

REAL ESTATE

new on the market.



MLS # 2835102

2312 Larch Lane Mt. Pleasant, SC

- Bessemer Park
- Easy access to Hwy 41 and Hwy 17
- Close to Park West
- Office / Warehouse Space
- Zoning: Towne Center
- Contact John Elliott for more information
- TMS # 583-03-00-189
- Available Space: 19,640 sq ft
- Units range from 1440 to 1900 sq ft
- Lease Rate: \$12.00 per sq ft
- Lease Term: 3 years NNN
- Estimated CAM T&I is \$2.00 p/s/f
- Utilities: On Site
- New upcoming area for Business

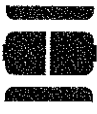
Directions

Hwy 17 North to Hwy 41. Turn left onto Hwy 41 drive approximately 1.5 miles and turn right onto Bessemer Road entrance to Park West , go approx. 1/4 mile and Larch Lane is the second left.



Commercial and Investment Real Estate
242 Mathis Ferry Road, Suite 200 Mt. Pleasant, SC 29464
(843) 884-8976 (843) 884-0177
www.howellandassociates.net

Disclaimer: The information provided in our listings has been obtained from various sources and is believed to be reliable. However, we make no warranty or guarantee as to its accuracy and it should be verified by purchaser or leases. Some information represents conditions at the time of the listing and is subject to change.



HEDEGOR
 P.O. BOX 86414
 CHARLESTON, SC
 29404-0414
 843.794.4411



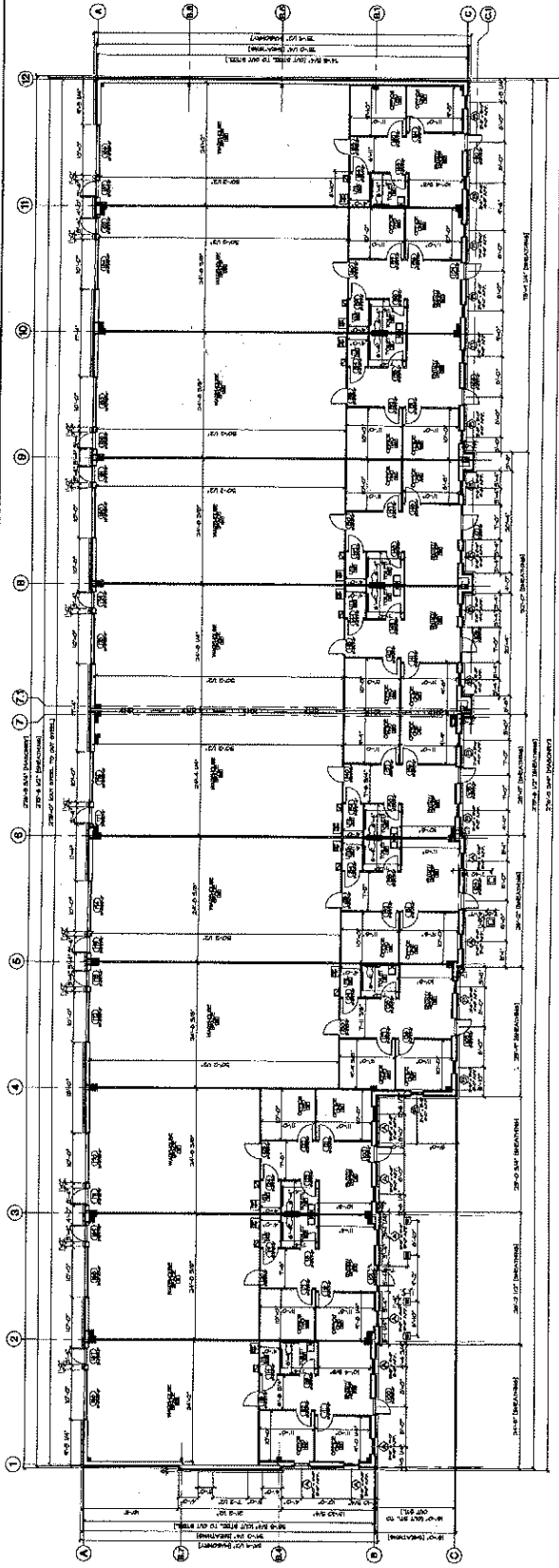
**BESSEMER
 PARK
 OFFICE/
 WAREHOUSE**
 2800 LARCH LANE
 MOUNT PLEASANT, SC
 SOUTH CAROLINA

REVISION A
 SEPTEMBER 14, 2006
 484-47-87-2006B

**ARCHITECTURAL
 FLOOR
 PLAN**

A100

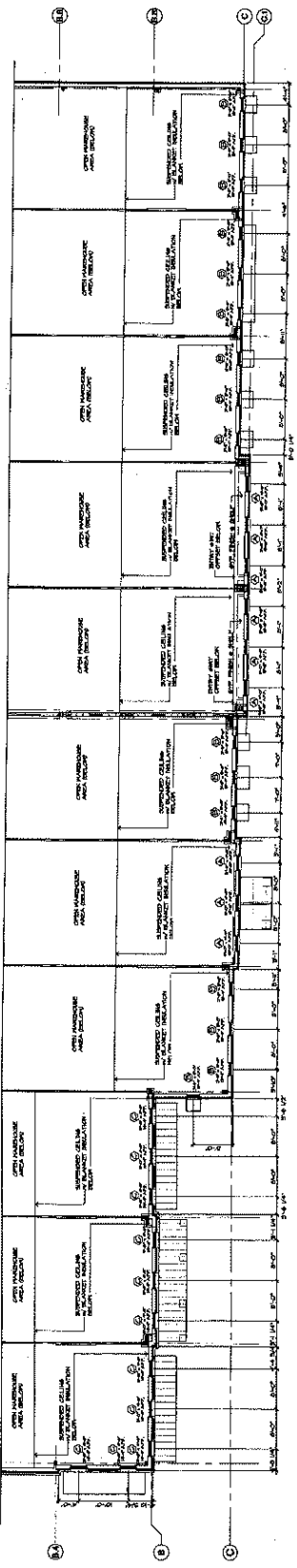
CONSTRUCTION SET



1 ARCHITECTURAL FLOOR PLAN
 SCALE: 3/8"=1'-0"

GENERAL NOTES:
 1. REFER TO OTHER SHEETS FOR DETAILS AND DIMENSIONS.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE REGULATIONS.
 3. MANUFACTURER OF ALL MATERIALS TO BE SPECIFIED.

NOTED PER INFORMATION PER OWNER:
 METAL BUILDING SHEET PILING
 1. ALL METAL BUILDING SHEET PILING SHALL BE MANUFACTURED BY THE SAME MANUFACTURER.
 2. ALL METAL BUILDING SHEET PILING SHALL BE GALVALUM.
 3. ALL METAL BUILDING SHEET PILING SHALL BE 12 GAUGE.
 4. ALL METAL BUILDING SHEET PILING SHALL BE 12 GAUGE.
 5. ALL METAL BUILDING SHEET PILING SHALL BE 12 GAUGE.



2 PARTIAL UPPER FLOOR PLAN
 SCALE: 3/8"=1'-0"

UPDATE FLOOR PLANS

FOR MORE DETAILS, REFER TO THE ARCHITECTURAL FLOOR PLAN SET. DIMENSIONS MAY VARY IN ACCORDANCE WITH THE CITY OF MOUNT PLEASANT, SOUTH CAROLINA.