



# INDUSTRIAL LAND & BUILDING FOR LEASE

4937 DORCHESTER ROAD, NORTH CHARLESTON, SC 29418

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## INDUSTRIAL PROPERTY FOR LEASE

- ±6,000-12,000 SF on approximately 8 acres immediately available
- Subdivisible for tenants with outdoor storage or facility needs
- M-1 (Light Industrial) City of North Charleston zoning
- Infill industrial location less than 1 mile from I-526
- CSX Rail (possible spur)

# PROPERTY SPECS



**ADDRESS:** 4937 Dorchester Road

**CITY:** North Charleston

**ZONING:** M-1 Light Industrial

**BUILDING SF:** ±6,000-12,000 SF

**DOORS:** 5 (12' x 14')

**ACREAGE:** Approx. 8 gross

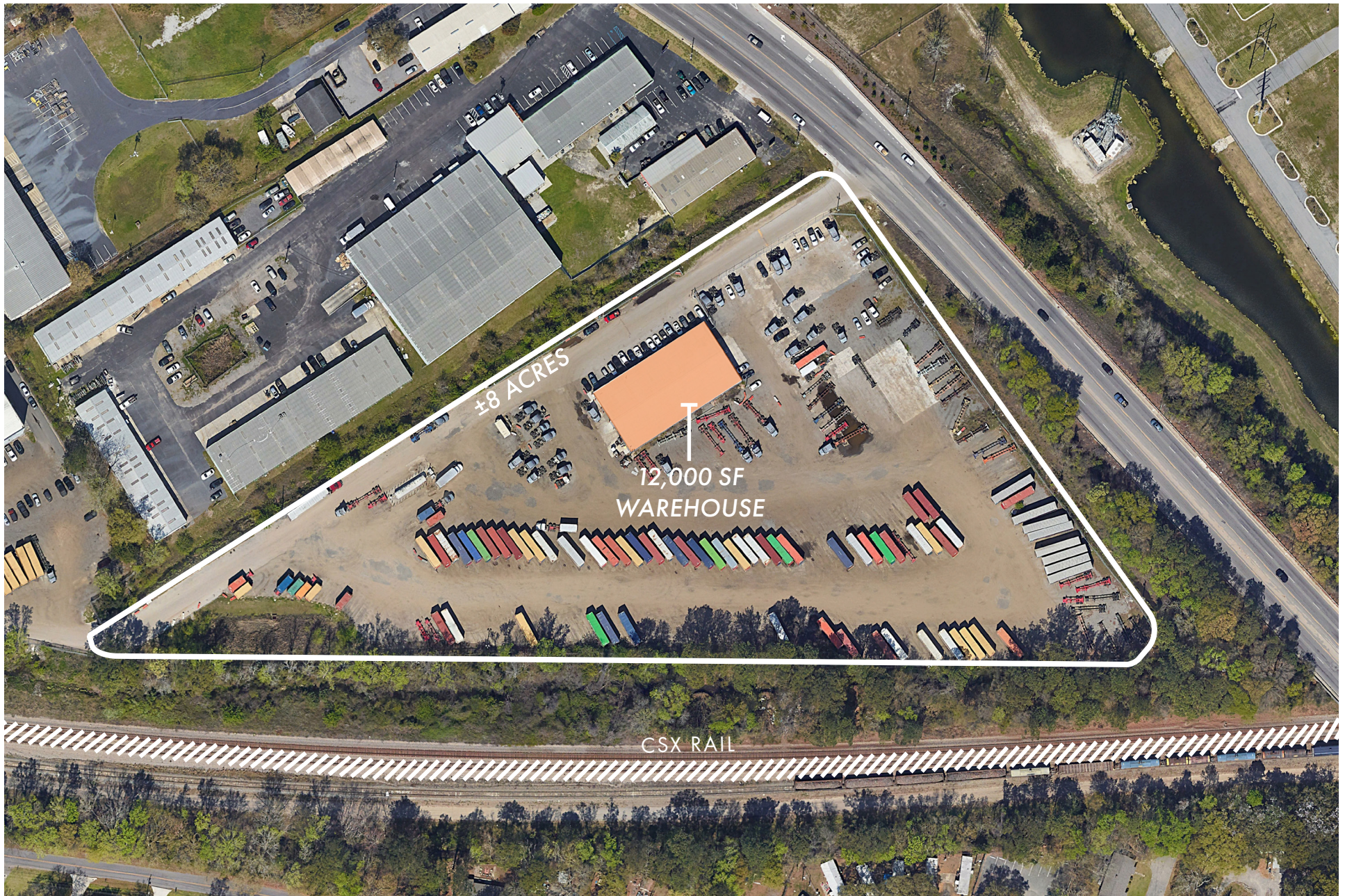
**POWER:** 240 V/200 Amp Main

**COMMENTS:**  
-Fenced, lit, graveled  
-20,000 gal AST-Diesel  
-280 gal AST -DEF

# SINGLE TENANT SCENARIO

4937 DORCHESTER ROAD, N. CHARLESTON, SC 29418

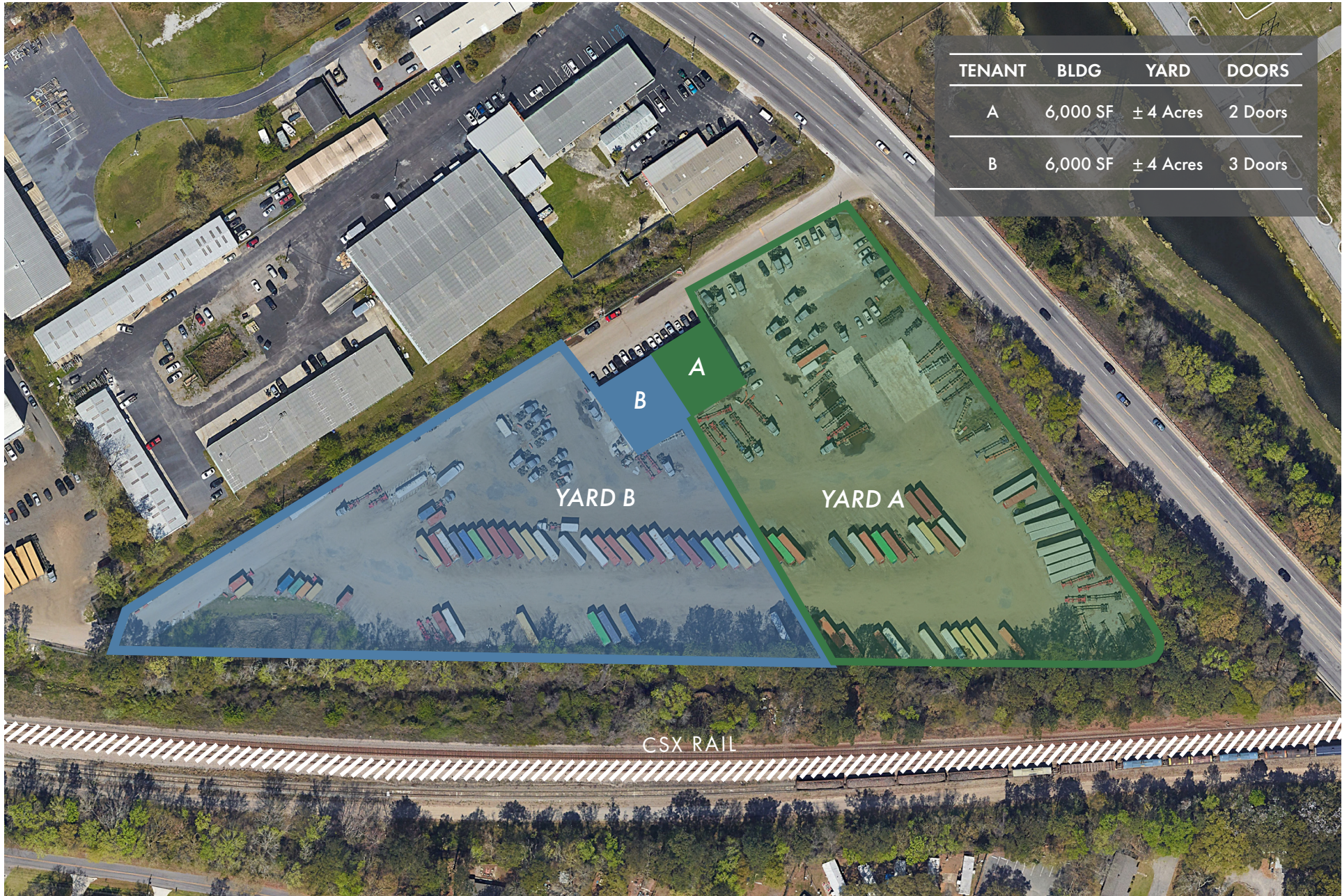
PLAN & AVAILABILITY



# POSSIBLE SUBDIVISION

4937 DORCHESTER ROAD, N. CHARLESTON, SC 29418

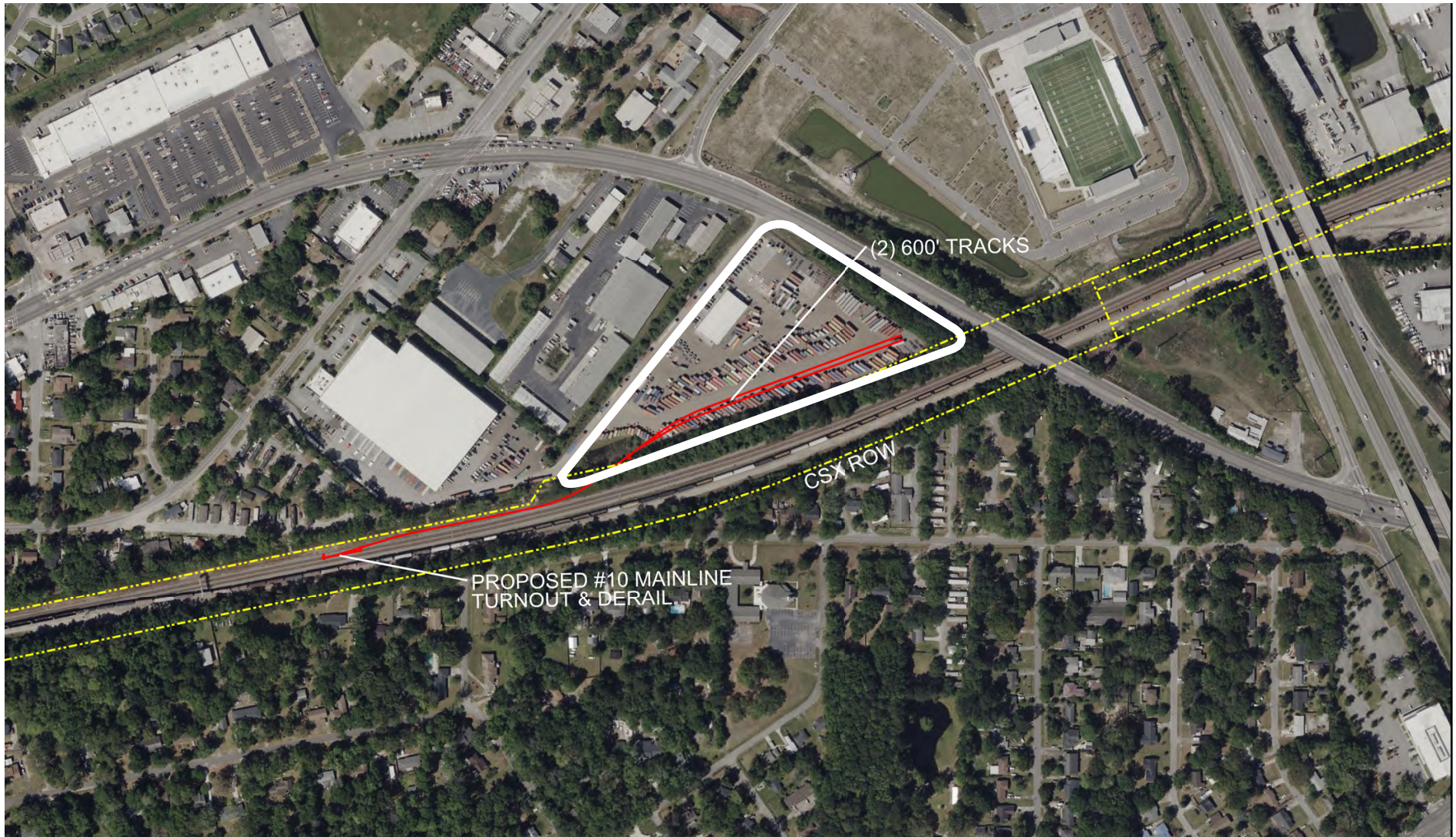
MULTIPLE TENANT SCENARIO



TENANT	BLDG	YARD	DOORS
A	6,000 SF	± 4 Acres	2 Doors
B	6,000 SF	± 4 Acres	3 Doors

# CONCEPTUAL RAIL SPUR

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*This conceptual drawing has been prepared based on preliminary available site information and has not been field verified; it is intended for discussion and planning purposes only. All dimensions are subject to verification by the customer, and final design is subject to approval by CSX.*

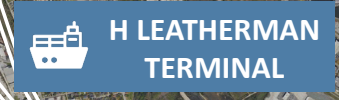
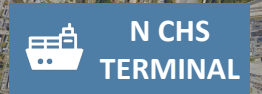


PROJECT:	CONCEPT		DIVISION:	CHARLESTON	DATE:	09/15/25
LOCATION:	NORTH CHARLESTON, SC		MP:	A392	DRAWING No:	J-25139
			BY:	MMH	SHEET:	1 of 1
			REV BY:	MMH	REV DATE:	XXX/XXX/2021
			DESCRIPTION:			

# LOCATION

## DISTANCE TO:

I-26	1.4 mi
I-526	0.4 mi
Hugh Leatherman Terminal	5.1 mi
N. Charleston Terminal	7.4 mi
Wando Welch Terminal	15.2 mi
CAT Scale - Meeting Street	4.4 mi
Isle of Palms	20.7 mi
Kiawah Island	31.5 mi



**INDUSTRIAL OUTDOOR STORAGE**

**FOR LEASE**

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DORCHESTER**



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