

2696 ROURK ST

CHARLESTON

Lease Rate: \$6.50

MLS#: 2821367m - CML - IND - **Status:** Active
Area: (31) CHS-N.Charleston Area inside I-526
Name:
Address: [2696 ROURK ST](#)
City: CHARLESTON **Zip:** [29405-7411](#)
Municipality: (11) CITY OF CHARLESTON **County:** Charleston
Bldg SqFt: 22,000 **Max Cont SqFt:** 22,000
Avail SqFt: 22000 **Min Div SqFt:** 22,000
\$/Sqft/Yr: \$6.50 **ProposedDev:** N
Max Rate: **Off SqFt:** 2,000
Min Rate: **Off Class:**
Lan MaxPr: **Lan MinPr:**
Tax Map#: 411-14-00-125 **Lot Dim:**
Zoning: M-1 **Acreage:** 1.5
Directions: Located off Dorchester Road between I-26 and 526. If Exiting I-26 from downtown Charleston take Dorchester Road Exit, take a left and go 1 mile and take Left onto Rourk, Property 300 yards down on Right.
Ava.Suite:

Click photo for additional media and enlargement



Prop Desc: Current headquarters of Abrasives South, Owner has outgrown building and is relocating business to either the front of the current location or to a site to be named later. The Building is approximately 22,000 square feet. (2,000 SF office), (8,000 SF assembly/production heated and cooled), (12,000 SF warehouse heated). Assembly area can be used as warehouse giving a total warehouse of 20,000 sq. ft. (3phase electric and natural gas throughout). Front building was constructed in 1985 and the warehouse addition was added in 1995. Warehouse has 2 dock high doors and 2 roll up doors. (It also boasts a large front/side parking lot that could possibly be fenced for a future lay down yard. Current list price does not include 2.5 acre front parcel. Although could be made available with right offer. The building is conveniently located between I-26 and 526. Just a few short miles from the ports

Loopnet Cat: Manufacturing
ConstrStat: Existing

CntngncyRsn:
Lease Term:

Lease Type:

NNN

List Date: 7/10/2008 **Exp Date:** 7/9/2010
Coop: Co-op **Manner Comp Pd:** Call for Details **Agency** Exclusive Right to Sell
List Agent: (16930) [MARK E. ERICKSON](#) **Type/Comp/SubAccept:** EXRIGHT/2 %/N
List Office: (8006) COPPEDGE & TISON COMMERCIAL RE **Variable:** N
Contacts: Agent Office Direct 843-724-0109 Agent Mobile 404-226-5829 **List Co-Agent:** ()

Area Desc: Building is For Sale see MLS# 2817997 for more details also 3.5 acres next door for sale. Contiguous to this property.
Agnt Notes: [Click here to report incomplete or inaccurate information](#)

Ind Clernce: **Ind Dock High:** 2 **Ind Grnd Lvl:** 2
Ind Power: **Ind Rail:** NO **Ind Sprinkler:**
Ret Anchors: **Apx YrBit:** 1995 **Avail Floors:**
Eave Height: 25

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2696 ROURK ST

CHARLESTON

Price: \$1,900,000

MLS#: 2817997m - CMS - IND - DistWare, Flex, Incub, Manuf, R,D **Status:** Active
Area: (31) CHS-N.Charleston Area inside I-526
Name: **ProposedDev:** N
Address: [2696 ROURK ST](#)
City: CHARLESTON **Zip:** [29405-7411](#)
Municipality: (11) CITY OF CHARLESTON **County:** Charleston
Bldg SqFt: 22,000 **Lot SqFt:**
Acreage: 1.50 **Lot Dim:**
Zoning: M-1 **Lot Front:**
Tax Map#: 411-14-00-125 **Lot Depth:**
Off Class: **Off SqFt:** 2500

Click photo for additional m
enla



Directions: Located off Dorchester Road between I-26 and 526. If Exiting I-26 from downtown Charleston take Dorchester Road Exit, take a left and go 1 mile and take Left onto Rourk, Property 300 yards down on Right.

Ava.Suite:

Prop Desc: Current headquarters of Abrasives South, Owner has outgrown building and is relocating business to either the front of the current location or to a site to be named later. The Building is approximately 22,000 square feet. (2,000 SF office), (8,000 SF assembly/production heated and cooled), (12,000 SF warehouse heated). Assembly area can be used as warehouse giving a total warehouse of 20,000 sq. ft. (3phase electric and natural gas throughout). Front building was constructed in 1985 and the warehouse addition was added in 1995. Warehouse has 2 dock high doors and 2 roll up doors. (It also boasts a large front/side parking lot that could possibly be fenced for a future lay down yard. Current list price does not include 2.5 acre front parcel. Although could be made available with right offer. The building is conveniently located between I-26 and 526. Just a few short miles from the ports.

Loopnet Cat: Industrial-Business Park
ConstrStat: Existing

CntngncyRsn:

Lease Info:

Financing:

Down Pymnt:

Loan Pymnt:

Cash Flow:

Gross Inc:

Ann. Exp:

NOI:

Cap Rate: %

Auction:

Auction Type:

Reserve Amt:

List Date: 6/9/2008 **Exp Date:** 12/31/2009
Coop: Co-op **Manner Comp Pd:** Call for Details **Agency** Exclusive Right to Sell
List Agent: (16930) [MARK E. ERICKSON](#) **Type/Comp/SubAccept:** EXRIGHT/2 %/N
List Office: (8006) COPPEDGE & TISON COMMERCIAL RE **Variable:** N
Contacts: Agent Office Direct 843-724-0109 Agent Mobile 404-226-5829 **List Co-Agent:** ()

Area Desc:

Agnt Notes:

Tenant Info:

Ind Clernce:	Ind Dock High:	2	Ind Grnd Lvl:	2
Ind Power:	Ind Rail:	NO	Ind Sprinkler:	NONE
Lan Max Price/SqFt:	Lan Min Price/SqFt:		Ret Anchors:	
Mul Exp/Sqft:	Mul Exp Types:		Mul Exp/Unit:	
Mul GRM:	Mul Num Unit:		Mul Price/Unit:	
Mul Schd Inc:	Mul Vacancy:		Apx YrBlt:	1995
Eave Height:	25			

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