



Colliers

## FOR GROUND LEASE

### Contact:

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#### **Colliers | South Carolina**

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# ±1-8 Acres Available for Ground Lease

2308 Clements Ferry Rd | Charleston, SC 29492

1-8 acres of laydown yard available for lease on Clements Ferry Road. Landlord is responsible for all property taxes and insurance. The property is zoned Light Industrial (City of Charleston).

The location is ideal for transportation and logistics groups seeking additional laydown space for their business operations. There are electric and water utility hook-ups available on-site.

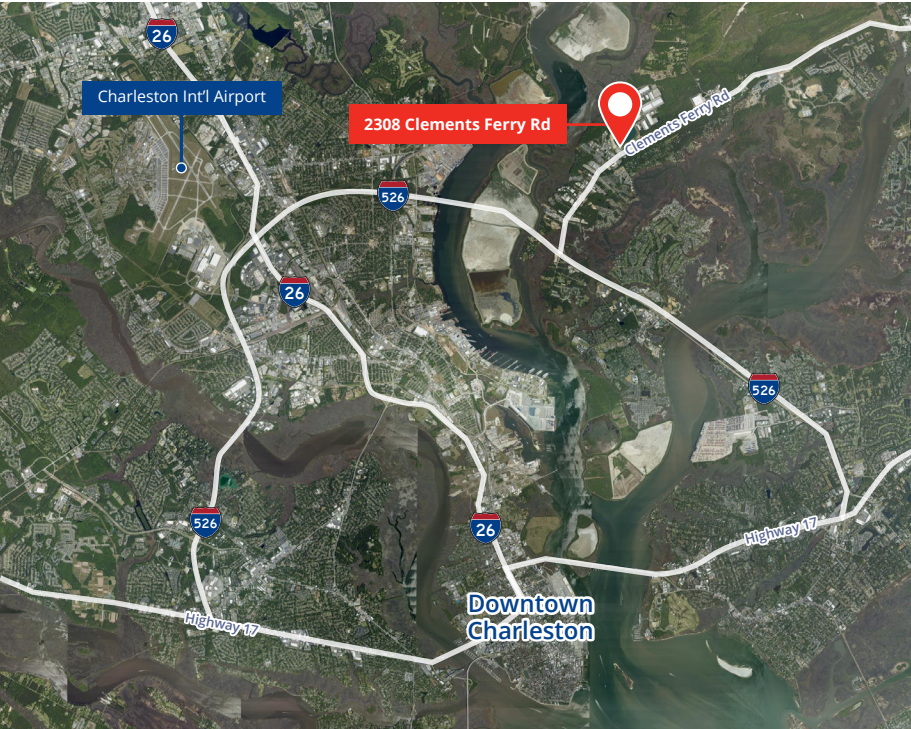
The property is located less than eight (8) miles from the North Charleston Terminal, less than eight (8) miles from the Wando Welch Terminal, less than two (2) miles from Interstate 526, and less than seven (7) miles from Interstate 26.

# Property Details

|                     |                                              |
|---------------------|----------------------------------------------|
| Address:            | 2308 Clements Ferry Rd, Charleston, SC 29492 |
| Acreage             | ±1-8 Acres                                   |
| Zoning:             | Light Industrial (City of Charleston)        |
| Lease Rate:         | \$7,000/Acre/Month                           |
| TICAM:              | Landlord is Responsible                      |
| Delivery Condition: | As-is                                        |
| Container Stacking: | Not Allowed                                  |
| Lease Term:         | Preference for Shorter-Term Occupancy        |



# Property Location



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