

For Sale

5601 Rivers Avenue

North Charleston, South Carolina



For more information and inspection please contact:

Mark Erickson
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Ed Kercher
(843) 724-0104
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PROPERTY DESCRIPTION

Sale Price: \$1,299,000
Square Feet: 20,274
Year Built: 1975
Site Size: .90 Acres
Construction: Concrete / Metal
Roof: Warehouse – Standing Seam Metal
Office – 1 Piece Membrane On Rigid Insulation On Metal Deck
Skylights: 8: 48" X 48"
Lighting: Metal Halide
Power: 4000 AMP, 480/277 Volt, 3 Phase
Water: Charleston CPW
Sewer: On Sewer
Gas Supplier: SCE&G
Telephone: BellSouth
Dock High Doors: 3 Doors @ 10'x10'
Drive In Doors: 1 @ 10' X 10'
Floor Thicknesses: 6 inch
Clear Height @ Eaves: 19 to 21

Property Description:

Formerly the Propac Corporate Headquarters, This Building is approximately 20,274 square feet. It currently has 11,471 feet of Warehouse space, 5,303 square feet of office, and roughly 3,500 feet of Showroom space. This building is a former Movie Theater that has been renovated in 1999 into a unique site. Visible from Rivers Avenue and I-26. It also boasts a large side parking lot that could possibly be fenced for a future lay down yard. End unit of Gas Light Square strip center. Front Parking easement.

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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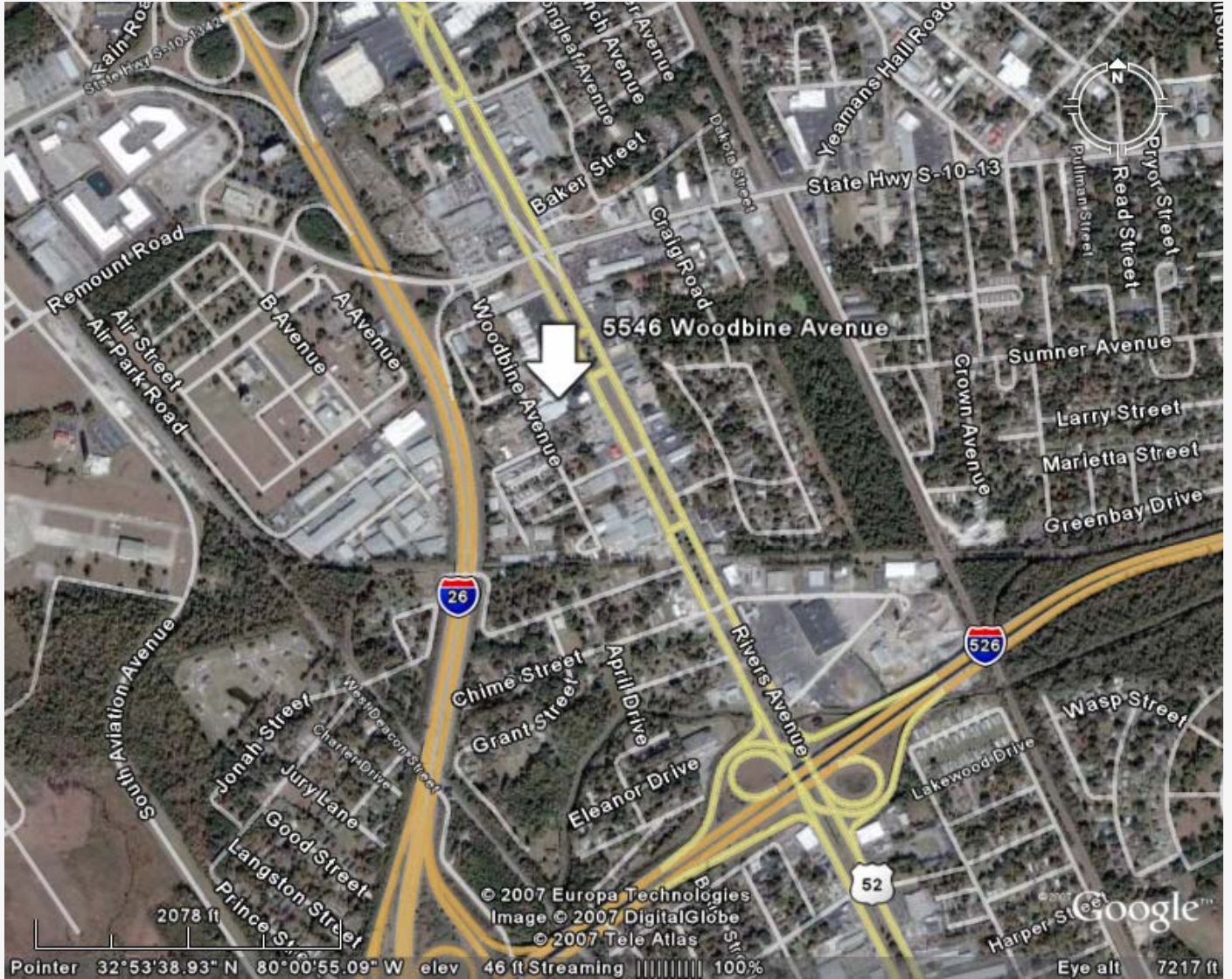
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 **CUSHMAN & WAKEFIELD**
ALLIANCE

One Unity Alley, Suite 310, Charleston, SC 29401

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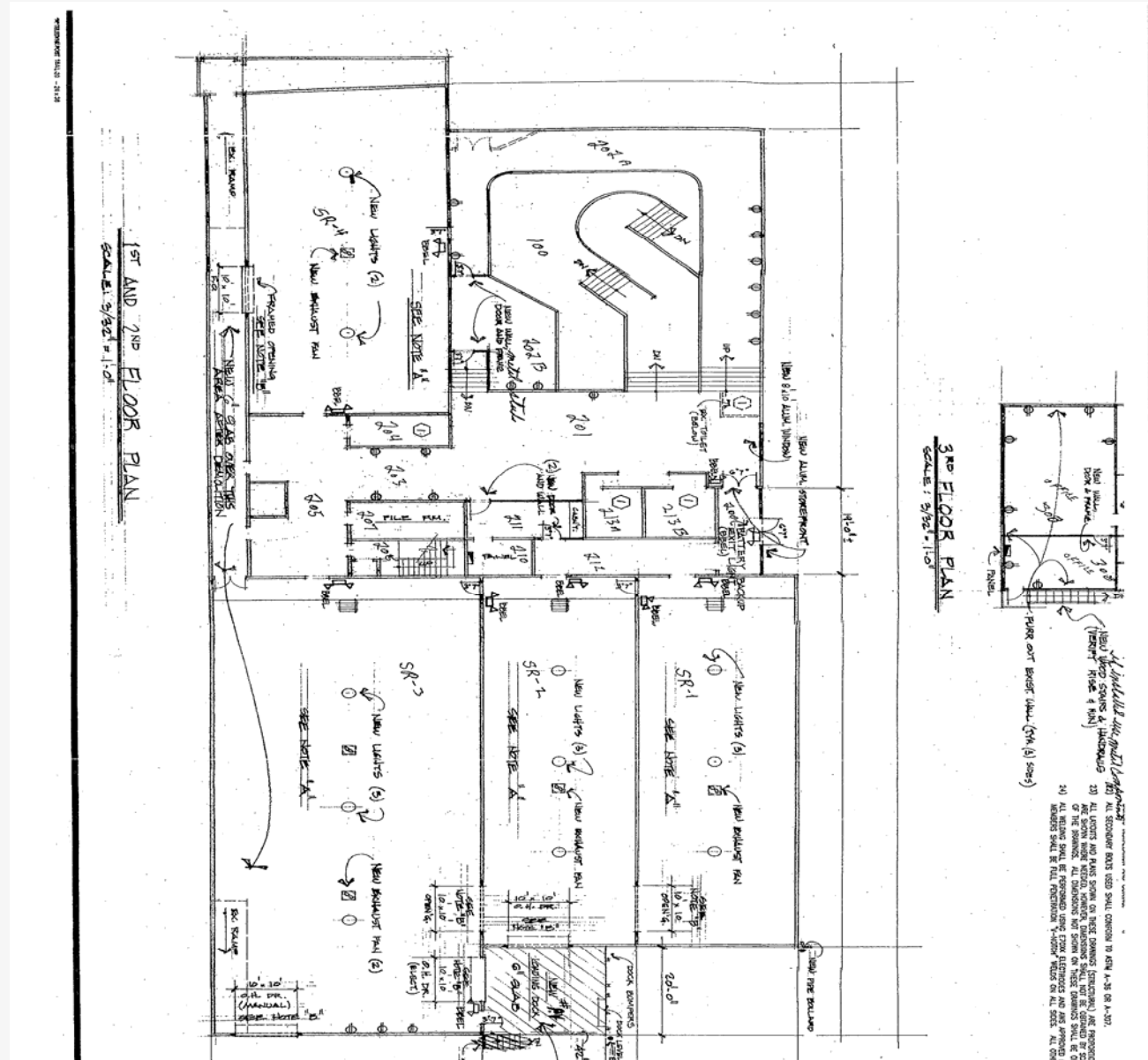
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