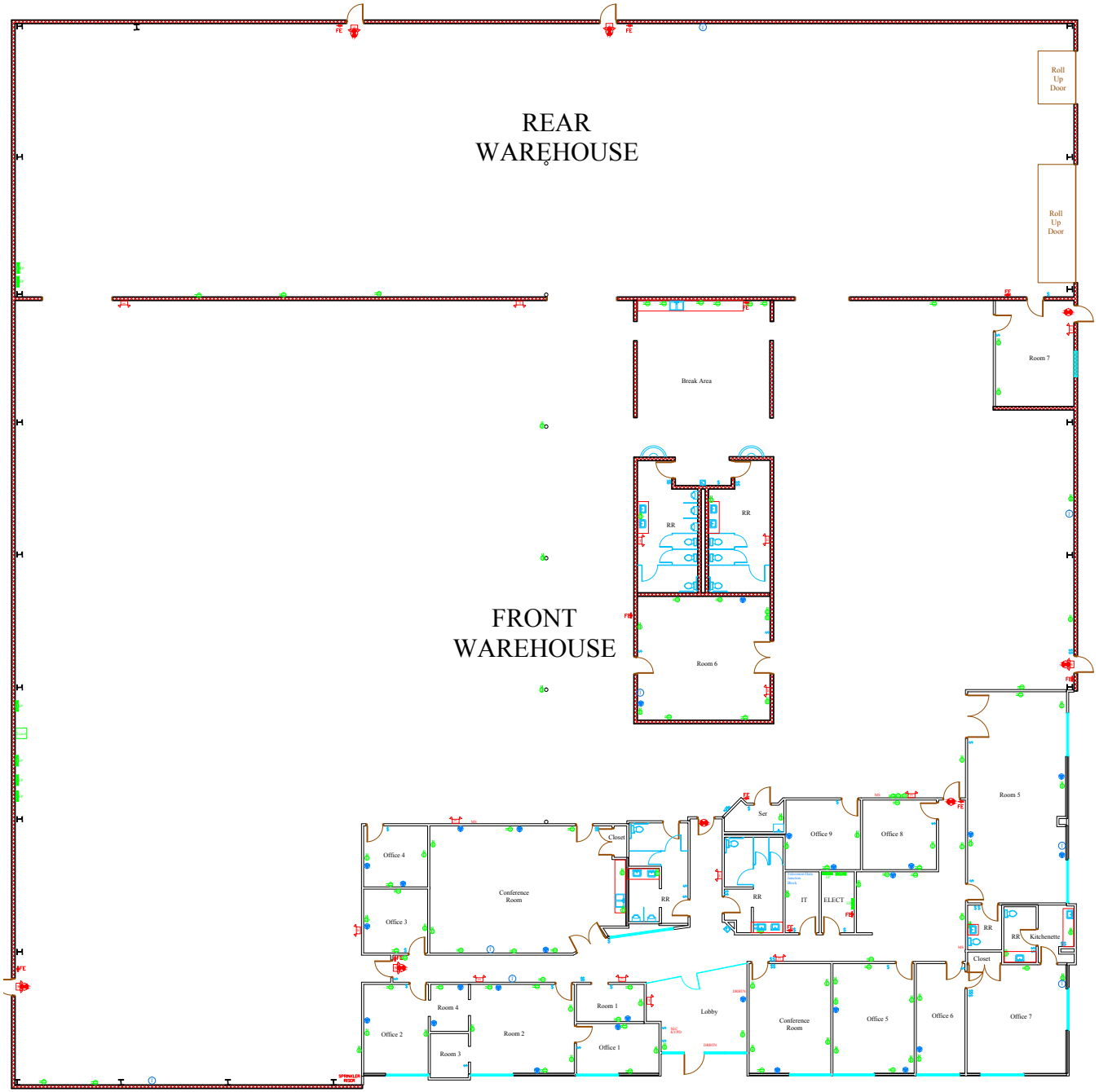




Site Plan


POINT OF BEGINNING
CORPORATE PARKWAY
(RIGHT-OF-WAY VARIES)
"LOT 12-A"
TMS NO. 234-00-00-089
BOOK 8460, PG. 280
PLAT CAB. M, PG. 70
AREA = 7.547 AC/328,731 S.F.
CONCRETE BUILDING #5 CORPORATE PARKWAY
POND
N84°12'17"W 82.34'
N05°58'38"E 66.53'
N29°45'21"E 62.64'
N05°00'57"E 365.38'
S59°06'52"W 654.18'
N60°45'01"W 194.96'
20' LANDSCAPE EASEMENT
PLAT CAB. M, PG. 70
(EXCEPTION NO. 18b)
15' S.E.C POWER EASEMENT
PLAT CAB. M, PG. 70
(EXCEPTION NO. 18i)
15' CHAS. CPW WATER LINE EASEMENT
BOOK 2156, PG. 329
PLAT CAB. O, PG. 368B
(EXCEPTION NO. 16)
20' BCWSA GENERAL UTILITY EASEMENT
BOOK 2033, PG. 296
PLAT CAB. O, PG. 259B
(EXCEPTION NO. 15)
50' BUILDING SETBACK
PLAT CAB. M, PG. 70
(EXCEPTION NO. 18d)
20' PARKING SETBACK
PLAT CAB. M, PG. 70
(EXCEPTION NO. 18d)
20' UNDERGROUND POWER EASEMENT
BOOK 2282, PG. 320
PLAT CAB. M, PG. 70
(EXCEPTION SUB. 9 & 18d)
40' DRAINAGE EASEMENT
PLAT CAB. M, PG. 70
(EXCEPTION NO. 18b)
CHAIN LINK FENCE
BLOCK SHED W/ NO ROOF
CURB INLET
PAVEMENT IS 4.1' OVER LINE
5/8"REBAR SET (TYPICAL)
1/2"REBAR(O)
1"INCH TOP PIPE(O)

Floor Plan


REAR
WAREHOUSE
FRONT
WAREHOUSE
Roll
Up
Door
Roll
Up
Door
Break Area
Room 7
RR
RR
Room 6
Room 5
Ser
Office 9
Office 8
Office 4
Closet
Conference
Room
Office 3
RR
RR
IT
ELECT
RR
Kitchenette
Closet
Room 4
Room 1
Lobby
Office 2
Room 2
Office 1
Room 3
Conference
Room
Office 5
Office 6
Office 7

Location Overview



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