

Industrial Sublease

300 Eagle Road
Briggs Facility
Goose Creek, South Carolina (Berkeley County)

Class 'A' Industrial Facility



RATE: \$3.25 NNN

TERM: June 1, 2009 - Nov. 30 2015

AREA: 194,847 SF Total

12,765 SF – Corporate office space

6,970 SF – Maintenance / storage area

175,112 SF – Main Warehouse space plus a
two story office/restroom
space at the core.

(+-2acres) - Storage Yard \$60,000/yr

For more information and inspection please contact:

Stephen W. Truluck

(843) 724 - 0110

truluck@coppedgetison.com

Ed Kercher

(843) 724 - 0104

kercher@coppedgetison.com



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

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Commercial Real Estate

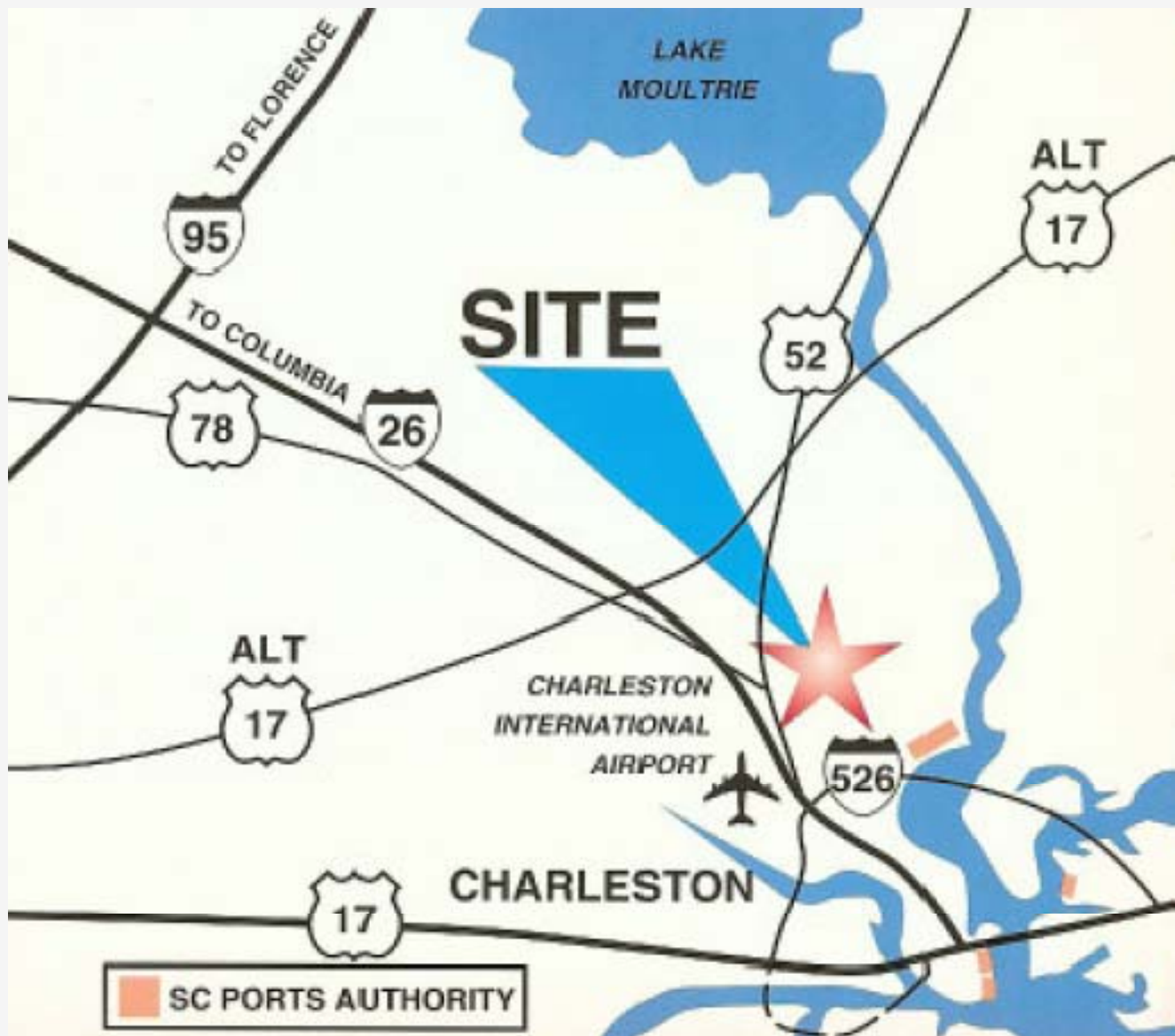
One Unity Alley, Suite 310, Charleston, SC 29401

An independently owned and
operated member of the
CUSHMAN & WAKEFIELD
ALLIANCE

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LOCATION:

- 3 Miles to I-26 & US Hwy. 78/52
- 6 Miles to N. Charleston Container Terminal (SCSPA)
- 11 Miles to Charleston Int'l Airport
- 15 Miles to Wando Terminal (SCSPA)

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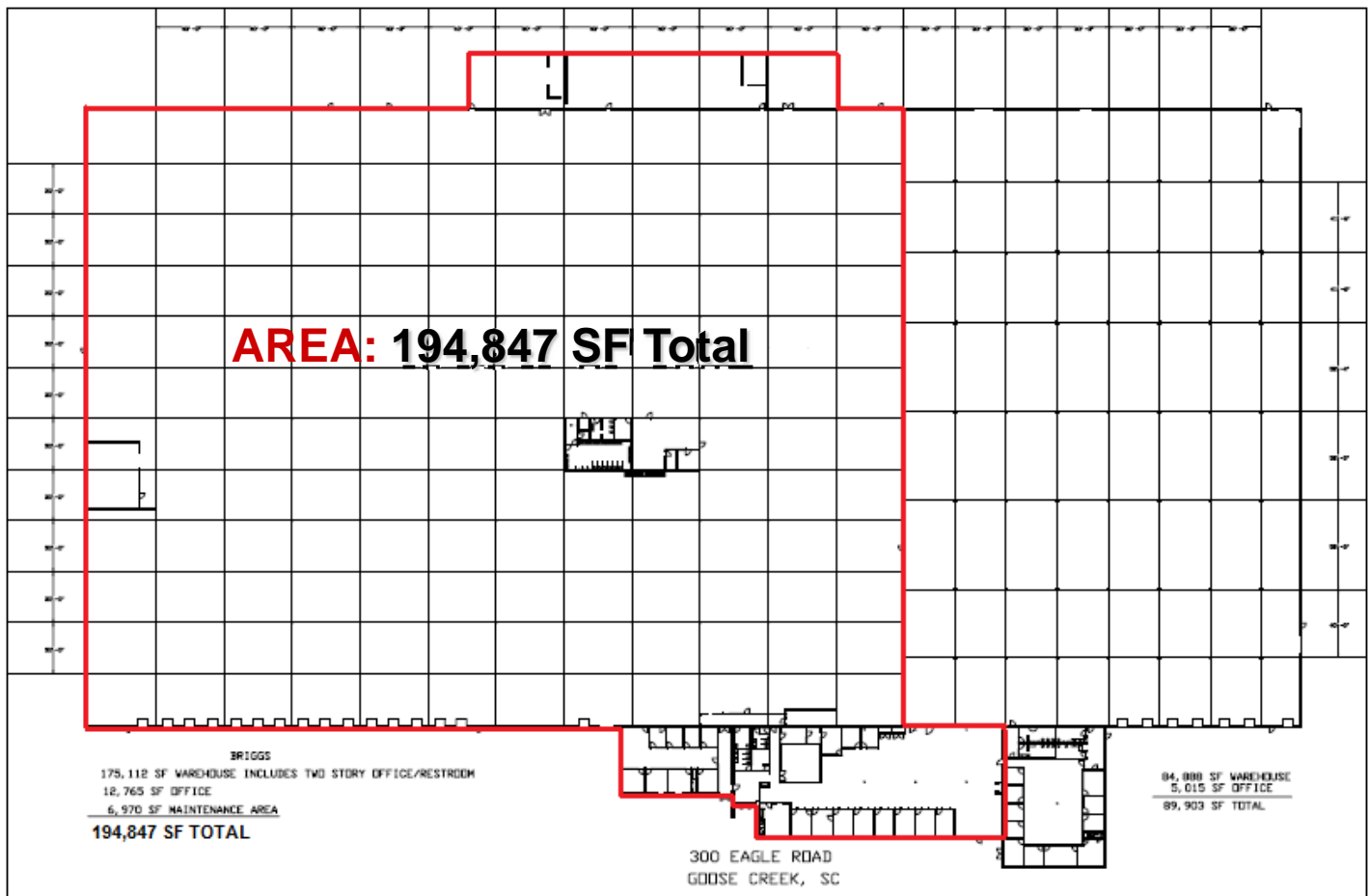
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SPECIFICATIONS:

- Ceiling Height - 20' clear
- Column Spacing – 30' x 40'
- Floors – 5" - 12" concrete
- Fire protection– 100% Wet
- Power & Gas – Provided by: SCE&G / Voltage: 480 (2)4,000 amp panel boards Capacity in KVA: 5,000
- Water and Sewer – Provided by: Berkeley County

SPECIFICATIONS:

- 14 Dock Height Doors on level
- 1 Dock Height Door in well
- 2 Drive In Door

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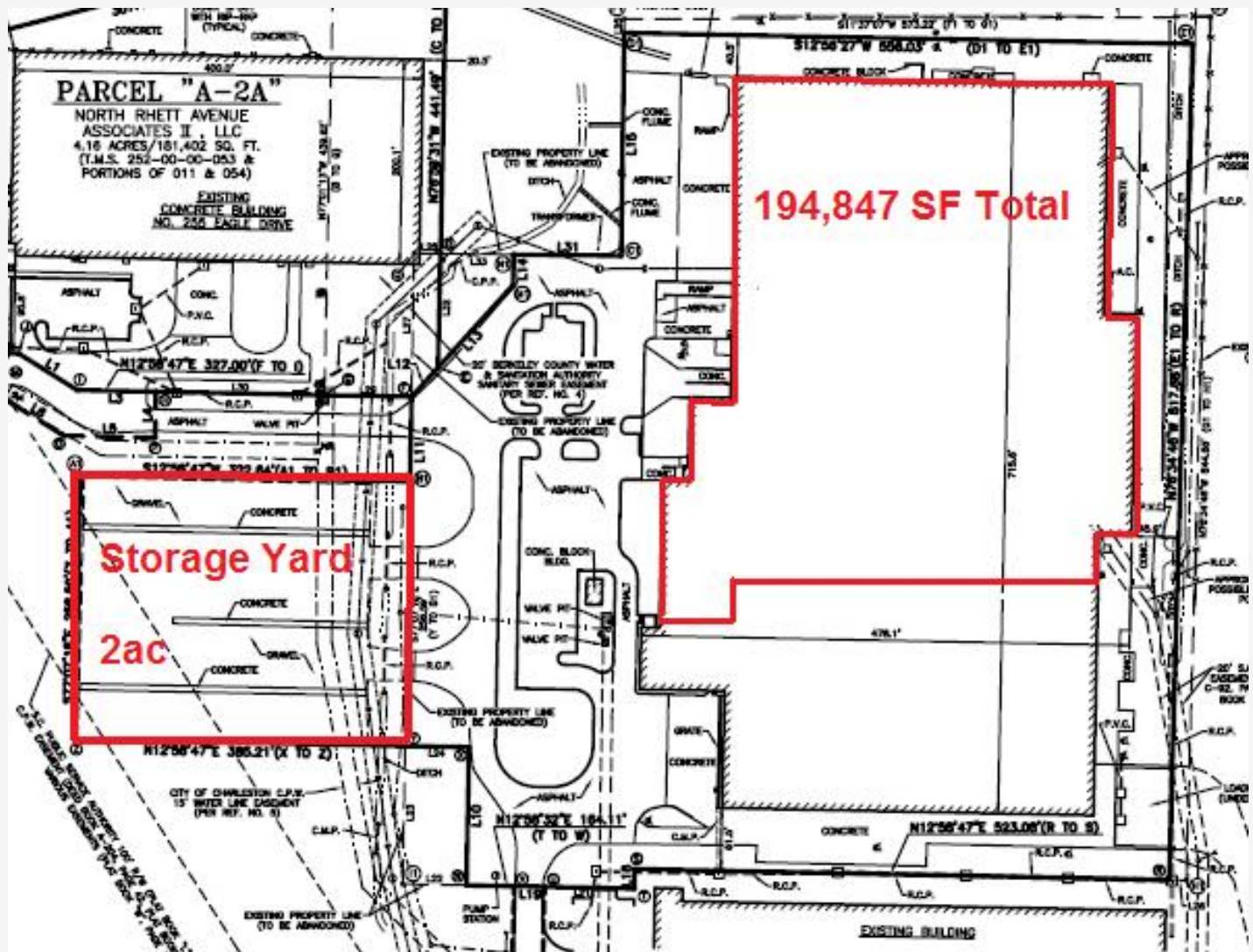
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Storage Yard - \$60,000 yr

SPECIFICATIONS:

- +/- 2 acres
- Fenced & Gated
- Grave with concrete pads
- Expandable

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