

FOR SALE

±8,000 SF PREMIER INDUSTRIAL HEADQUARTERS

3255 INDUSTRY DRIVE | NORTH CHARLESTON, SC 29418

\$1,900,000

±8,000 SF | M-1 (LIGHT INDUSTRIAL) | 1.40 ACRES



GARY WHITE

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186 SEVEN FARMS DR, SUITE F, BOX 248 | CHARLESTON, SC 29492 | URBANCOREADVISORS.COM

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INDUSTRIAL HEADQUARTERS OPPORTUNITY FOR SALE | M-1 ZONING | ±1.40 ACRES | FLEET STORAGE POTENTIAL

Industrial buildings with this level of finished administrative space are increasingly rare in North Charleston's Peppercorn corridor.

3255 Industry Drive provides ±8,000 SF of purpose-built office space positioned within one of the region's most active industrial zones—minutes from I-26, I-526, Charleston International Airport, Boeing, and the Port of Charleston.

Designed for contractors, logistics firms, and regional service operators, the layout supports centralized leadership, dispatch, estimating, billing, and operations management in a single, efficient facility.

Situated on ±1.40 acres with M-1 (Light Industrial) zoning and 40 on-site parking spaces, the property also offers strong potential for secure fenced fleet storage or controlled access vehicle staging.

KEY PROPERTY FEATURES

- ±8,000 SF FREESTANDING BRICK BUILDING
- APPROX. 16 PRIVATE OFFICES + 3 CONFERENCE ROOMS
- TWO LARGE OPEN WORK AREAS IDEAL FOR DISPATCH AND ADMIN TEAMS
- PROFESSIONAL RECEPTION AND EXECUTIVE MEETING SPACE
- 40 ON-SITE PARKING SPACES
- LOCATED ON ±1.40 ACRES
- M-1 (LIGHT INDUSTRIAL) ZONING
- POTENTIAL FOR SECURE FENCED FLEET COMPOUND



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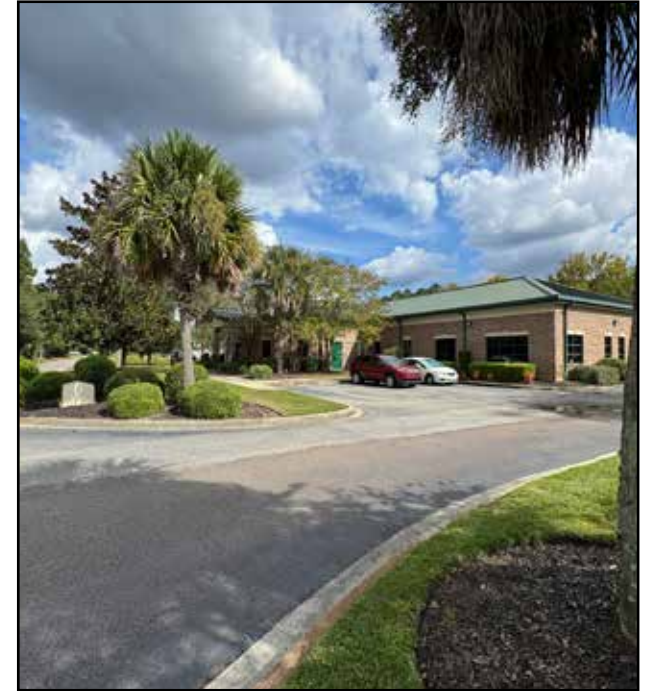
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FLEET CONTROL. OPERATIONAL EFFICIENCY. SECURE OUTDOOR STORAGE POTENTIAL

Industrial operators require more than office space — they require control of their fleet.

Situated on ±1.40 acres with 40 on-site parking spaces and M-1 zoning, the property provides strong potential to create a secure, fenced compound for service vans, work trucks, and light equipment.

Centralize your fleet. Protect your assets. Operate from one controlled location.

IDEAL FOR:

- CONTRACTORS
(HVAC, PLUMBING, ELECTRICAL, ROOFING)
- REGIONAL SERVICE PROVIDERS
- LOGISTICS AND FREIGHT OPERATORS
- DISTRIBUTION USERS RELOCATING
ADMINISTRATIVE STAFF
- WAREHOUSE USERS SEEKING TO
RECLAIM REVENUE-GENERATING SPACE



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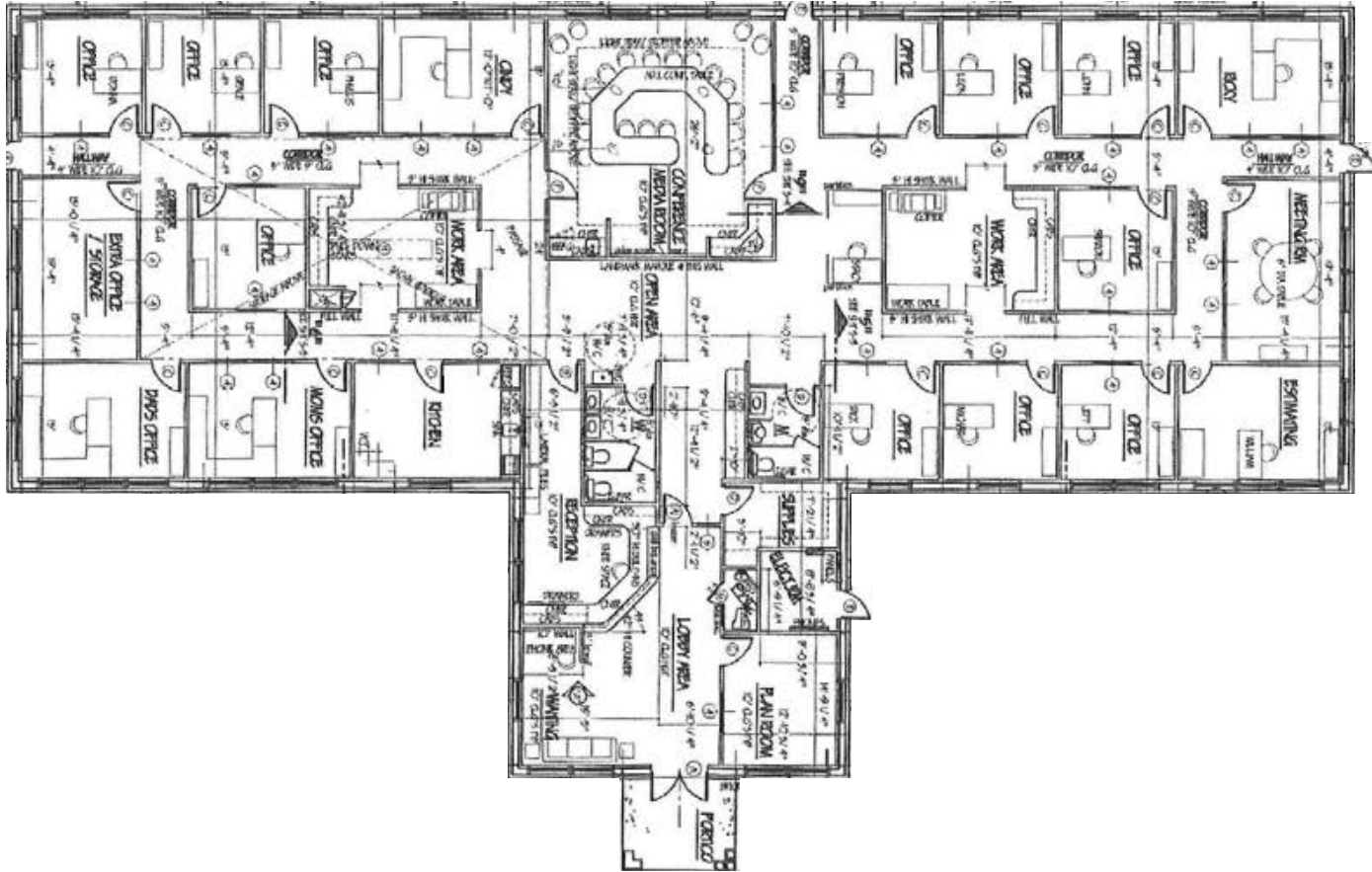
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• ±8,000 SF FREESTANDING BRICK BUILDING WITH EXCELLENT CURB APPEAL

• APPROX. 16 PRIVATE OFFICES, 3 CONFERENCE / MEETING ROOMS

• TWO SPACIOUS OPEN WORK AREAS IDEAL FOR COLLABORATIVE TEAMS

• FULL KITCHEN AND EMPLOYEE LOUNGE

• PROFESSIONAL LOBBY AND RECEPTION AREA WITH GUEST SEATING

• 40 ON-SITE PARKING SPACES

• MODERN FINISHES AND EFFICIENT FLOOR PLAN SUPPORTING MULTIPLE USERS

• LOCATED ON ±1.40 ACRES WITH OPPORTUNITY FOR SELECTIVE EXPANSION

• CONVENIENT ACCESS TO I-26 AND I-526, MINUTES TO CHARLESTON INT'L AIRPORT

• M-1 ZONING

• SECURE YARD POTENTIAL

• OWNER-USER OPPORTUNITY

• SUITABLE FOR FENCED FLEET COMPOUND

• RARE INDUSTRIAL ADMIN BUILDING

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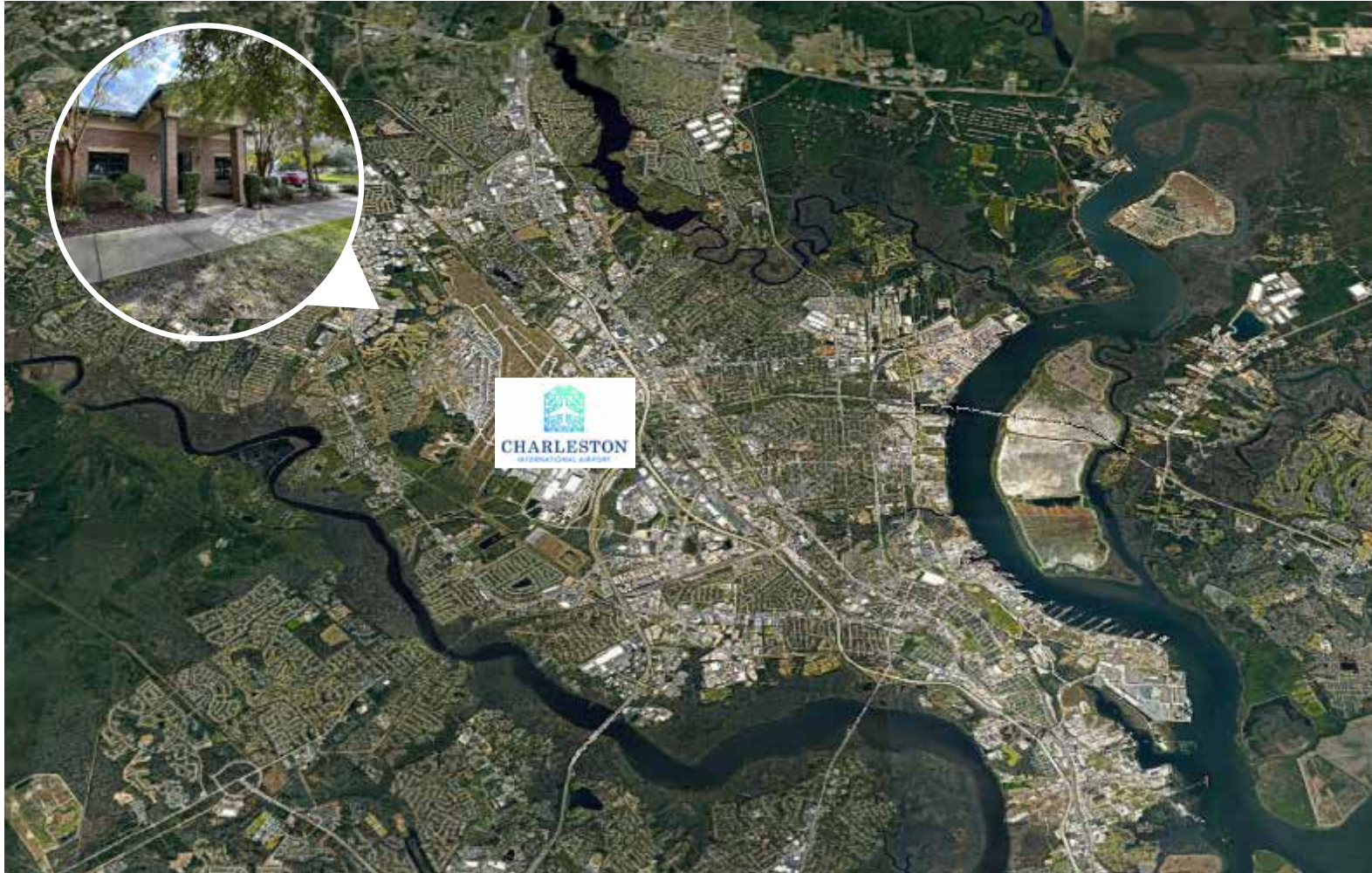
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SURFACE-ROAD CONNECTIVITY WITH IMMEDIATE REGIONAL REACH.



- POSITIONED JUST OFF ASHLEY PHOSPHATE RD

- QUICK ACCESS TO CROSS COUNTY RD AND DORCHESTER RD

- ±3-5 MINUTES TO I-26

- EFFICIENT REGIONAL CONNECTIVITY VIA I-526

- ±7 MILES TO CHARLESTON INTERNATIONAL AIRPORT

- ACCESSIBLE TO PORT OF CHARLESTON TERMINALS

- LOCATED WITHIN NORTH CHARLESTON'S PRIMARY INDUSTRIAL CORRIDOR

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