



FOR LEASE

±80,350-SF
Industrial Facility
on **±6.6 Acres** in
Prime Ladson
Location

9581 Palmetto Commerce Pkwy,
Ladson, SC 29456



Thomas Buist, SIOR

Principal
+1 843 442 3888
thomas.buist@colliers.com

Alex Whittemore

Vice President
+1 803 917 9560
alex.whittemore@colliers.com

Colliers | South Carolina

960 Morrison Drive, Suite 400
Charleston, SC 29403
+1 843 747 1200



*Property outline is approximate

Property Overview

Located at 9581 Palmetto Commerce Parkway, this $\pm 80,350$ SF Class A industrial facility is available for lease in one of Ladson's most sought-after industrial corridors. Built in 2022 and situated on ± 6.6 acres, the property is ideally suited for distribution, logistics, or light manufacturing users seeking modern specifications and excellent regional connectivity.

The building features $\pm 1,648$ SF of office space, a 30' clear height, and a highly efficient 50' x 50' column spacing. Loading is optimized with fourteen (14) dock-high doors and two (2) drive-in doors, complemented by 3-phase power (1,600 AMP) to support a wide range of industrial operations. The facility is fully sprinklered with an ESFR system for enhanced safety and compliance.

Key Highlights



Ample on-site parking, includes 98 surface spaces



Fourteen (14) dock-high doors with levelers and two (2) drive in doors



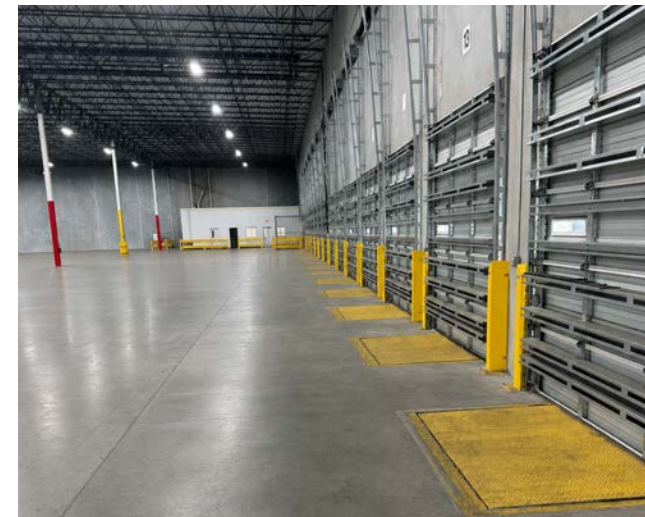
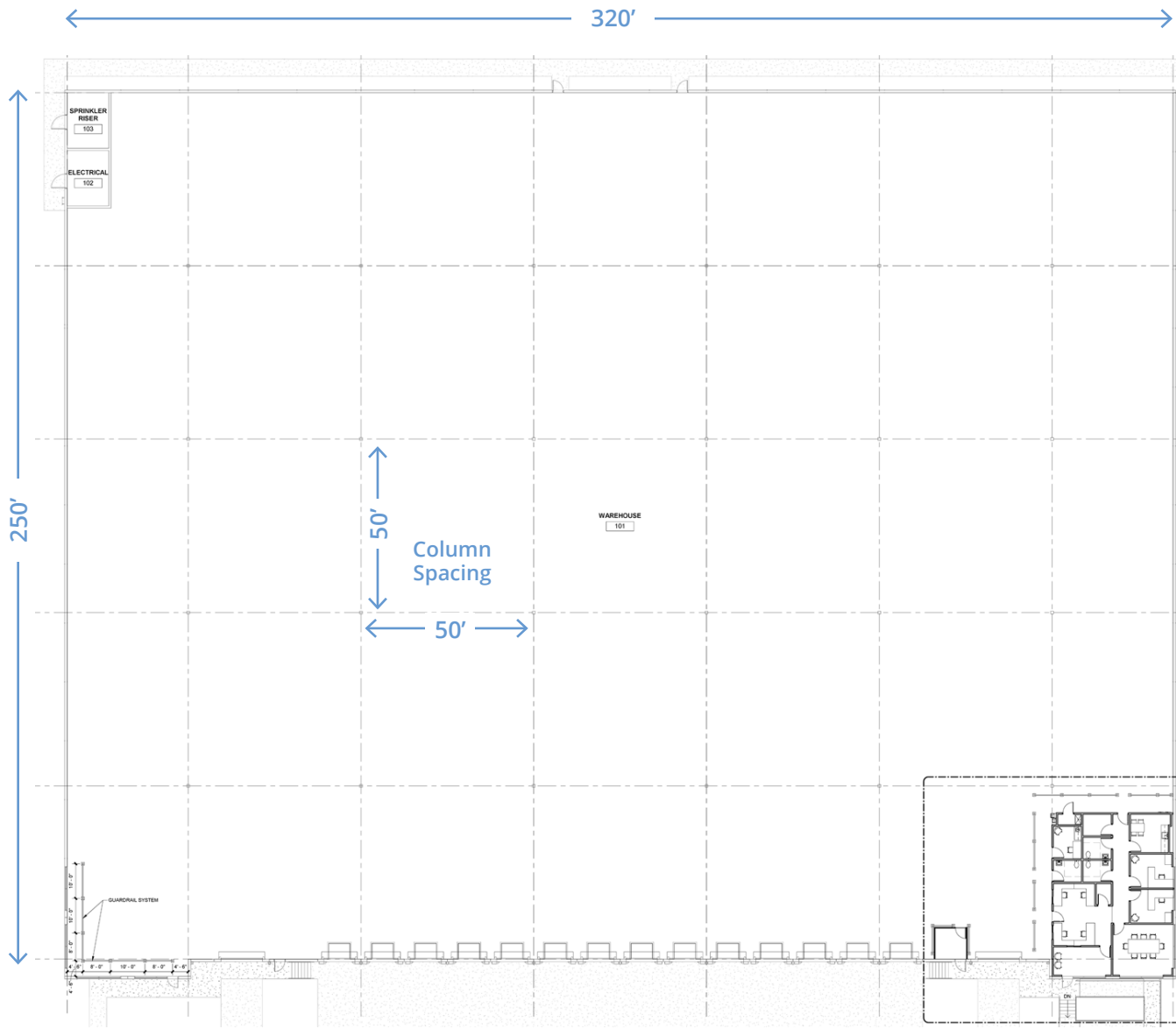
Class A industrial facility built in 2022 in prime location

Property Details

Address	9581 Palmetto Commerce Pkwy, Ladson, SC 29456
Lease Rate	\$8.95 PSF NNN
NNN Expenses	\$2.85 PSF
TMS #	393-00-00-020
Zoning	M-1 Light Industrial (City of North Charleston)
Year Built	2022
Total Building Area	±80,350 SF
Office Area	±1,648 SF
Total Acreage	±6.6 Acres
Clear Height	30'
Column Spacing	50'x50'
Slab	6" thick - 4,000 PSI
Dock Doors	Fourteen (14) 9'x10' OHDs at 48" dock heights
Levelers	Fourteen (14) mechanical - 35,000 lb. capacity (6'x6' with 16"lip)
Drive-In Doors	Two (2) 12'x14' served by 12' wide concrete ramp
Dock Equipment	Dock seals, bumpers, z-guards, (13) quad outlets on dock wall
Power	3-Phase, 1,600 AMP, 480V
Lighting	LED high-bay - 30 foot-candles at 36" above finished floor
HVAC	Three (3) gas-fired make-up air units; two (2) 24' HVLs fans in speed bay
Sprinkler	ESFR
Office Configuration	Private offices, conference room, open workspace and full breakroom
Restrooms	Two (2) ADA office restrooms; One (1) warehouse unisex
Parking	98 Surface spaces



Floor Plan



Aerial Overview

↗ HWY 78 - 1.9 Miles
I-26 - 2.6 Miles

LADSON ROAD

PALMETTO COMMERCE PKWY

±1 ACRE
OUTPARCEL
AVAILABLE

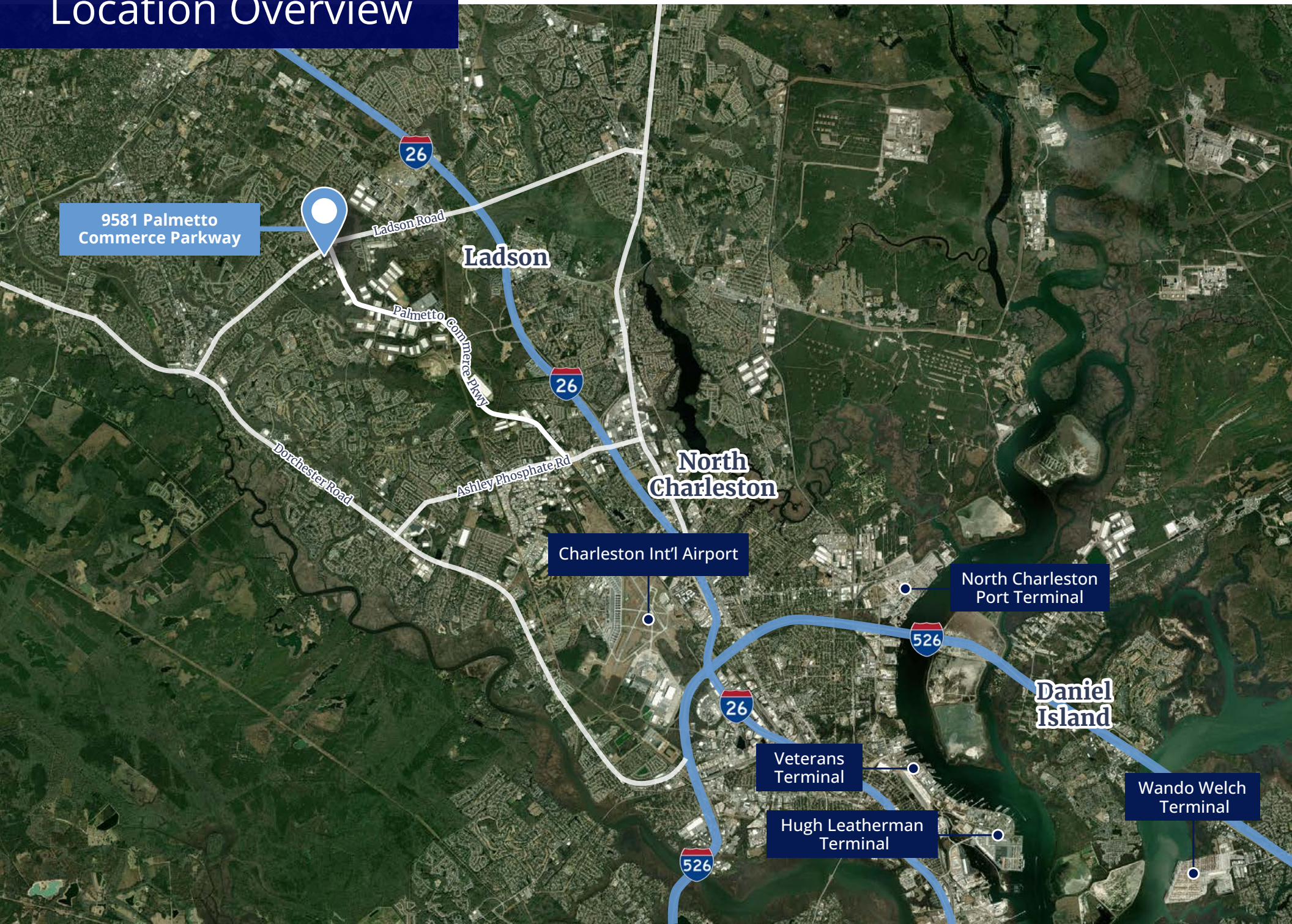


Market Overview

9581 Palmetto
Commerce Parkway



Location Overview



9581 Palmetto Commerce Pkwy
Ladson, SC 29456

Contact:

Thomas Buist, SIOR

Principal

+1 843 442 3888

thomas.buist@colliers.com

Alex Whittemore

Vice President

+1 803 917 9560

alex.whittemore@colliers.com



Colliers | South Carolina
960 Morrison Drive, Suite 400
Charleston, SC 29403
+1 843 747 1200



This document/email has been prepared by Colliers | South Carolina for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.