

4210

AZALEA DRIVE



BRIDGE
COMMERCIAL



12,375 SF SINGLE TENANT NET LEASED OFFICE BUILDING

\$3,500,000 | \$283 PSF | 6.54% CAP RATE

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Bridge Commercial is pleased to present the opportunity to acquire 4210 Azalea Drive - A prominent Charleston corporate headquarters. The property has been owned and occupied as the primary offices of one of the largest companies in the area, William M. Bird. The company will remain in the facility and lease, thereby providing a secure cash flow to a new owner. The Charleston region is experiencing explosive growth. A Buyer will be comfortable knowing they are investing in a submarket realizing strong appreciation. The site borders downtown peninsula Charleston and is thus transitioning from an industrial/office uses to more commercial and retail. The facility is immediately accessible located alongside Interstate 26, the primary gateway to Charleston.



INVESTMENT HIGHLIGHTS

> STABLE AND DEPENDABLE CASH FLOWS

4210 Azalea offers a sale leaseback with leading floor covering distributor, William M. Bird, of their corporate headquarters.

> FUNCTIONAL AND ATTRACTIVE BUILDING

Attractive headquarters with quality aesthetics inside the building. 13'6" ceiling height provides ample height for a future conversion to an open ceiling. Heavy car parking at over 5 spaces per every 1,000 SF.

> LOCATION PROVIDES NEARBY AMENITIES AND INTERSTATE ACCESS

The Subject is located in a rapid growth area with several redevelopments occurring nearby including The Bend, the Jenkins Orphanage Redevelopment, and several breweries such as Freehouse, Holy City, and Pawley's Island Brewing Company. Also nearby are several grocery stores and restaurants including both a Food Lion / CVS anchored shopping center, a Bi-Lo anchored shopping center, and East Bay Deli.

> CHARLESTON IS EXPERIENCING UNPRECEDENTED GROWTH

Population growth in Charleston has totaled 12% over the last five years, compared with the national total of only 4%.





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