



**For Lease**

INDUSTRIAL PROPERTY

# 9797 U.S. HIGHWAY 78

LADSON, SC 29456

for more information, please contact:

■ **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@cc&t.com

■ **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cc&t.com

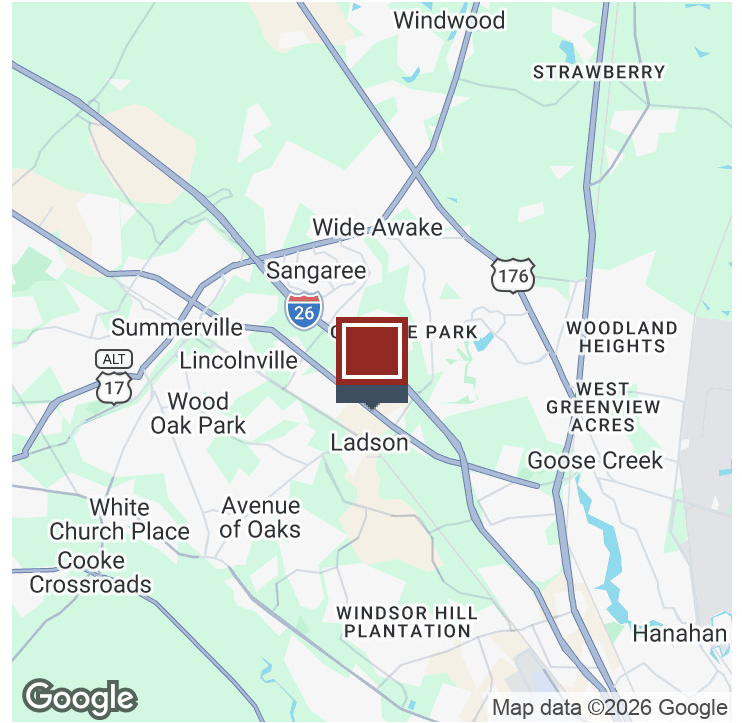
11 Cunnington Avenue 843.577.6722 [HTTPS://CCTRE.COM](https://cctre.com)



## INDUSTRIAL PROPERTY FOR LEASE

# 9797 U.S. HIGHWAY 78

LADSON, SC 29456



### OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	6,100 SF
Acreage	1 Acre

### PROPERTY OVERVIEW

Highly functional and visually appealing 6,100 SF warehouse/showroom building for lease located along the Highway 78 corridor in the Ladson area.

The property features approximately 4,000 SF of warehouse space with two garage doors, restrooms, and complemented by a beautiful showroom and office area with floor-to-ceiling glass storefront, providing natural light and visibility for customer-facing operations. The office layout includes a reception area, private offices, and restrooms. Ideal for a variety of users. NNN fees are estimated at \$3.35 psf.

Situated on  $\pm 1$  acre, the site includes a  $\pm 0.5$ -acre fenced laydown yard, ideal for outdoor storage, equipment, or fleet use.

Conveniently located just minutes from Interstate 26, the property provides easy access to the greater Charleston market and surrounding industrial hubs.

### PROPERTY HIGHLIGHTS

- High Visibility Showroom
- 0.5 acre laydown yard
- Minutes from I-26

for more information, please contact:

**JOSEPH TECKLEBURG**

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

**BRADLEY BAKER**

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

INDUSTRIAL PROPERTY FOR LEASE

# WAREHOUSE & LAYDOWN YARD

LADSON, SC 29456



for more information, please contact:

**JOSEPH TECKLEBURG**

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

**BRADLEY BAKER**

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

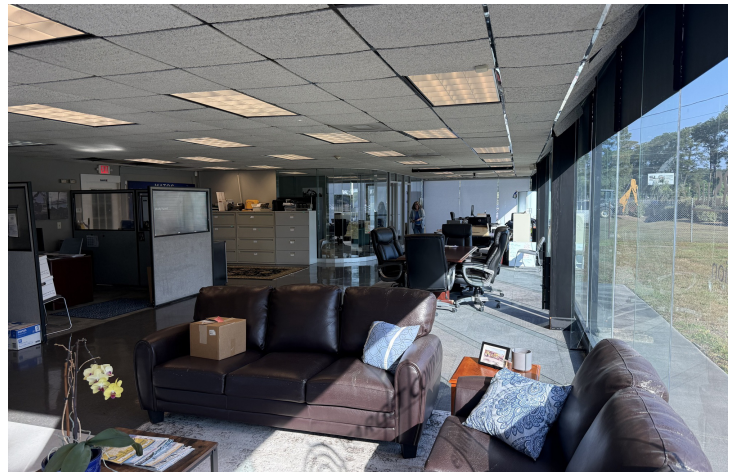
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



INDUSTRIAL PROPERTY FOR LEASE

# SHOWROOM & OFFICES

LADSON, SC 29456



for more information, please contact:

**JOSEPH TECKLEBURG**

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

**BRADLEY BAKER**

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

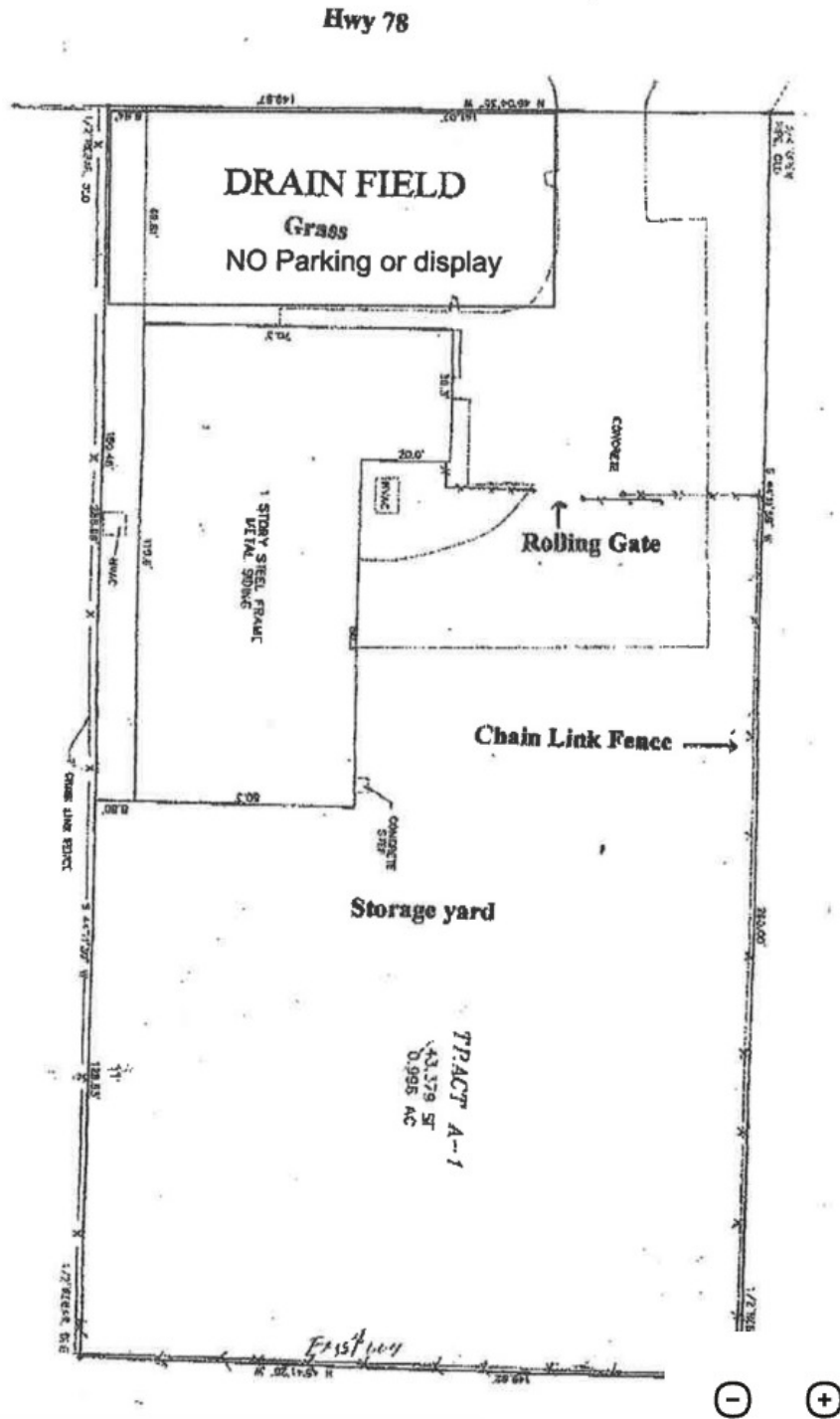
11 Cunnington Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



# SITE PLAN

LADSON, SC 29456



for more information, please contact:

**JOSEPH TECKLEBURG**

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

**BRADLEY BAKER**

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

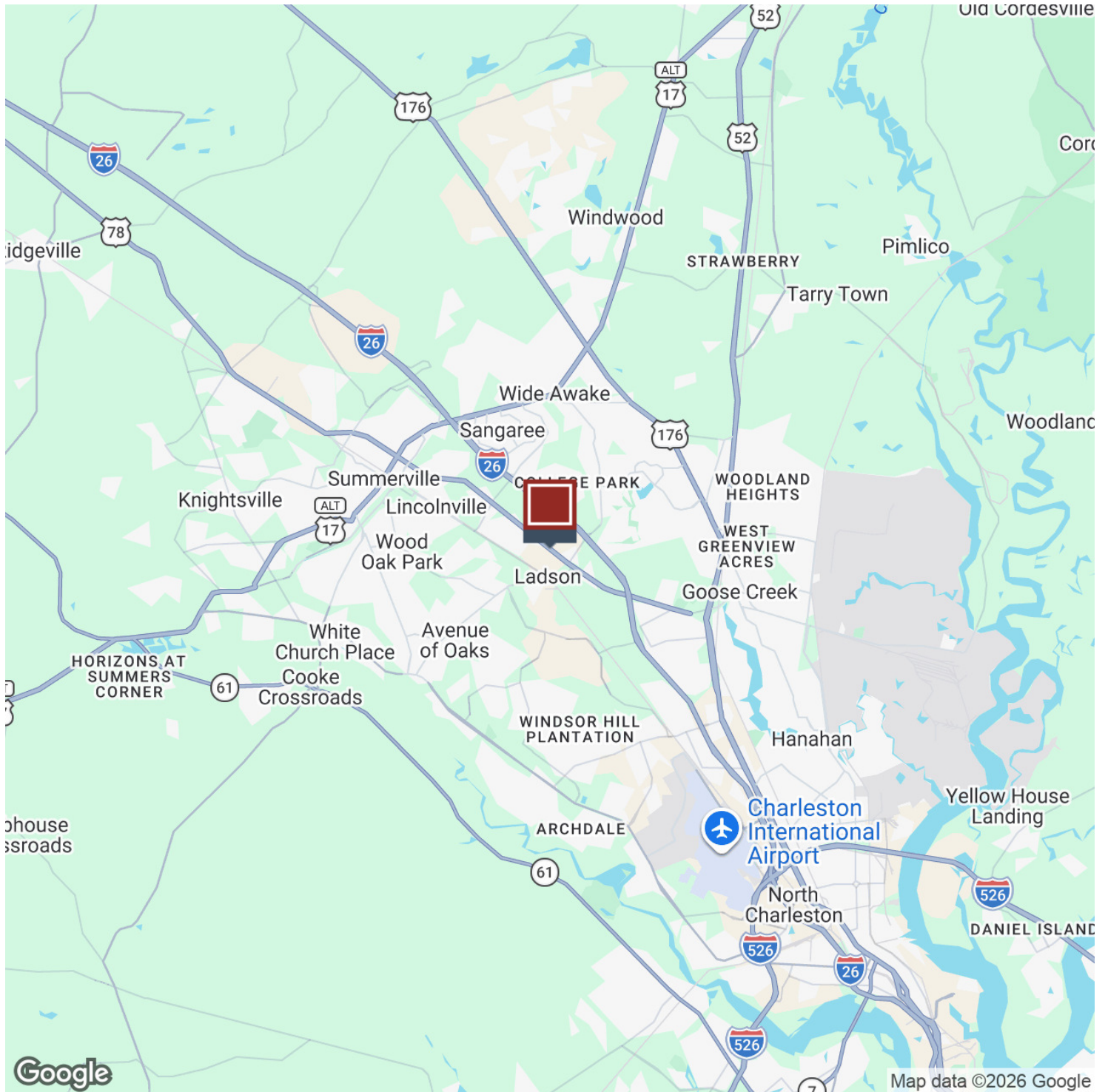


This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

INDUSTRIAL PROPERTY FOR LEASE

# LOCATION MAP

LADSON, SC 29456



for more information, please contact:

**JOSEPH TECKLEBURG**

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

**BRADLEY BAKER**

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

11 Cunnington Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.