

3216 INDUSTRY DRIVE

NORTH CHARLESTON, SC 29418



±6,082 - 16,582 SF MULTI-TENANT INDUSTRIAL PARK FOR LEASE

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**BRIDGE
COMMERCIAL**

SUMMARY OF OFFERING

The Property consists of approximately 44,000 SF of flex industrial space designed to accommodate a variety of light manufacturing, distribution, and warehouse users. Its central location provides convenient access to major transportation corridors, while the functional layout offers a balanced mix of office and warehouse space, ample parking, and efficient loading capabilities. These features position the Property to appeal to a broad range of industrial and flex tenants seeking operational efficiency in one of Charleston’s most established industrial markets.

TMS	397-00-00-078
Acreage	3.49
Zoning	M-1 Light Industrial
County	City of North Charleston
Building Type	Metal

AVAILABILITY BREAKDOWN

UNIT A 10,500 SF	AVAILABLE
UNIT B 8,448 SF	LEASED
UNIT C 7,012 SF	AVAILABLE
UNIT D 9,676 SF	LEASED
UNIT E 9,676 SF	LEASED



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PROPERTY INFO

UNIT A

Suite Size	10,500 SF
Warehouse Space	±9,033 SF
Office Space	±1,467 SF <i>Multiple private offices, bathrooms, reception area, and seperate lab/ assembly space</i>
Lease Rate	\$17.00/SF/Year (NNN)
Ceiling Height	16' - 18'
Drive-In Doors	Three (3)
Lighting	Flourescent
Power	200 amps, 240v, 3 phase
Specs	Fully Climate controlled warehouse and office, gas, and compressed air



UNIT C

Suite Size	7,012 SF
Warehouse Space	±5,721 SF
Office Space	±1,291 SF <i>Multiple private offices, existing bathrooms</i>
Lease Rate	\$16.00/SF/Year (NNN)
Ceiling Height	16' - 18'
Drive-In Doors	Two (2)
Lighting	Flourescent
Power	200 amps, 240v, 3 phase
Specs	In place space heaters and power plugs

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PROPERTY LOCATION



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