



±18,750sf Industrial building on 1ac w/adjacent ±3.00ac (Yard C) Available

- Rare opportunity to Lease ±18,750 sf warehouse with paved yard, located **adjacent to the Airport**, Boeing, and more
- **6643 Jet Park Dr - Building 1** is a ±18,750 sf (150'w x 125'd) single Tenant, stand-alone warehouse on 1.0 acre with multiple docks, drive-in access & over 0.40 acres paved yard / laydown along the front
- ±720sf office space - fully renovated with restrooms located within office & warehouse, new loading doors, and more.
- Clear span warehouse with ceiling heights ranging from 14' at the lowest eave up to 33' at center and access to six (6) loading docks & one oversized drive-in door (16'w x 14'h) with concrete ramp
- **"Yard C" ±3.0ac** fenced laydown yard adjacent to Building, is also **available - View Details**
- Located within a thriving Industrial Park adjacent to the airport, Joint Base Charleston, Boeing, and more



±18,750 sf building on 1ac (±0.40ac useable yard - paved) & **±3.0ac yard (Yard C) also available**



2.5 miles to I-26 (Exit 211); **4.0 miles to I-26 /I-526** (Exit 212); **14.8 miles to SC Ports Wando Terminal**



Zoned M-2 Heavy Industrial within the City of North Charleston - Charleston County



Prime last-mile location with immediate access to the interstate, ports, Airport, Boeing, and more

For more information

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Let's review

Opportunity Overview

Industrial Space for Lease
6643 Jet Park Drive – Building 1
North Charleston, SC 29406



6643 Jet Park Drive at Jet Industrial Park

6643 Jet Park Drive is a ±11.20-acre multi-tenant Industrial site located at the end of Jet Park Drive within the **Jet Industrial Park** in the heart of the North Charleston, SC market, adjacent to the airport/Boeing, northwest of the I-26/I-526 interchange (Exit 212).

The subject property, more commonly known as 6643 Jet Park Drive, encompasses a total of 11.20 acres (TMS#403-04-00-004) zoned M-2, Heavy Industrial – within the City of North Charleston.

The 11.20ac site includes one stand-alone Industrial building ("**Building 1**") measuring approximately 18,750sf on a ±1 acre portion of the site.

The balance of the site consists of three (3) laydown/truck yards, referred to as "**Yard A**" (2.50 ac), "**Yard B**" (3.50 ac), and "**Yard C**" (3.00 ac), demised by fencing with shared access via the common drive, located at the end of Jet Park Dr.

Contact Avison Young for details and the latest availability on site.

Pending / Upcoming Availability

Space	Size	Status
Building 1 6643 Jet Park Drive	±18,750 sf on ±1.00ac (±0.4ac yard)	Available (Direct)
Yard A (2.50ac) 6633 Jet Park Dr.	±2.50 ac yard ±101 trailer spots	Leased
Yard B (3.50ac) 6627 Jet Park Dr.	±3.50 ac yard ±124 trailer spots	Leased
Yard C (3.00ac) 6642 Jet Park Dr.	±3.00 ac yard ±97 trailer spots	Available (Direct)

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The specs

Industrial Space for Lease
6643 Jet Park Drive – Building 1
North Charleston, SC 29406

6643 Jet Park Drive – Building 1



Building 1 (±18,750 sf on 1.00 ac) w/adjacent ±3.00ac (Yard C) Available

Address	6643 Jet Park Drive - View North Charleston, SC 29406	Status	For Lease (Direct) - View
County	Charleston	Total Available	±18,750 sf building on ±1.00 ac
Municipality	City of North Charleston	Available Date	Available Now
Zoning	M-2 Heavy Industrial, within the City of North Charleston zoning ordinance	Drive-In Doors	One (1) oversized (16' w x 14' high) drive-in door with concrete ramp
TMS#	TMS# 403-04-00-004 (a portion of) 11.20ac total site area	Loading Docks	Six (6) dock high doors – two (2) w/levelers
Total Building Area	±18,750 sf (125' deep x 150' wide)	Restrooms	Two (2) Existing
Allocated Land Area	±1.00 acre (228' x 187') (Building 1)	HVAC	Office Only
Year Built / Renov.	±1980 / 2026	Sprinklers	None
Construction Type	Metal	Divisible	No
Overall Space Dims	125' deep x 150' wide (Building 1)	Lease Type	Relet (Direct Lease)
Warehouse Space	±18,030 sf clear-span warehouse	Lease Rate	\$14.50/sf/yr (\$22,656.25/month) base rent only – Building 1 (18,750sf)
Office Space	±720 sf w/multiple restrooms	Lease Structure	Triple Net Lease (NNN)
Ceiling Heights	33' at center, 14' at lowest eave	Additional Rent	\$1.74/sf/yr (\$2,718.75/month) NNN only – Building 1 (18,750sf)
Laydown Yard	Yes , ±0.4ac paved & 3.00ac yard adjacent to building (Yard C) - VIEW	Rent Monthly	\$16.24/sf/yr (\$25,375.00/month) Base Rent + NNN YR 1 – Building 1 (18,750sf)

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Building 1

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±18,750sf on ±1.00ac



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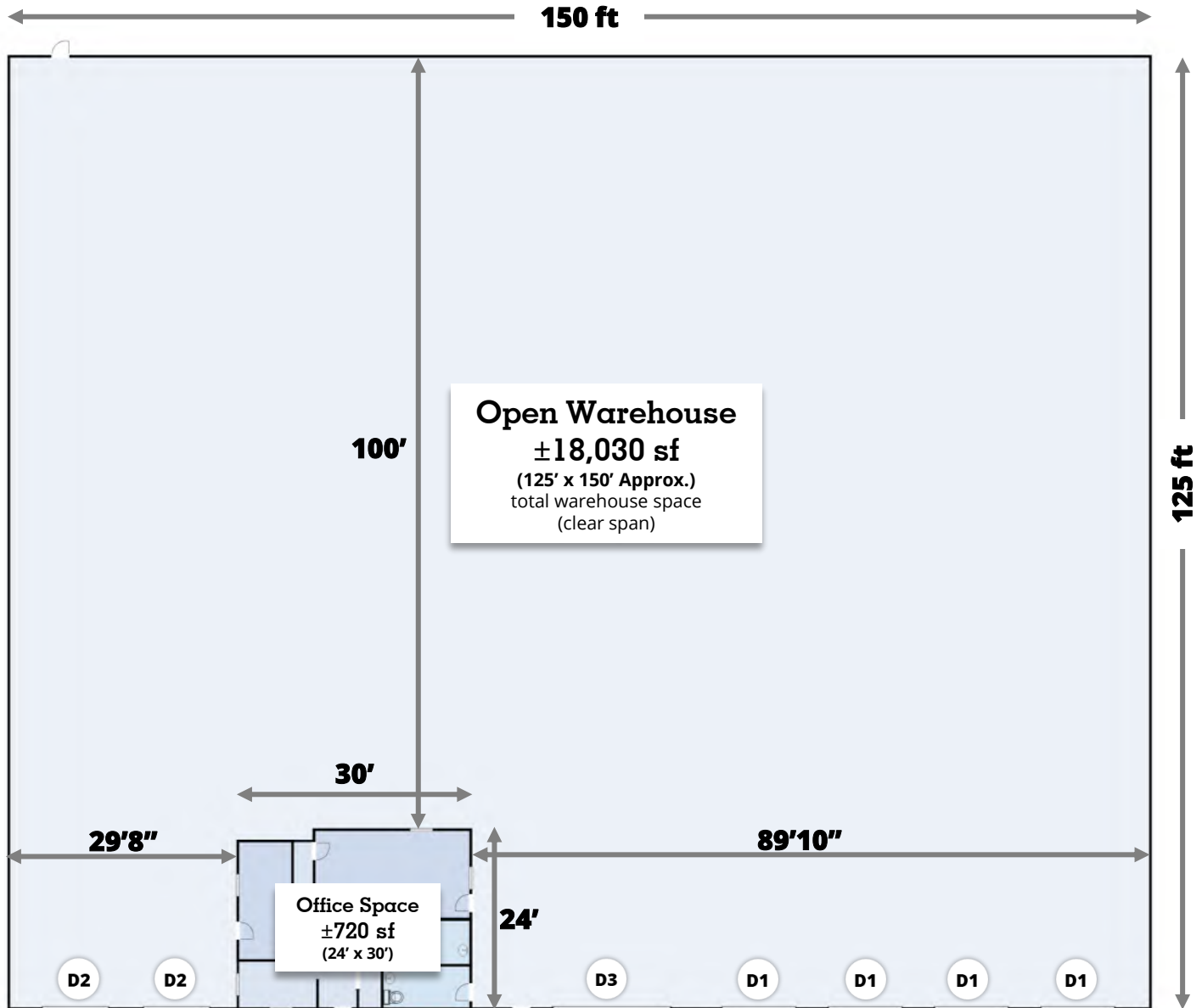
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Existing Conditions

Industrial Space for Lease
 6643 Jet Park Drive – Building 1
 North Charleston, SC 29406

6643 Jet Park Drive – Building 1



6643 Jet Park Dr – Building 1

Paved Yard / Parking

- ±18,030 sf
Open warehouse space
- ±720 sf
Office space
- +0.40ac yard
Approx. useable - paved
- ±1.00ac site area
Total allocated to Building 1

- D1** 4 dock high doors
10'w x 10'h with bumpers
- D2** 2 dock high doors
9'w x 9'h with levelers
- D3** 1 drive-in door
16'w x 14'h with concrete ramp

±18,750 sf
 Total RBA – Bldg. 1

Please note, floorplan is not to scale – for planning purposes only. Tenant/Broker to verify all measurements

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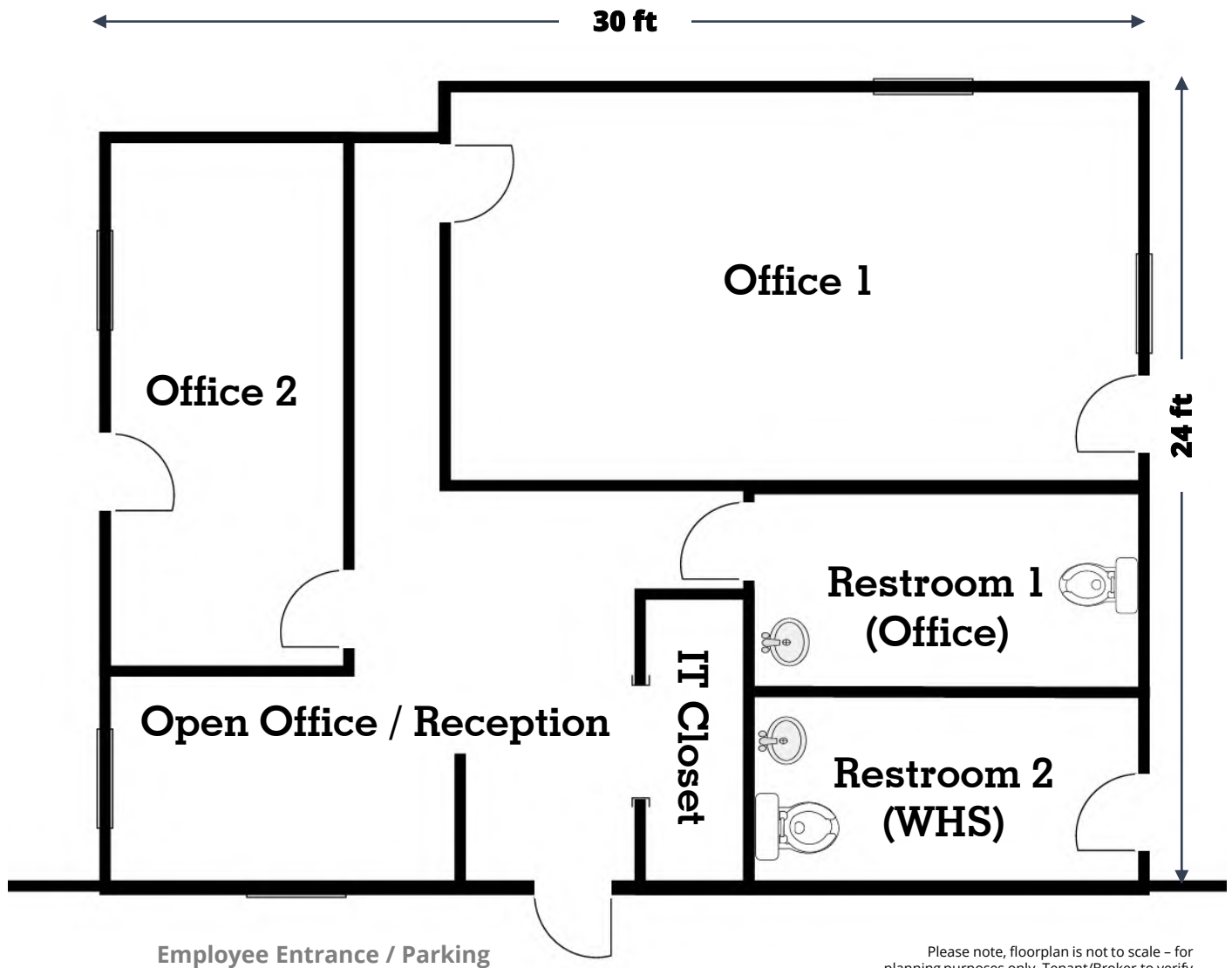
Existing Conditions

Industrial Space for Lease
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6643 Jet Park Drive – Building 1

**AY Site Photos
(2026)**
[Click to View All](#)

Existing Office Layout (± 720 sf total) – fully renovated 2026



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Building 1

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±18,750sf on ±1.00ac



Existing Conditions

Loading Docks / Drive-In Access

Building 1 (±18,750 sf) is a front-loading Industrial building on a ±1.00ac portion of the subject property (11.20ac total) and offers a total of **six (6) dock high doors** and **one (1) drive-in door (16'w x 14'h)** with a concrete ramp

Located to the left of drive-in door are 2 dock high doors (#1-2) Measuring 9'w x 9'h each, w/levelers (capacity unknown)

Located at the middle point of the warehouse (150'w x 125'd) is an oversized rollup drive-in door (16'w x 14'h) with an expansive concrete ramp – for improved loading access and perfect staging area and/or additional parking.

Located to the right of drive-in door Right of drive-in door are four (4) dock high doors measuring 9'w x 9'h each, equipped w/bumpers



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Building 1

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Overall Site Plan

Industrial Space for Lease
6643 Jet Park Drive – Building 1
North Charleston, SC 29406

6643 Jet Park Dr.



6643 Jet Park Dr
Building 1
±18,750sf (150' x 125')
on ±1ac (228' x 187')
Available

6642 Jet Park Dr
Yard C
±3.0 acres
Available

6627 Jet Park Dr
Yard B
±3.5 acres
Leased

6633 Jet Park Dr
Yard A
±2.5 acres
Leased

Subject Property
6643 Jet Park Dr
City of North Charleston (4-3)
Charleston County
TMS#403-04-00-004
Total Site Area: **11.20 ac** (taxed)
(±487,872sf taxed)



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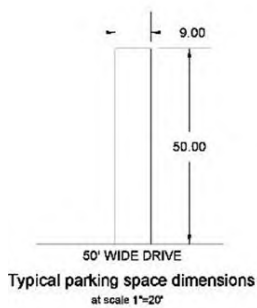
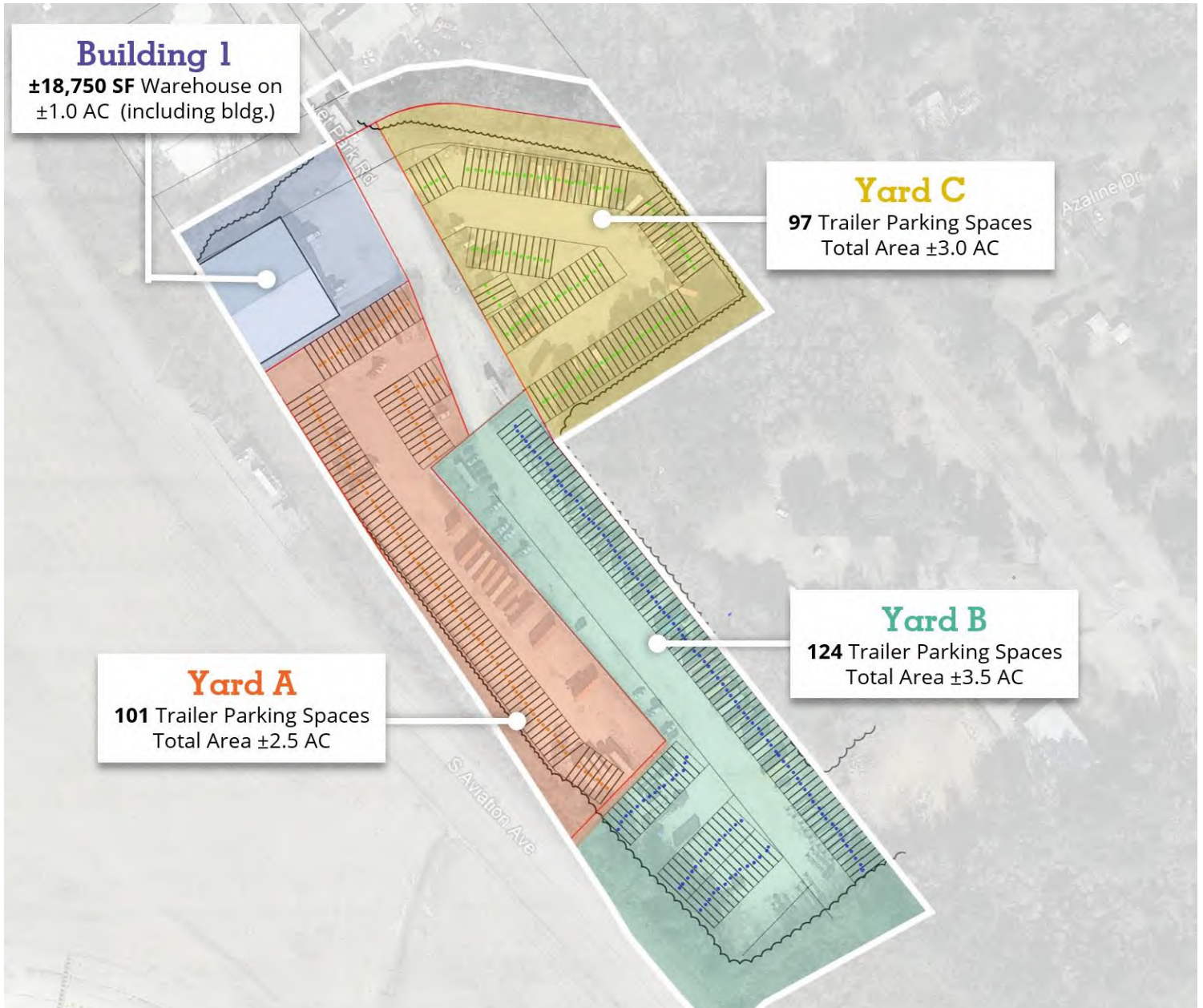
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IOS Overview

Industrial Space for Lease
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6643 Jet Park Dr.



Suite	Address	Size	Trailer Spots	Use	Status
Yard A	6633 Jet Park Dr.	2.5 ac	101	IOS	Leased
Yard B	6627 Jet Park Dr.	3.5 ac	124	IOS	Leased
Yard C	6660 Jet Park Dr.	3.0 ac	97	IOS	Available
3 Yard Tenants	11.20 acres Total Site Area (TMS#403-04-00-004)	9 ac Leasable (yards only)	322 Trailer Spots (total for yards)		

For more information

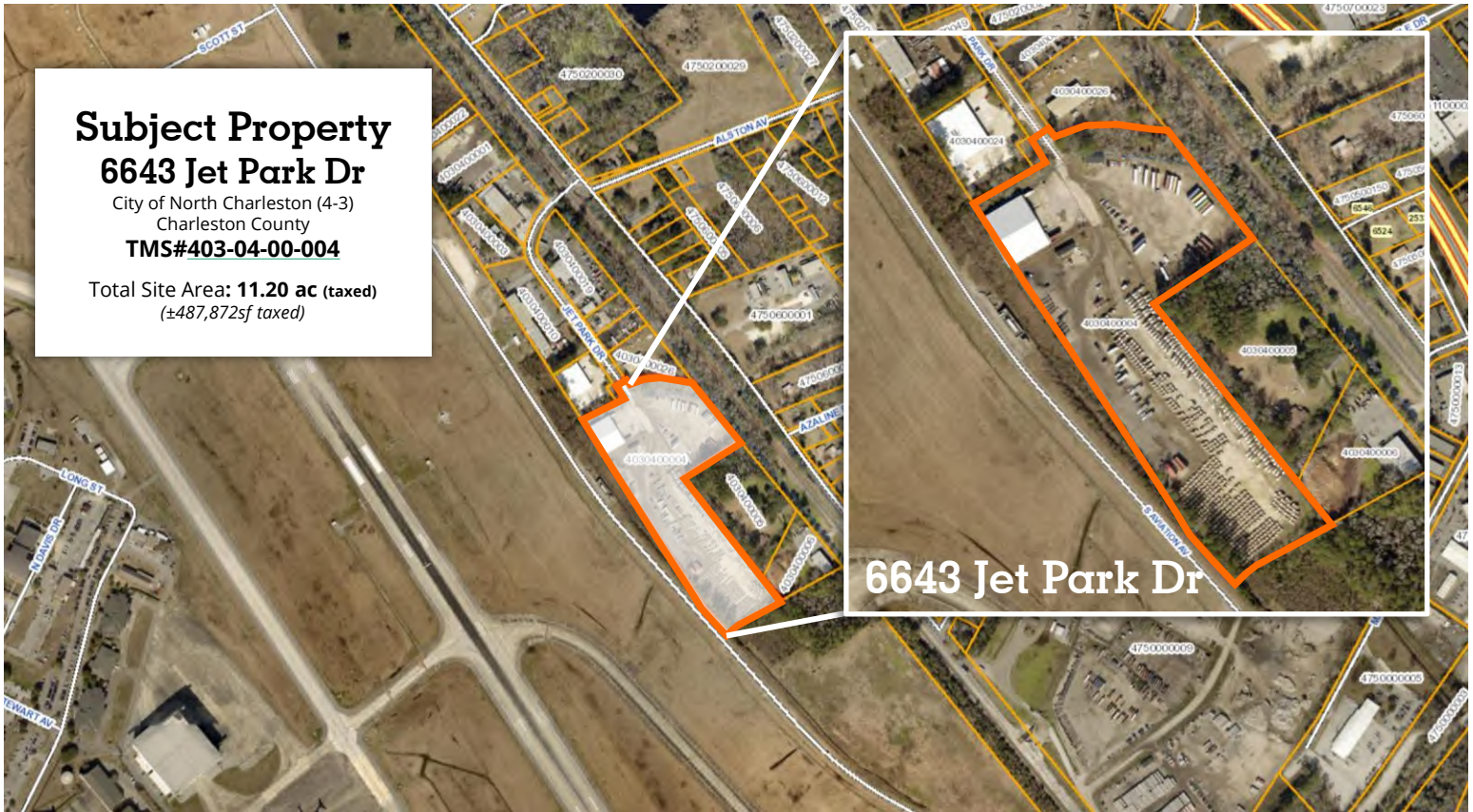
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Park Overview

Jet Industrial Park
6643 Jet Park Drive
North Charleston, SC 29406



Subject Property
6643 Jet Park Dr
City of North Charleston (4-3)
Charleston County
TMS#403-04-00-004
Total Site Area: **11.20 ac (taxed)**
(±487,872sf taxed)

6643 Jet Park Dr



Charleston County SC

PID: 4030400004
OWNER: BILL HALL COMPANY LP
PLAT BOOK PAGE: BH-119
DEED BOOK PAGE: F430-254
Jurisdiction: CITY OF NORTH CHARLESTON

0 140 280 560 ft
1 inch = 207 feet



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guarantee as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.

Author: Charleston County SC
Date: 3/15/2024

Location:

6643 Jet Park Dr. – [Click to View Online](#)
North Charleston, SC 29406
Charleston County

Park: Jet Industrial Park

Total Site Acreage: ±11.20 acres (taxed)

County: Charleston, SC

TMS# 403-04-00-004

Legal Description* (per tax card)

Subdivision Name -JET INDUSTRIAL PARK Description -LOT 4 PlatSuffix BH-119
PolTwp 004

Municipality: City of North Charleston

Planned Development / Park: Yes

Zoning: The subject property is currently under the zoning ordinance of the City of North Charleston and is presently zoned M-2, Heavy Industrial

Link to Property Card:

<https://www.charlestoncounty.org/assessorsearch.php?s=4030400004>

Link to Tax Record:

<https://sc.charleston.publicaccessnow.com/RealPropertyBillSearch/AccountSummary.aspx?p=4030400004&a=1296499>

Park Overview

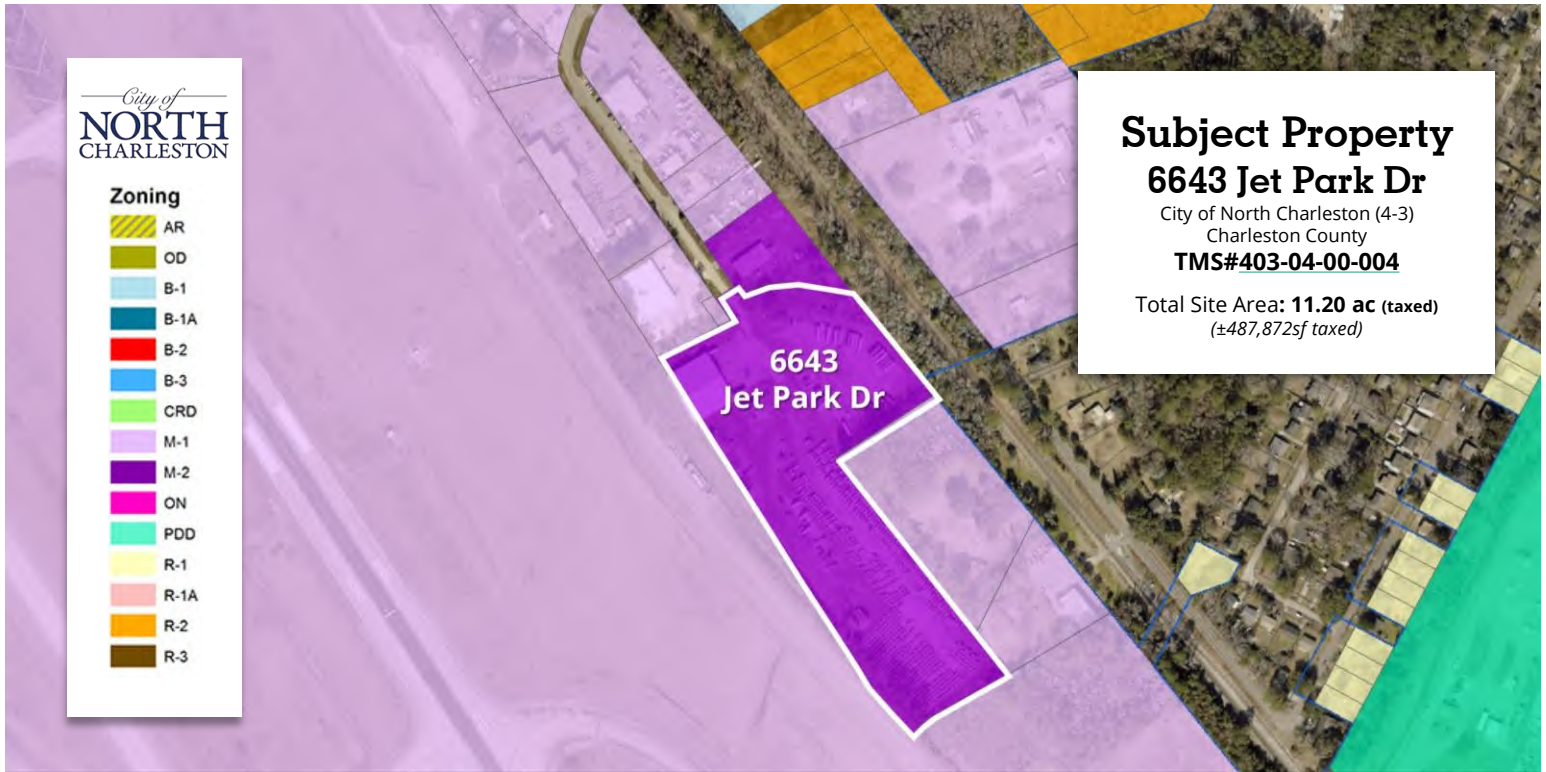
Jet Industrial Park
6643 Jet Park Drive
North Charleston, SC 29406

TMS#**403-04-00-004** ±11.20 acres total Charleston County



Park Overview

Jet Industrial Park
 6643 Jet Park Drive
 North Charleston, SC 29406



Zoning & Land Use

The subject property is currently under the zoning ordinance of the City of North Charleston and is presently zoned M-2, Heavy Industrial.

No unmounted container storage facilities or stacking containers will be allowed on the site.

Any and all storage, parking, and/or handling of hazardous ('hazmat') materials of any kind are strictly forbidden, including but not limited to the parking and/or storage of multi-compartment, bulk, and/or 'ISO Tank' trailers.

****Please contact for details****

Link to Property Card: (TMS# 403-04-00-004)
<https://www.charlestoncounty.org/assessorsearch.php?s=4030400004>

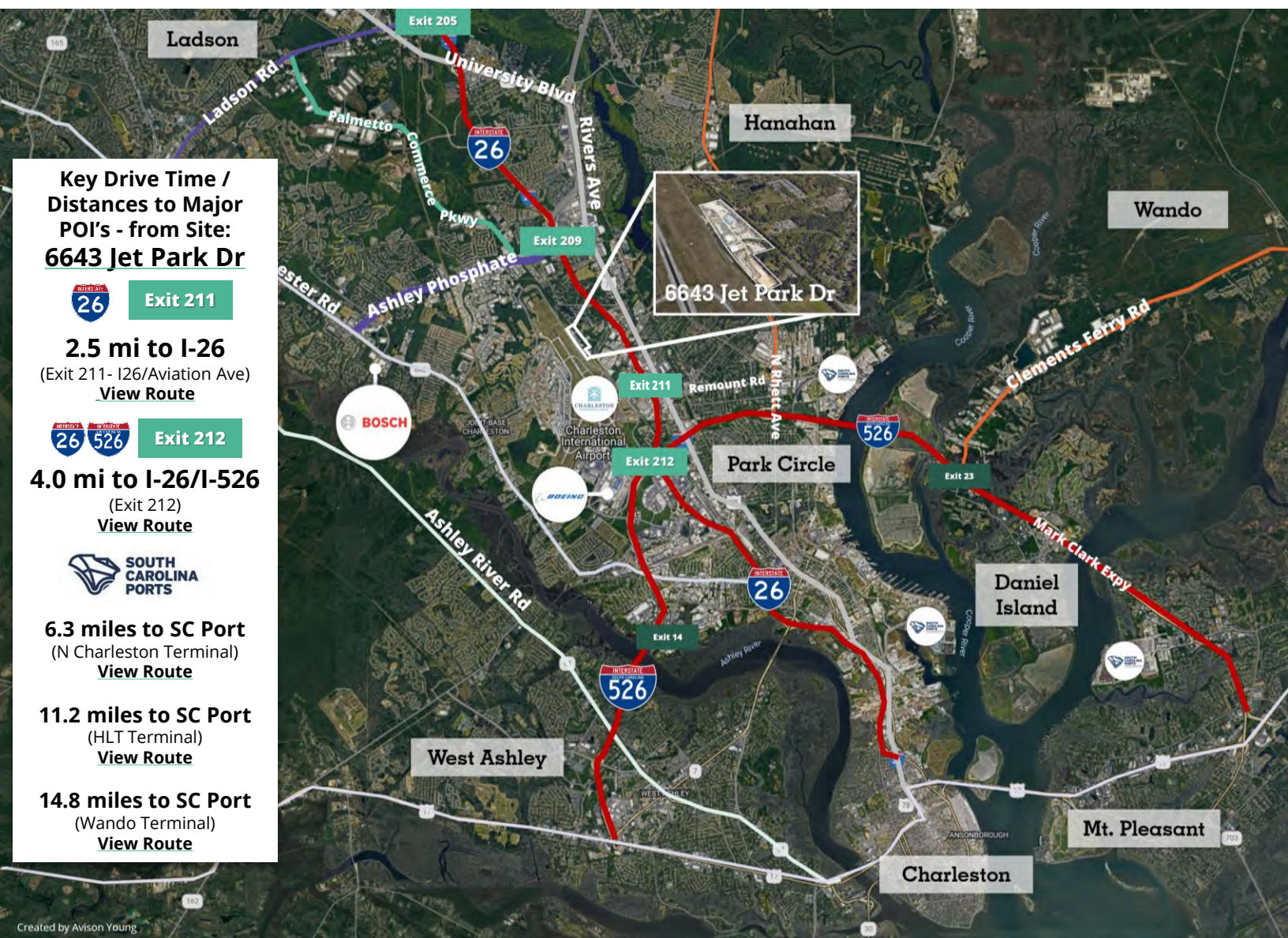
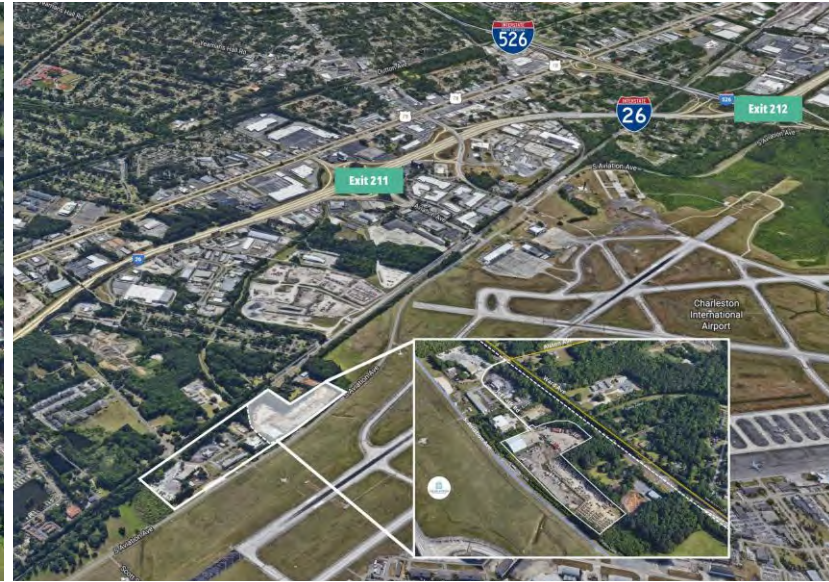
Link to Tax Record: <https://sc.charlestonpublicaccessnow.com/RealPropertyBillSearch/AccountSummary.aspx?p=4030400004&a=1296499>

City of North Charleston Zoning Map:
<https://www.northcharleston.org/business/construction-and-development/zoning-information-and-verification/online-zoning-map/>

Charleston County GIS:
https://gisweb.charlestoncounty.org/Public_Search/

Park Overview

Jet Industrial Park
 6643 Jet Park Drive
 North Charleston, SC 29406



Key Drive Time / Distances to Major POI's - from Site: 6643 Jet Park Dr

Exit 211

2.5 mi to I-26
 (Exit 211- I26/Aviation Ave)
[View Route](#)

Exit 212

4.0 mi to I-26/I-526
 (Exit 212)
[View Route](#)



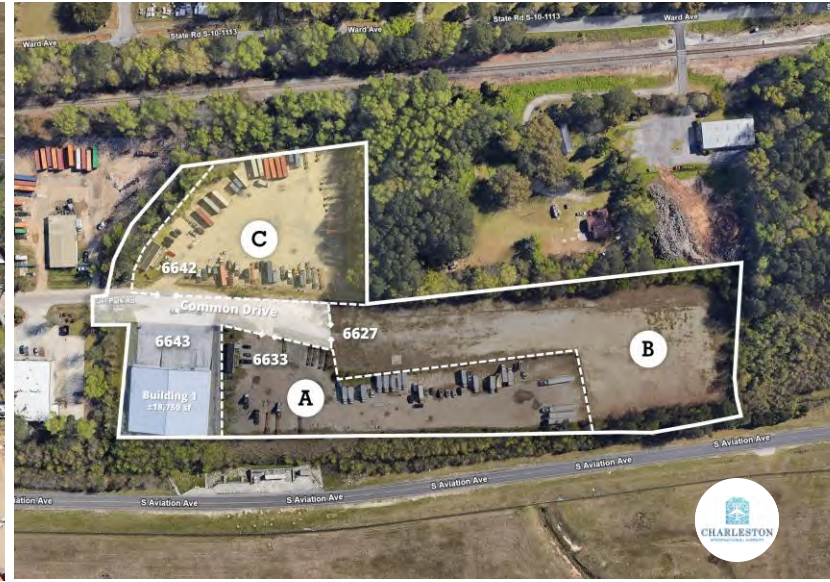
6.3 miles to SC Port
 (N Charleston Terminal)
[View Route](#)

11.2 miles to SC Port
 (HLT Terminal)
[View Route](#)

14.8 miles to SC Port
 (Wando Terminal)
[View Route](#)

Park Overview

Jet Industrial Park
6643 Jet Park Drive
North Charleston, SC 29406



Park Overview

Jet Industrial Park
6643 Jet Park Drive
North Charleston, SC 29406



Multi-tenant existing container drop yard

Located adjacent to the airport



Building 1: stand-alone clear span Industrial building on ±1.00ac w/oversized drive-in door, 6 loading docks, existing office, and paved yard



Adjacent 3ac laydown yard available (Yard C) with parking for over 100 tractor trailers - fully fenced and graveled, w/hookups for office trailer



Last-Mile location, situated adjacent to the Charleston International Airport (CHS) / Boeing, with prime access to interstates, Industry & more.





Let's take a tour



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