

AVAILABLE PROPERTIES



25,000 Square Feet 1007-A Trident Street

- 25,000 SF warehouse/distribution | 2,470 SF office
- 80' loading dock w/ access ramp | 12' x 14' grade door
- 24' eave height | Built-up roof
- 25' x 50' typical bay | 2 truck doors
- ADT alarm & sprinkler system
- Zoned M-1 Light Industrial



32,000 Square Feet 7381 E Spartan - Unit B

- 31,620 SF warehouse | 380 SF office
- 50' dock w/ 5 truck bays
- Two 10' x 12' dock doors
- 14' x 14' drive-in door | 25' x 50' bays
- 3-phase 400A/600V | 20' eave, 28' center



49,074 Square Feet 1004 Trident Street

- 49,074 SF warehouse/dist. | 1,600 SF office
- 6 truck doors | 1 van-high dock w/ OH door
- 28' x 40' typical bay
- 20' eave, 23' center height
- 14 parking spaces | ADT sprinkler & alarm



50,400 Square Feet 925 Commerce Circle, Hanahan, SC

- 50,400 SF warehouse/distribution
- 8 dock-high truck doors
- 400 SF office | New roof (2017)
- 21' eave | Skylights | Dry sprinkler
- 30' x 40' bays (1,200 SF)
- 1 mi to I-526 & N. CHS Port Terminal



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NORTHBRIDGE EXECUTIVE PARK

1176 & 1180 Sam Rittenberg Boulevard | Charleston, SC 29407

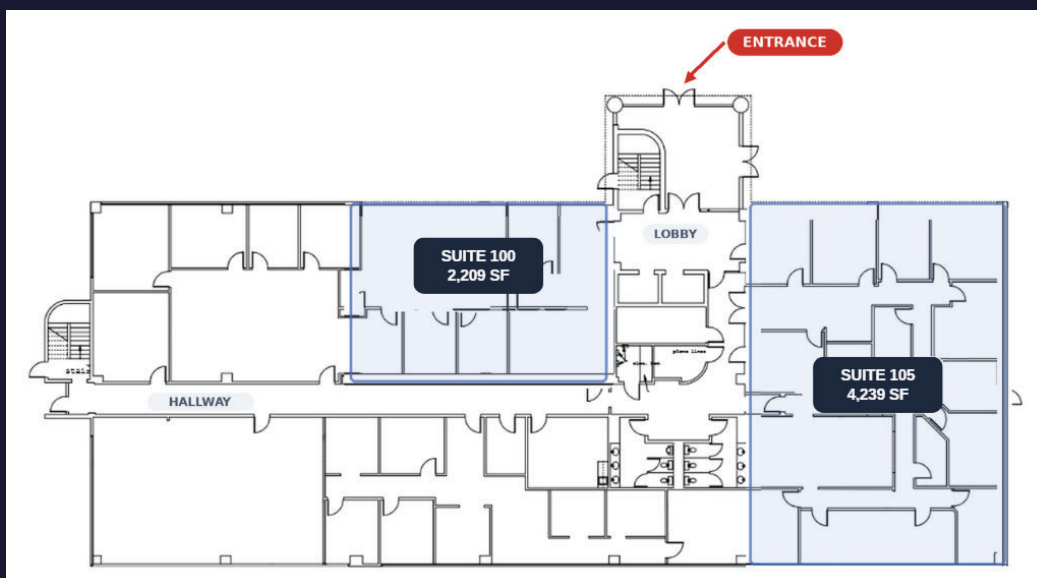


THE PROPERTY

- Two-building Class A office campus in West Ashley, minutes from downtown Charleston and I-526
- Renovated inside and out with high-end finishes and an updated lobby; 1176 delivered in 2023
- 16 office suites with rolling lease expirations, plus a shared conference room, janitorial service and parking at the door
- \$350 million Ashley Landing redevelopment nearby

AVAILABLE SPACES

±6,448 SF available in two suites



SUITE 100

2,209 SF

Call for pricing

SUITE 105

4,239 SF

Call for pricing

FOR LEASING INFORMATION



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