

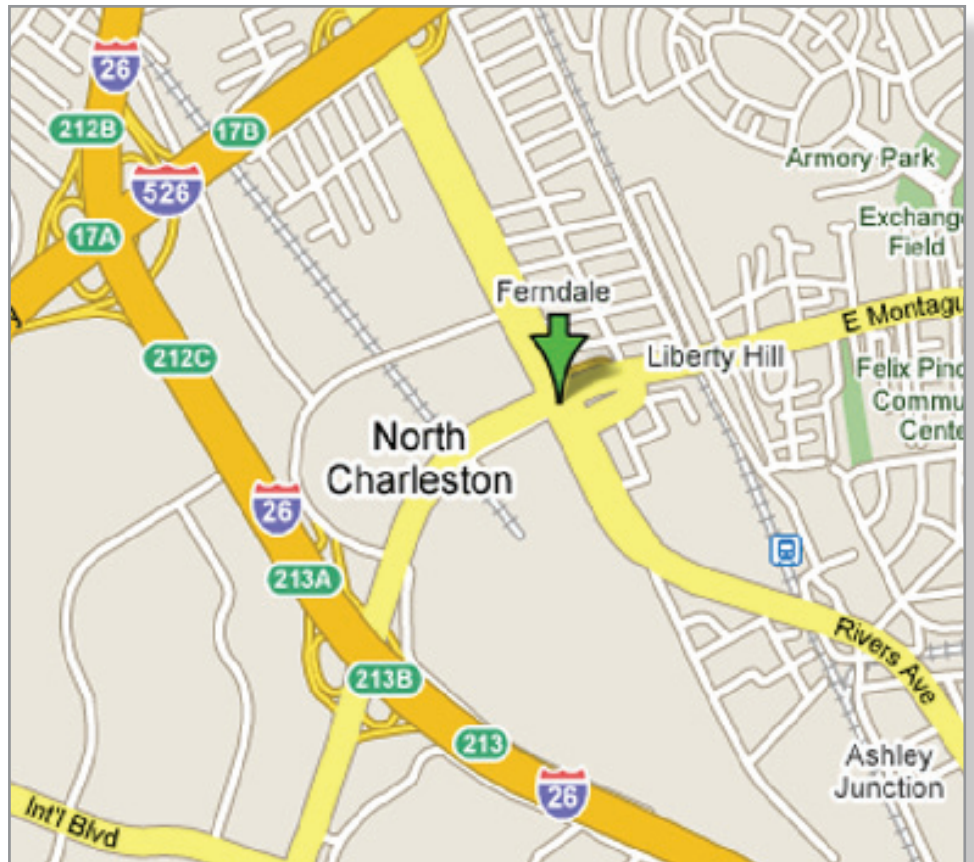
4801 A Rivers Ave.

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North Charleston
South Carolina 29406

Use	Office/Production
Building Area	38,640 SF
Drive in Doors	1
Truck Docks & Pads	3
Parking Spaces	91
Distance from Interstate	.9 mi.



On Rivers Ave. at I-526 (the Mark Clark Expressway), this is a well located modern office/warehouse/production space which is fully air conditioned. There are 3 truck docks with an ample truck court and an additional drive-in entrance.



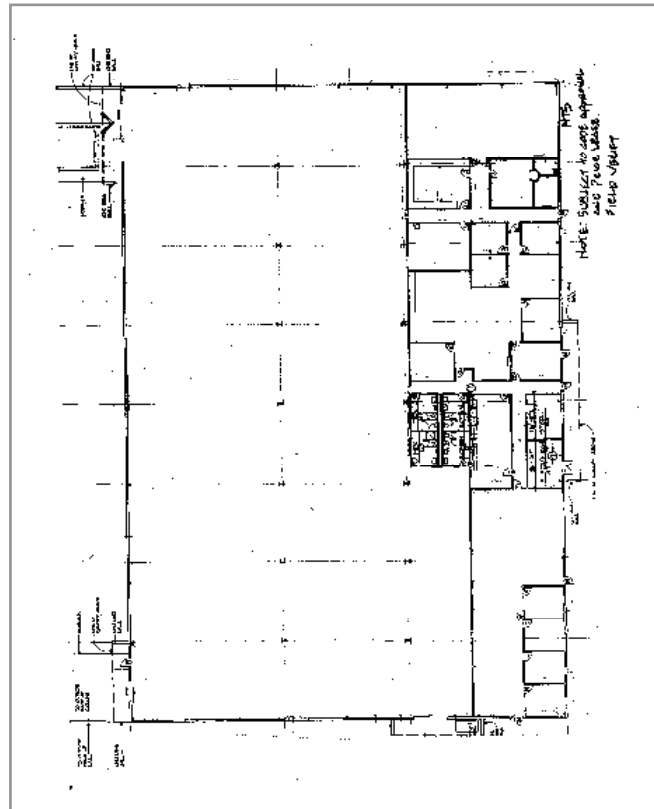
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Property Info

Year Built	1991
Year Acquired	1997
Clear Height	18 FT
Bay Spacing	20 x 30
Office Area	10,752 sf
Sprinklers	Yes
Water pressure	90 psi
Zoning	Planned Development
Electric Service	500 A 480V 3 phase & 120/208 3 phase
Phone/Data/T-1	All available
HVAC overview	Office areas: ducted gas fired heat and electric AC with 161 ton (nominal) total capacity.

Floor Plan



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