

# Downtown Charleston Warehouse

## 311 HUGER STREET

EastRock Properties, LLC is offering +/- 44,000 square foot warehouse/distribution center immediately available for lease. Located one block off Meeting St. Specifications include:

- 1,500 SqFt office space
- +20' ceiling height; +15' clearance
- 100% sprinklered
- Concrete block & metal construction
- Zoned Light Industrial
- Utilities; SCE&G, Charleston Public Works



Dock high loading with four 8x8 overhead doors



Fenced side yard with loading dock & overhead door



Approximately 1,500 sq.ft. of office space



Open floor plan with flexible layout options



Support columns are +/- 16' apart

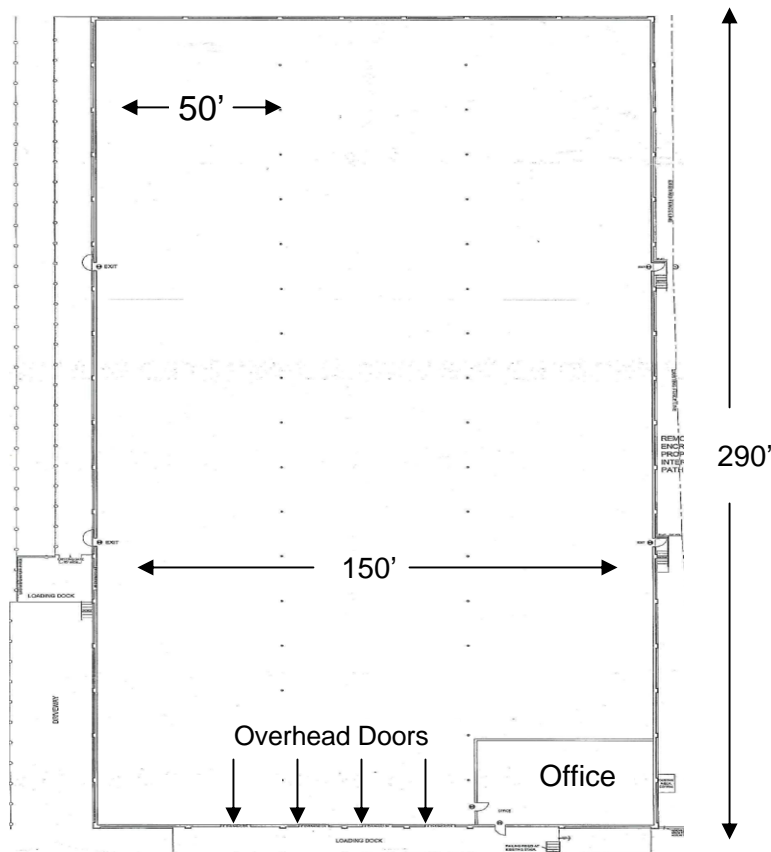
\* No warranty or representation is made as to the accuracy of the information contained herein \*

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\*\* Approximate floor plan, tenant to verify all measurements & dimensions \*\*

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