

FOR SALE | \$2,450,000



7,430 SF | OFFICE WAREHOUSE | FULLY FENCED SCREENED YARD
1258 Remount Road | North Charleston, SC 29406



DRAYTON CALMES
PRINCIPAL

D: 843.579.0053

C: 843.991.0404

draytonc@norvellgroup.com

7,430 SF | OFFICE WAREHOUSE BUILDING | FULLY FENCED | SCREENED YARD AREA

1258 REMOUNT ROAD | NORTH CHARLESTON, SC 29406



WAREHOUSE

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FENCED YARD AREA

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PRICING

\$2,450,000.00

DISTANCE TO PORTS

New Leatherman Terminal:	+/- 6 miles
Wando Welch:	+/-10 miles
Columbus Street:	+/-11 miles

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BUILDING SPECS	
Charleston County TMS:	473-15-00-194, 473-15-00-193
Site Size:	1.062 AC +/- 174' frontage on Remount Rd.
Total Building Area:	7,430 SF 1,350 SF - Office 6,080 SF - Warehouse
Drive-in Bays:	(2) 10' x 10' doors (1) 10' x 12' door (1) 12' x 14' door
Fenced with Apron:	90% of property fully fenced w/ apron.
Office Space:	1,350 SF includes reception, 2 private offices, conference room and 2 restrooms
Electrical:	Single phase.

Warehouse Ceiling:	12 ft clear (50%) 14 ft clear (50%)
Estimated Taxes and Insurance (2023)	\$16,420
Parking:	Ample parking in front of office, as well as oversized parking area for equipment in rear
Property Condition:	Good
Year Built:	1981
Zoning:	B-2 (City of North Charleston) however the property has historically had an outdoor storage variance for commercial vehicles, equipment and finished products materials (no raw materials, heavy industrial uses or containers off chassis).

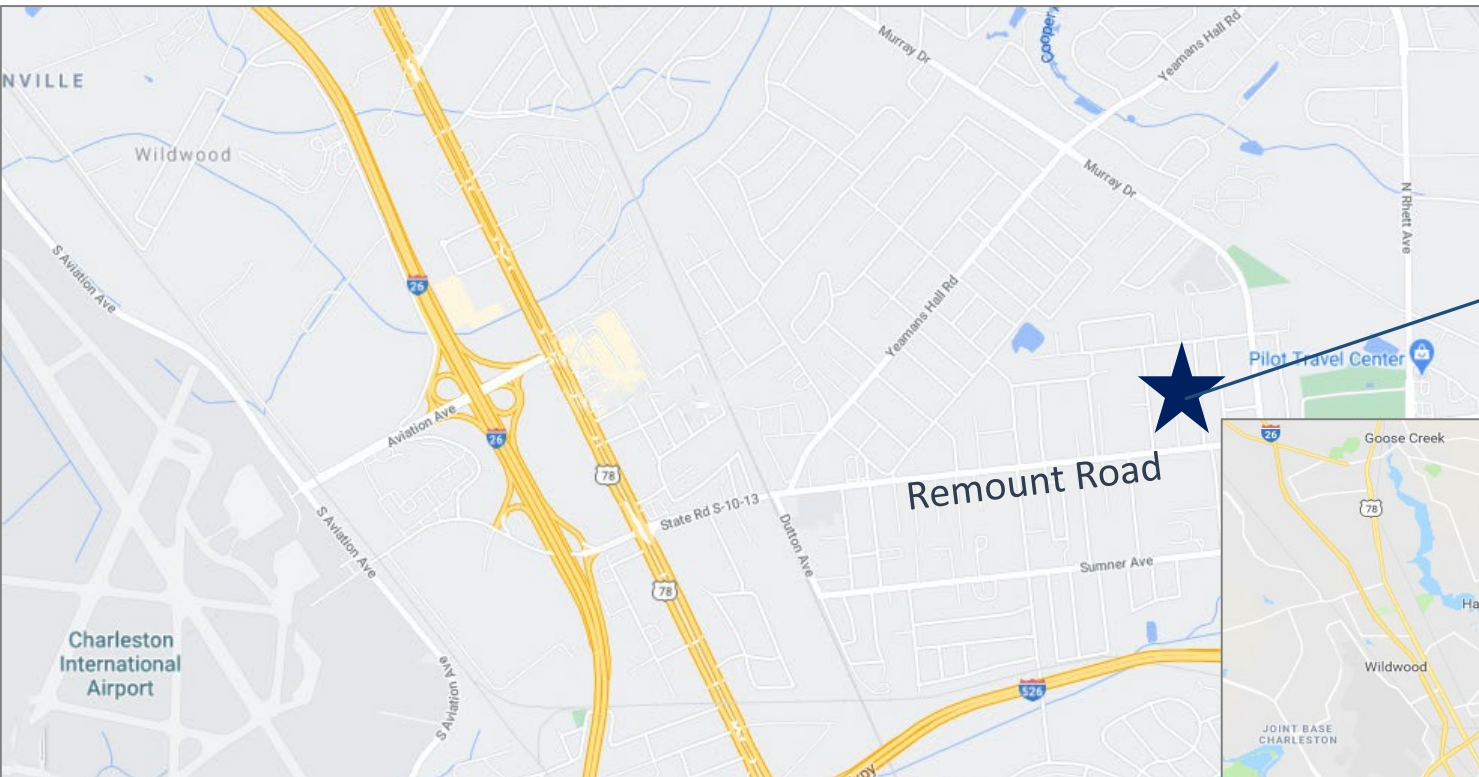


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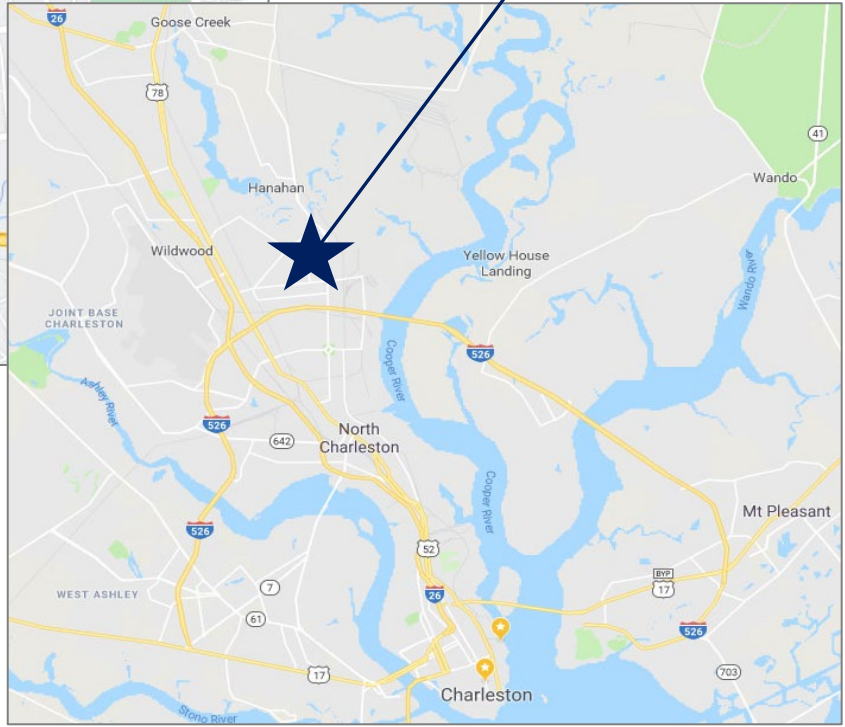
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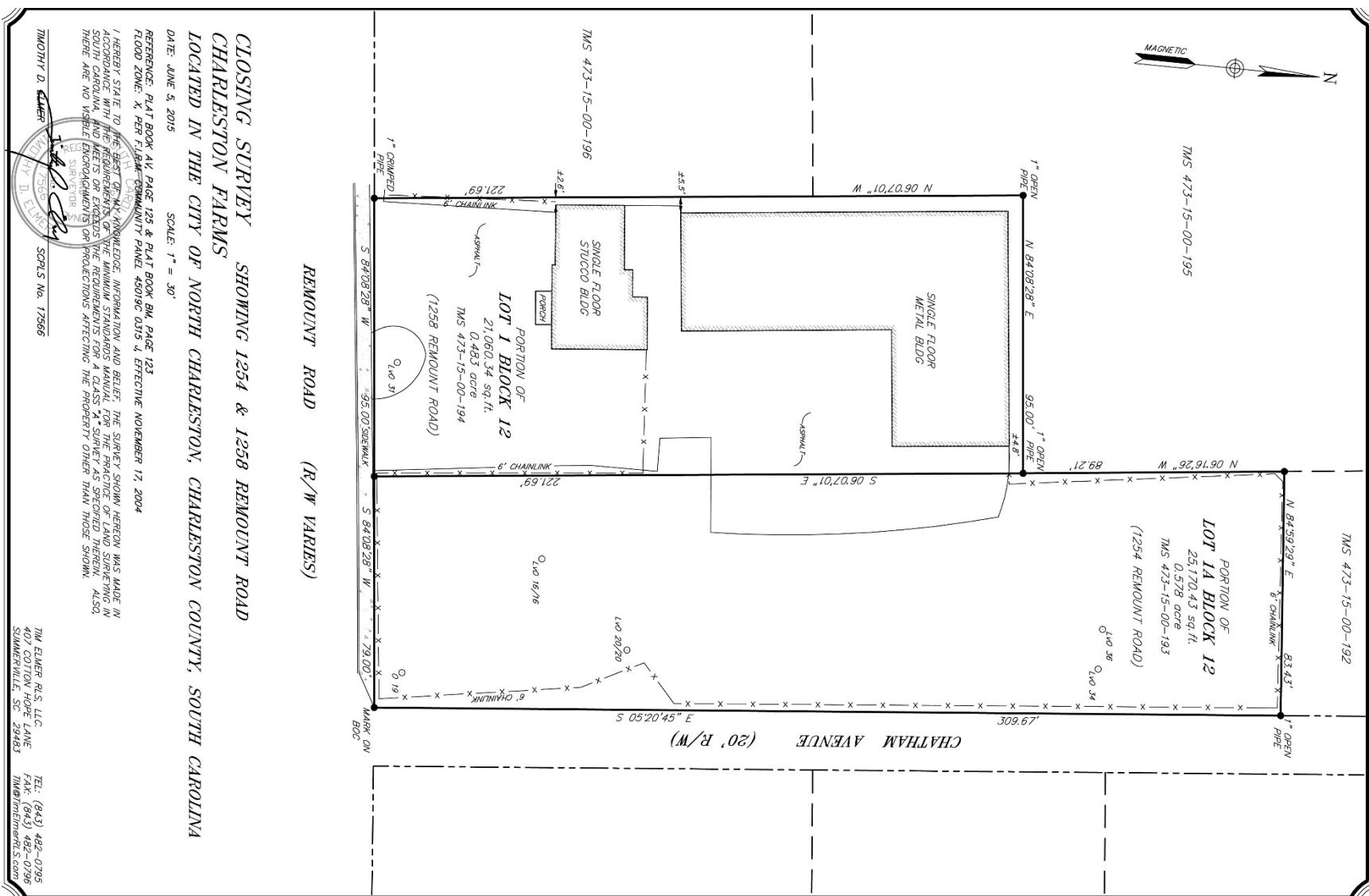


SITE



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**CLOSING SURVEY SHOWING 1254 & 1258 REMOUNT ROAD
 CHARLESTON FARMS
 LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA**

DATE: JUNE 5, 2015 SCALE: 1" = 30'

REFERENCE: PLAT BOOK A.V. PAGE 125 & PLAT BOOK B.M. PAGE 123
 FLOOD ZONE: X, PER F.L.S.M. COMMUNITY PANEL 45019C 0315 & EFFECTIVE NOVEMBER 17, 2004

I HEREBY STATE TO BE A PART OF THIS KNOWLEDGE, INSPECTION AND BELIEVE THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

TIMOTHY D. ELKNER
 SURPLS No. 17566

THE ELKNER RLS, LLC
 4775 S.W. 11TH AVE.
 SUWANEEVILLE, SC 29483
 TEL: (843) 482-0795
 FAX: (843) 482-0796
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