

FOR LEASE

±2,150 - 7,196-SF Flex/Office Opportunity Inside I-526

1007 Bankton Circle, Hanahan, SC 29410

Jon-Michael Brock, CCIM, SIOR
Executive Vice President
+1 843 978 3704
jonmichael.brock@colliers.com

Alex Whittemore
Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey
Associate
+1 843 709 2535
dillon.claffey@colliers.com

Property Overview

Property Description

1007 Bankton Circle offers two suites for lease in a well-maintained flex industrial park in North Charleston, each with a private entrance from the parking lot.

Suite E provides a versatile ±5,046 SF industrial/flex opportunity, combining office and approximately 1,800 SF of fully conditioned warehouse space with an 8′ × 9′ roll-up door, 9′ clear height (under sprinklers), 10′ ceiling height, 208V/120V three-phase power and a fully sprinkled interior. The suite is suited for warehouse, distribution, light manufacturing or service-oriented users.

Suite D offers a ±2,150 SF office opportunity with a functional layout, suited for a variety of office or professional users.

Suite Breakdown

Suite E| ±5,046 SF

- Flexible office and warehouse layout
- Private entrance from the parking lot
- ±1,800-SF fully conditioned warehouse

Suite D | ±2,150 SF

- Functional office layout
- Private entrance from the parking lot

**Suites E and D can be combined for a total of ±7,196*

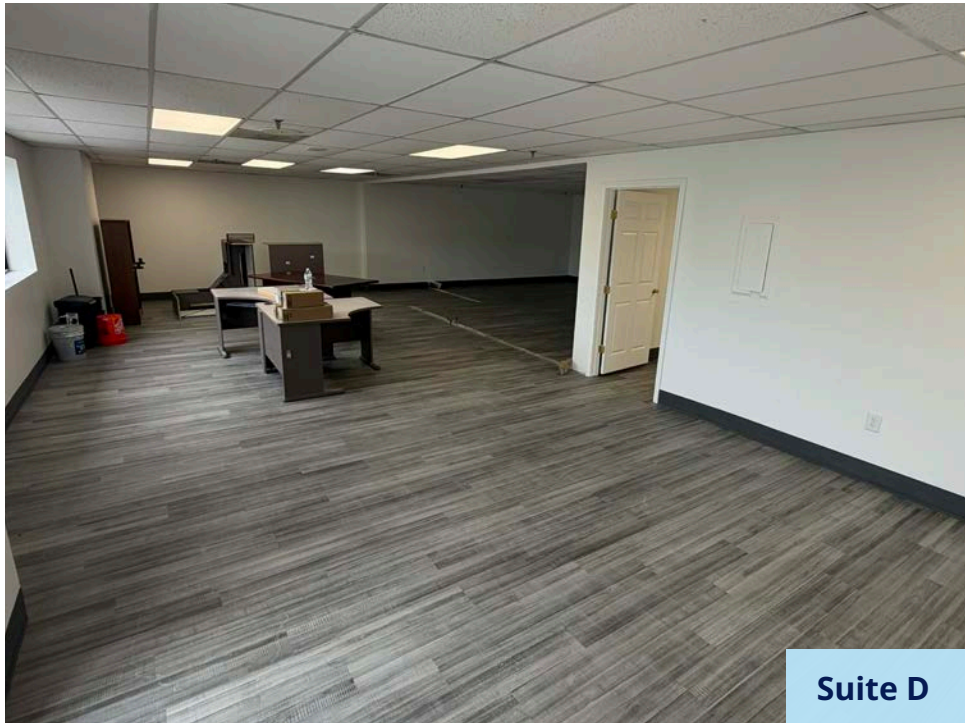


Property Features

- Lease Rate: $15 PSF, NNN
- NNN Fees: $6.00 PSF
- TMS #: 266-09-00-022
- Roll-up door: 8′ W x 9′ H
- Clear height: 9′ (under sprinklers)
- Ceiling height: 10′
- Warehouse dimensions: 42′ W x 43′ 6″ D
- HVAC: Fully conditioned
- Fire protection: Fully sprinkled
- Electrical: 208V / 120V, 3-phase power
- Parking: 77 spaces around the property

Property Photos





Suite D



Suite E

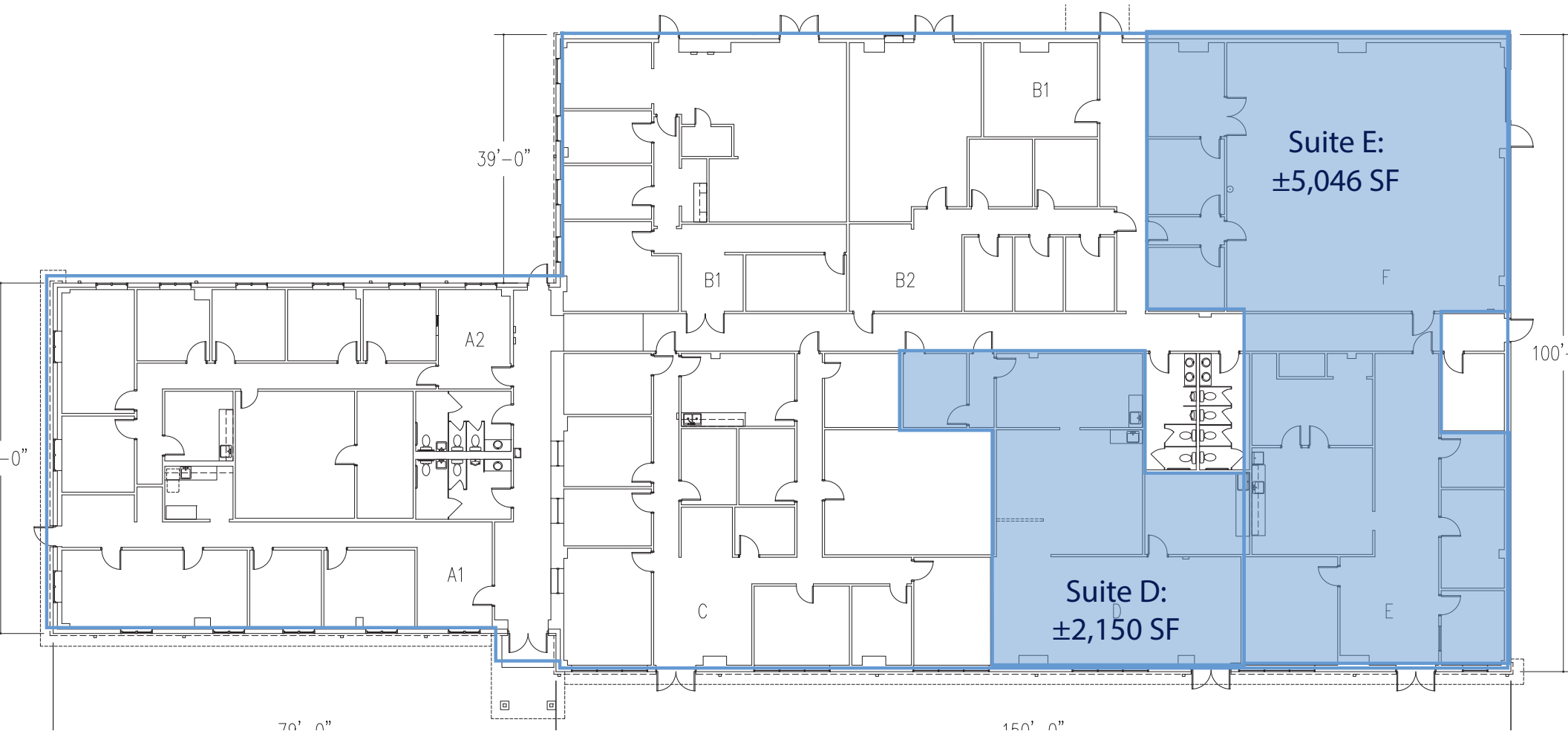


Suite E



Suite D

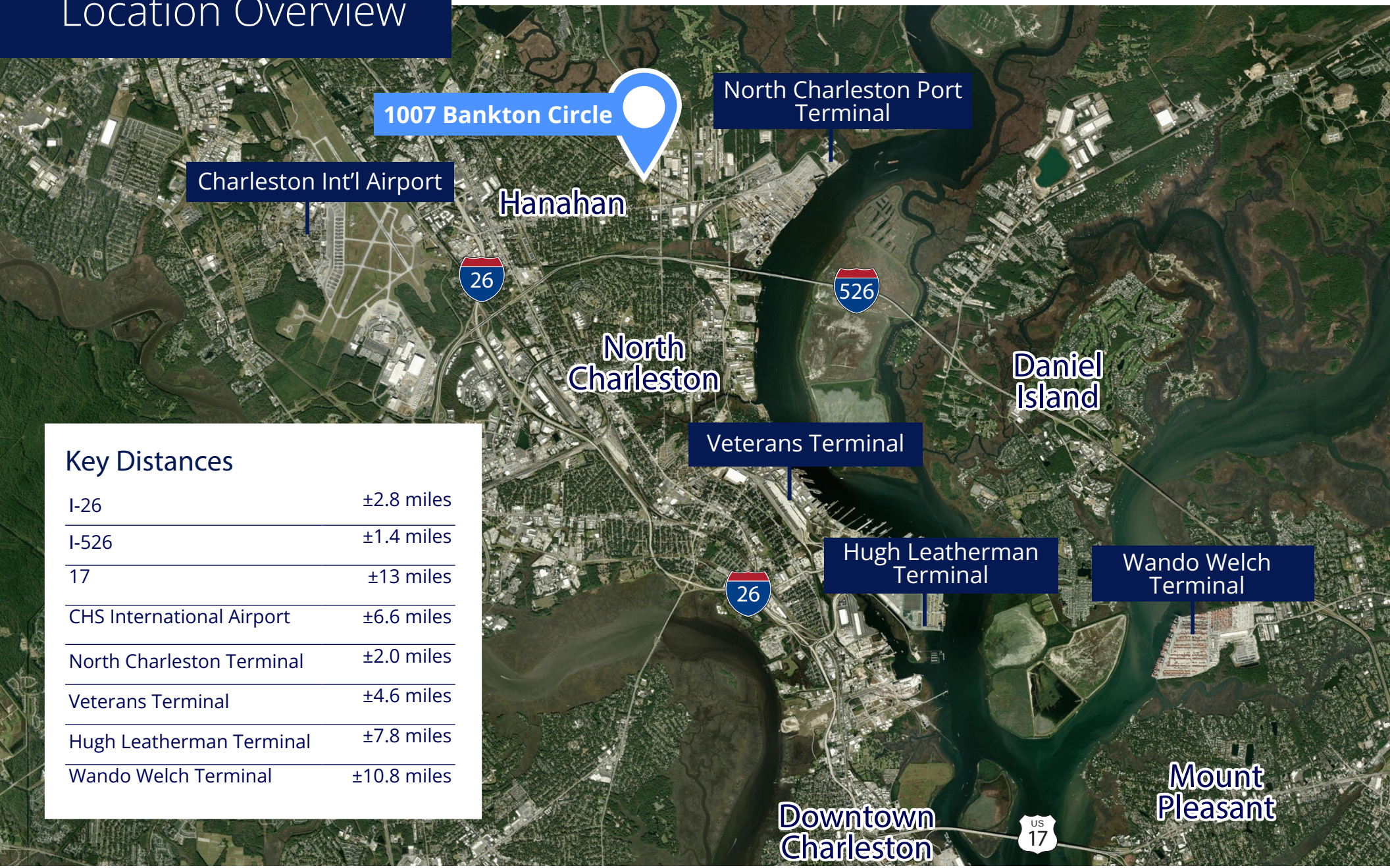
Floor Plan


39’–0”
B1
B1
B2
A2
A1
C
F
E
Suite E:
±5,046 SF
Suite D:
±2,150 SF
100’
–0”
70’–0”
150’–0”

Aerial Overview



Location Overview



Key Distances

I-26	±2.8 miles
I-526	±1.4 miles
17	±13 miles
CHS International Airport	±6.6 miles
North Charleston Terminal	±2.0 miles
Veterans Terminal	±4.6 miles
Hugh Leatherman Terminal	±7.8 miles
Wando Welch Terminal	±10.8 miles



Contact

Jon-Michael Brock, CCIM, SIOR
Executive Vice President
+1 843 978 3704
jonmichael.brock@colliers.com

Alex Whittemore
Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Dillon Claffey
Associate
+1 843 709 2535
dillon.claffey@colliers.com

Colliers | South Carolina
960 Morrison Drive, Ste 400
Charleston, SC 29403

This document/email has been prepared by Colliers | South Carolina for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.