

FOR LEASE

4,120 SF WAREHOUSE



2300 CLEMENTS FERRY RD, WANDO, SC 29492

Harbor
COMMERCIAL PARTNERS

PROPERTY DESCRIPTION

Class A warehouse suite located on Clements Ferry Road. Just 2 miles from I-526. The unit consists of 4,120 SF of showroom/warehouse with plenty of natural light and a 10' x 10' dock high door, a loading dock in the rear, and 1 bathroom. Front showroom conditioned. Suite includes three phase power and additional parking in the rear. Estimated pass-throughs for taxes, insurance, and common area maintenance are \$3.72 PSF annually. Available August 1, 2026.

THE OFFERING

SUITE	SIZE	LEASE RATE	NNN	AVAILABLE DATE
205	4,120 SF	\$17 PSF NNN	\$3.72 PSF	8/1/2026

PROPERTY SPECS

TAX ID/APN	267-00-00-125
SPACE AVAILABLE	4,120 SF
COUNTY	Berkeley
ZONING	LI - Light Industrial
CLEARANCE HEIGHT	18-22'
DOCK HIGH DOORS	1 (10'x10')
PARKING	6 Spaces
HEATING/COOLING	Office Only
LIGHTING	LED
POWER	Three Phase
COLUMNS	Clear Span
GAS	At Street

SUITE 205



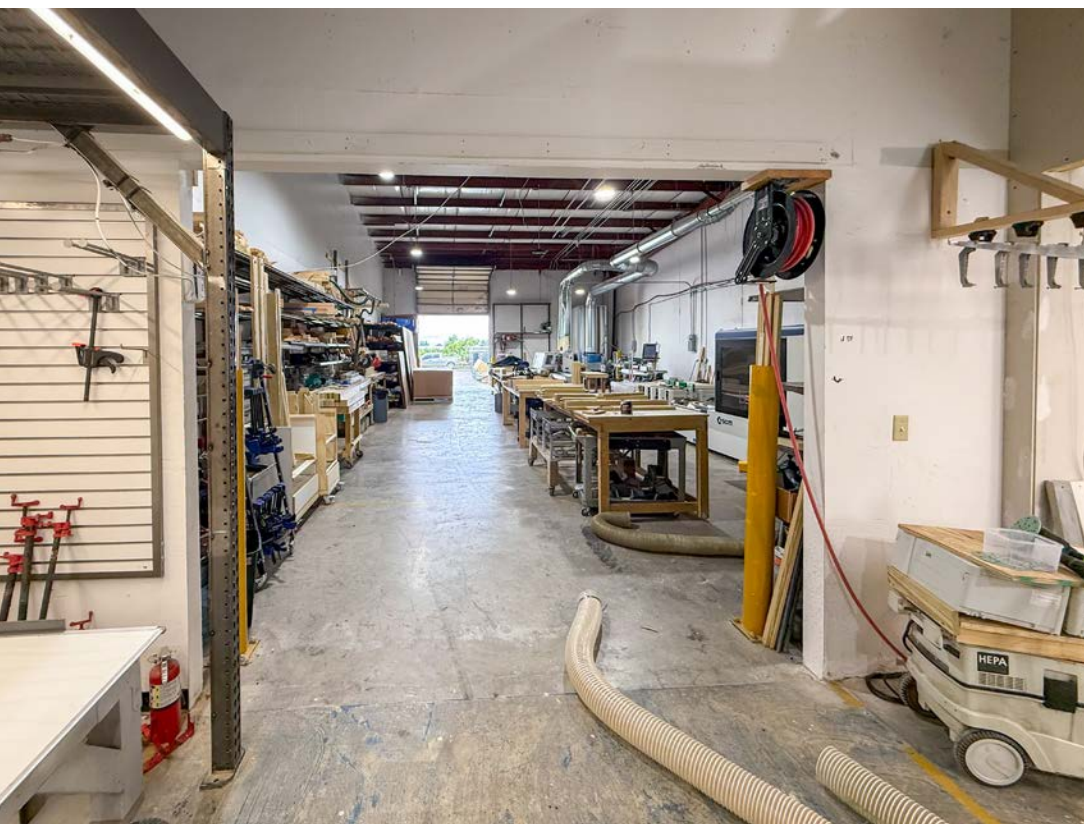
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SUITE 205

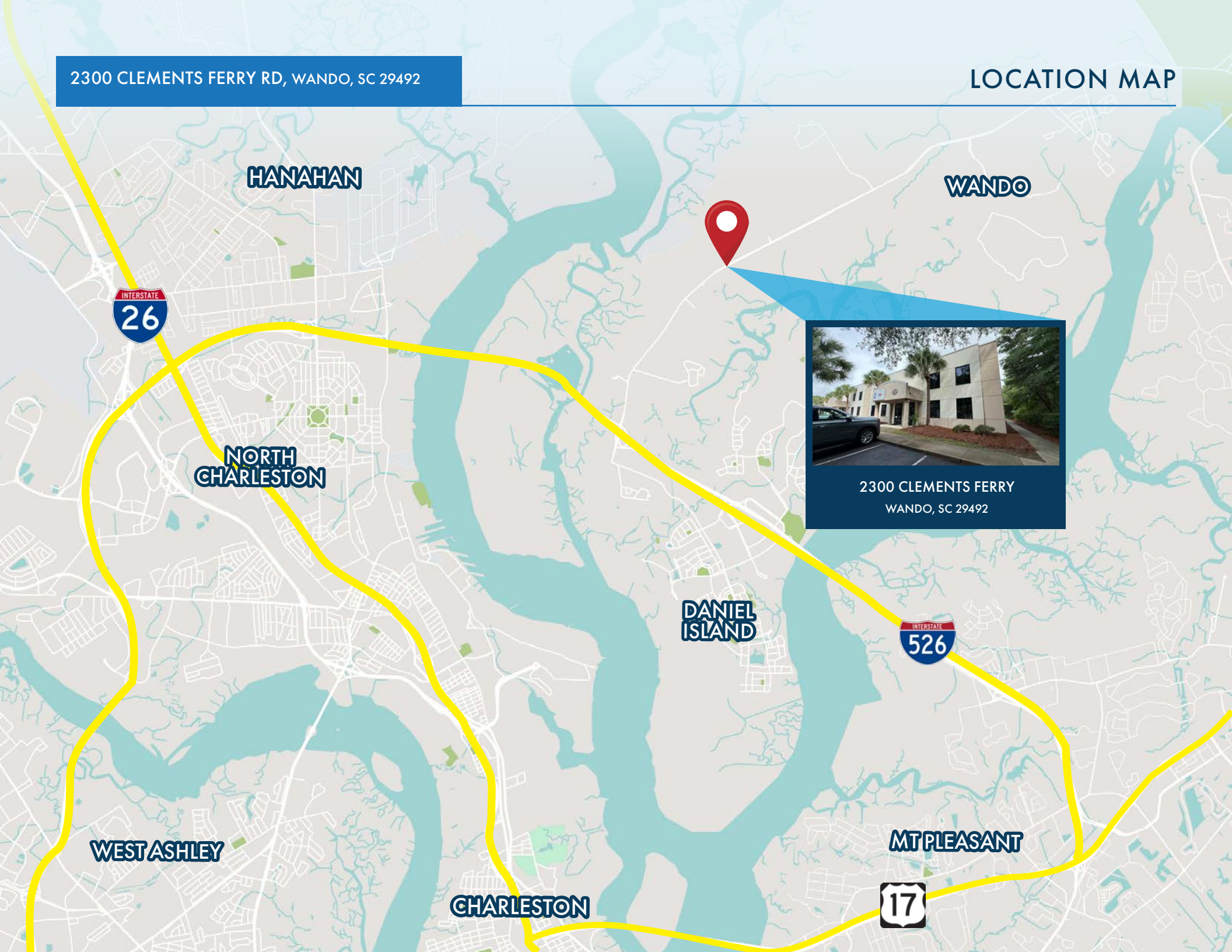


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LOCATION MAP



2300 CLEMENTS FERRY
WANDO, SC 29492



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