

FOR LEASE

40,341 - 60,960 SF
WAREHOUSE/DISTRIBUTION



1930 HANAHAN RD, HANAHAN, SC 29406



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THE OFFERING

UNIT	SIZE	LEASE RATE	NNN	AVAILABLE DATE
1400B	60,960 SF	\$6.00 PSF NNN	\$1.90	Aug 1, 2026
1400E	2 AC & 600 SF Office	\$5,500/Month/Acre	-	Aug 1, 2026
1500	40,341 SF (+2 AC available)	\$6.75-\$9.75 PSF NNN	\$1.90	Aug 1, 2026



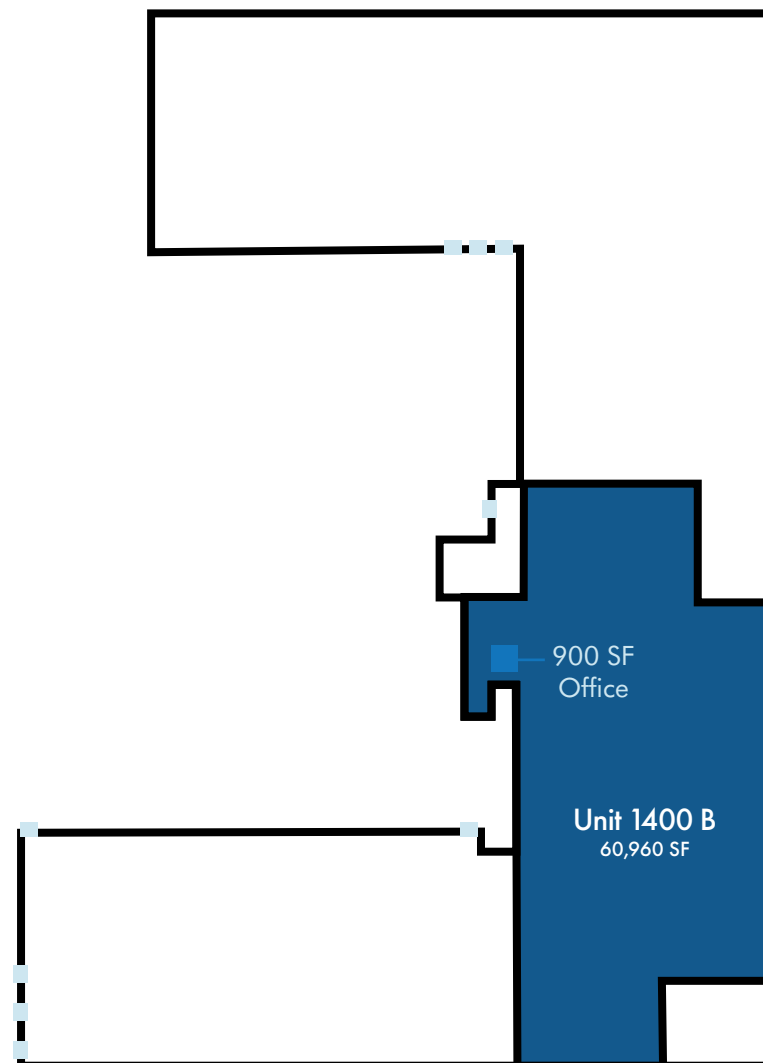
PROPERTY SPECS

TAX ID/APN	475-08-00-003
BUILDING TOTAL	258,542 SF
SPACE AVAILABLE	600 SF - 60,960 SF
LEASE RATE	\$6.00 - \$9.75 PSF NNN
NNN	\$1.90 PSF NNN (Only Unit 1400B & 1500)
COUNTY	Charleston
MUNICIPALITY	City of Hanahan
YEAR BUILT	1975
ZONING	M1 - Light Industrial
PARKING	Surface

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UNIT 1400B SPECS

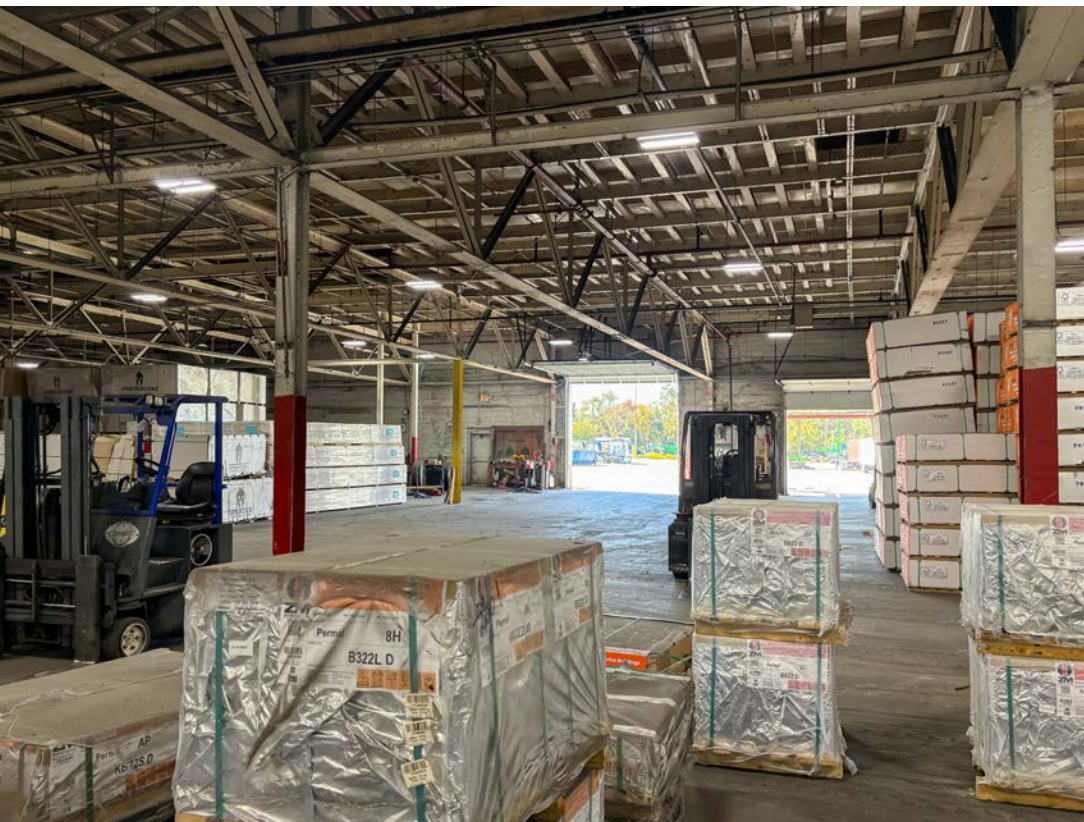
UNIT SIZE	60,960 SF
OFFICE SF	900 SF
WAREHOUSE SF	60,060 SF
LEASE RATE	\$6.00 PSF NNN
NNN	\$1.90 PSF NNN
CLEARANCE HEIGHT	14' - 22'
CENTER HEIGHT	22'
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Three Phase/ 600 Amp/ 480V
DRIVE-IN DOORS	(1) 12'x14', (1) 14'x14'
DOCK HIGH DOORS	(1) 10'x10'
COLUMN SPACING	20'
VENTILATION	Yes
PARKING	6-8 Spaces
TRAILER PARKING	Yes
RESTROOMS	2



UNIT 1400B



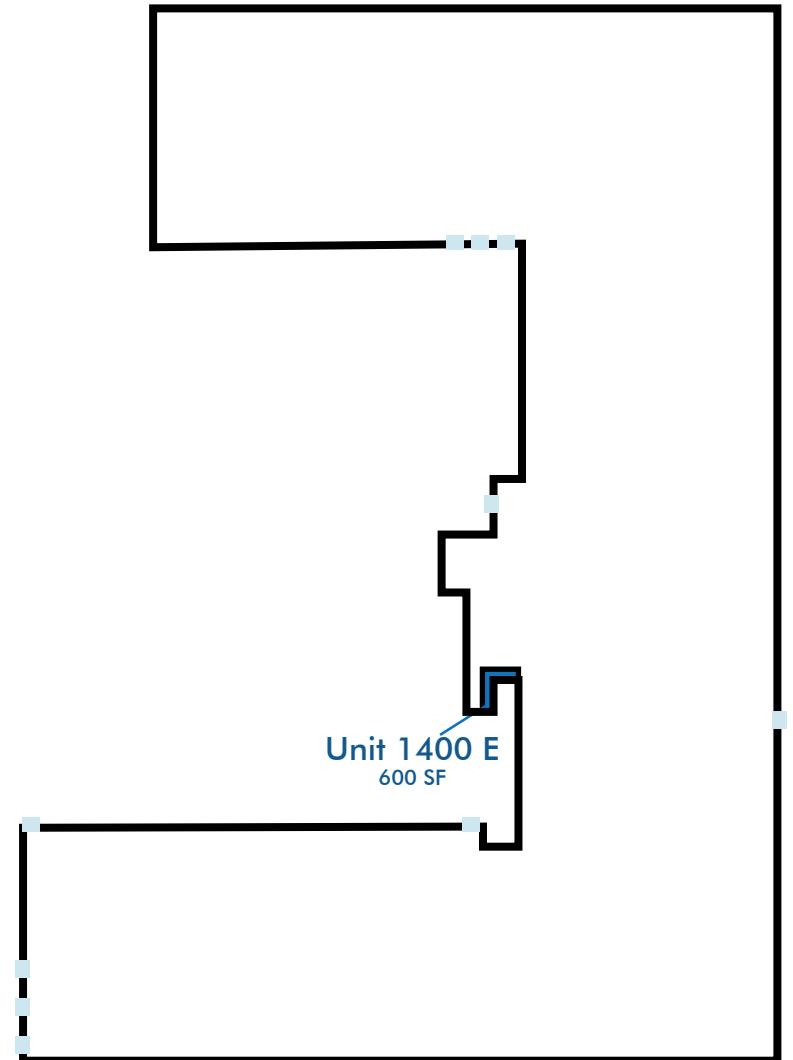
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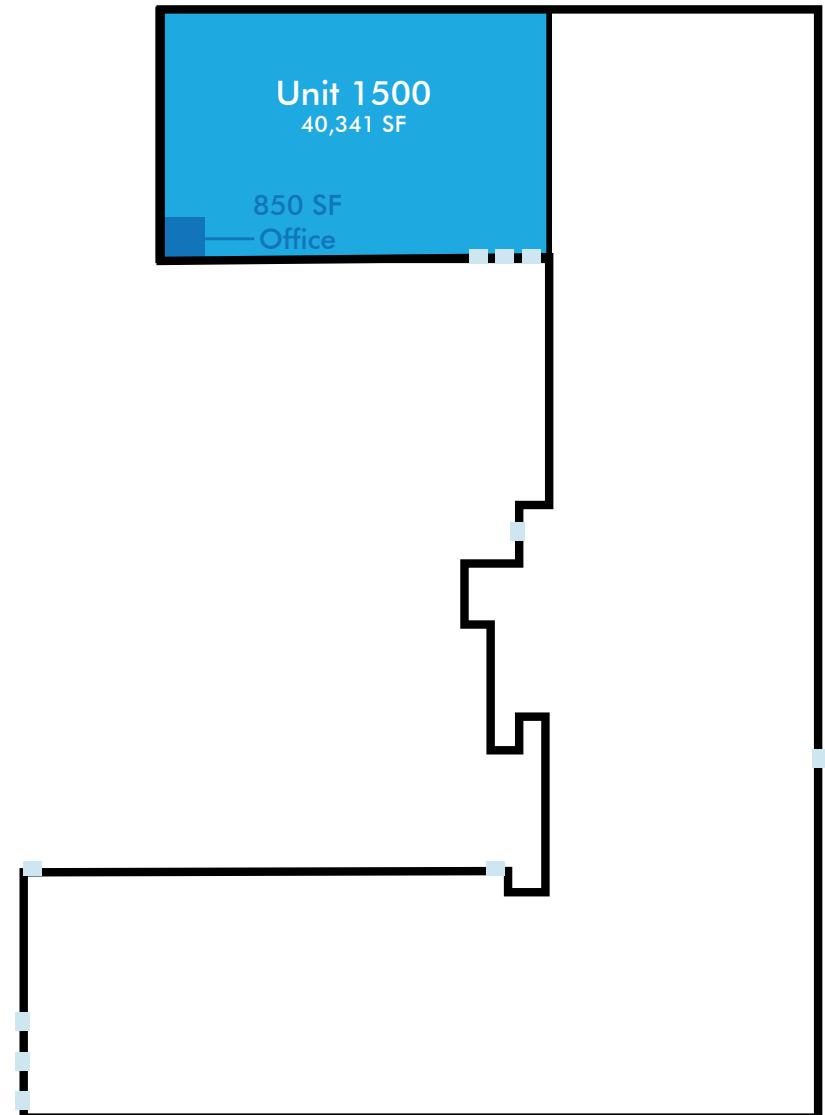
UNIT 1400E SPECS

UNIT SIZE	600 SF
LAYDOWN YARD	2 AC
LEASE RATE	\$5,500/Month/Acre
HEATING/COOLING	Office only
TRAILER PARKING	20 Trailer Spaces



UNIT 1500 SPECS

UNIT SIZE	40,341 SF
OFFICE SF	850 SF
WAREHOUSE SF	39,491 SF
LEASE RATE*	\$6.75 - \$9.75 PSF NNN
LAYDOWN YARD	2 AC Available
NNN	\$1.90 PSF NNN
CLEARANCE HEIGHT	20' - 26'
CENTER HEIGHT	26'
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Three Phase / 350 Amp
DRIVE-IN DOORS	(2) 8'x10', (1) 12'x12'
DOCK HIGH DOORS	(1) 14'x14'
EAVE HEIGHT	20'
VENTILATION	Yes
PARKING	10 Spaces
TRAILER PARKING	20
SKYLIGHTS	Yes



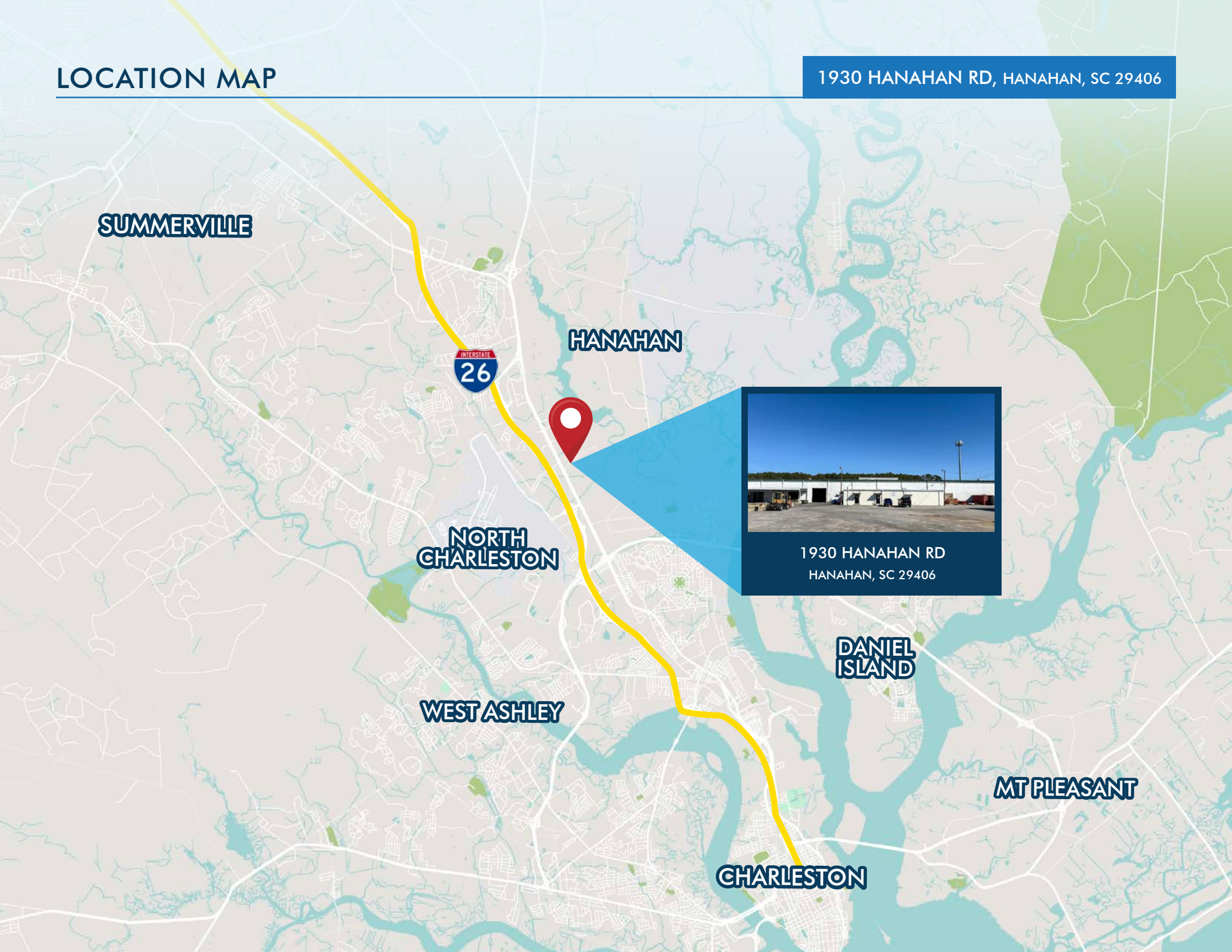
* Additional 2 acre yard available. Lease rate for warehouse and office is \$9.75 PSF NNN including 2 acres of yard.

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LOCATION MAP

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SUMMERVILLE

HANAHAN

INTERSTATE
26

NORTH
CHARLESTON

WEST ASHLEY

DANIEL
ISLAND

MT PLEASANT

CHARLESTON



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