



FOR LEASE

# Multiple Industrial Suites with Adjacent Laydown Yards Available

3430 Buffalo Avenue  
North Charleston, SC 29418

- Availability:
  - C: ±2,470 SF
  - F: ±1,276 SF (available Oct. 2026)
  - H: ±3,237 SF (available Oct. 2026)
- Two laydown yards available totaling up to ±2.30 acres
  - Yard A: ±0.30 acres
  - Yard B: ±1.00 - 2.00 acres
- Build-to-Suit opportunity available on ±1.00 - 2.00 acre yard



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## Property Overview

3430 Buffalo Avenue is a light industrial facility located within the City of North Charleston. The property includes eight (8) industrial suites and two adjacent laydown yards that total to  $\pm 3.0$  acres. This space is ideal for contractors, service providers or any users that need a mix of conditioned workspace and outdoor storage. Currently, there are three (3) available suites:

Space	Size
Suite C	$\pm 2,470$ SF
Suite F ( <i>available Oct. 2026</i> )	$\pm 1,276$ SF
Suite H ( <i>available Oct. 2026</i> )	$\pm 3,237$ SF
Laydown Yard A	$\pm 0.30$ Acres
Laydown Yard B	$\pm 1.00 - 2.00$ Acres

## Location Overview

The property is located within the City of North Charleston and zoned M-1 light industrial. It is just south of the I-26/I-526 split, providing easy access to both for tenants and customers.

## Demographics



Population:  $\pm 138,511$   
Households:  $\pm 59,111$



Interstate Access:  
4 minutes to I-26  
5 minutes to I-526



Avg. HHI: \$94,873  
Total Employees:  
 $\pm 96,457$

# Property Details

<b>Address</b>	3430 Buffalo Ave, North Charleston, SC 29418
<b>Lease rate</b>	\$20.00 PSF
<b>NNN fees</b>	Contact broker
<b>As-Is Lease Rate</b>	\$7,500/Acre/Month
<b>BTS Lease Rate</b>	Contact broker
<b>Total Land Area</b>	4.06 acres
<b>Total Building size</b>	±15,051 total SF (divided into 8 suites)
<b>Drive-in doors</b>	Ten (10) 10' x 12' Each suite has 1-2 drive-in door(s)

<b>Suites Available</b>	Suite C: ±2,470 SF Suite F: ±1,276 SF (available Oct. 2026) Suite H: ±3,237 SF (available Oct. 2026)
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<b>Laydown Yards Available</b>	Laydown Yard A: ±0.30 acres Laydown Yard B: ±1.00 - 2.00 acres
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<b>Clear height</b>	13.5'
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<b>Power</b>	Single phase, 200 amp
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<b>HVAC</b>	Fully air conditioned interior
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<b>Zoning</b>	M-1 light industrial (City of North Charleston)
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# Aerial Overview



# Charleston Overview



Drive Times	
CHS International Airport	27 Minutes
I-26	4 Minutes
I-526	5 Minutes
James Island	27 Minutes
Downtown Charleston	22 Minutes
Mount Pleasant	20 Minutes
North Charleston	13 Minutes
Highway 17	11 Minutes

3430 Buffalo Ave

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