



LAB FACILITY FOR SALE IN NORTH CHARLESTON

Special-Purpose Investment Opportunity

7221 Investment Drive, North Charleston, SC 29418

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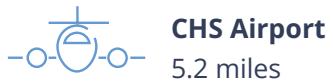
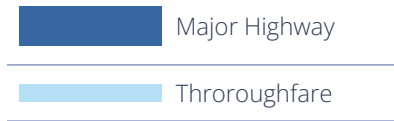


Property Profile

7221 Investment Drive is a ±18,471 SF Class A flex laboratory facility situated on ±1.70 acres in North Charleston's established industrial corridor. The facility was built in 1990 and has undergone renovations in 2014 (extensive, technical, multi-million dollar project), with plans for \$51k in improvements in 2026. The building features a gable metal roof which was re-coated in 2022, 26-foot clear heights, one dock door, one drive-in door, 400-amp/3-phase power, and ample surface parking. This location serves as the HPS primary manufacturing and distribution location, housing multiple organic and inorganic chemistry laboratories, specialized HVAC systems, shipping operations, and administrative offices.

Address	7221 Investment Drive, North Charleston, SC 29418
Building Size	±18,471 SF
Land Size	±1.70 Acres
Offering Price	\$5,500,000
Cap Rate	7.05%
NOI (Year 1)	\$387,891
Lease Expiration	December 2029
Annual Escalations	4%
Lease Type	NNN

Site Access



I-526
12 min

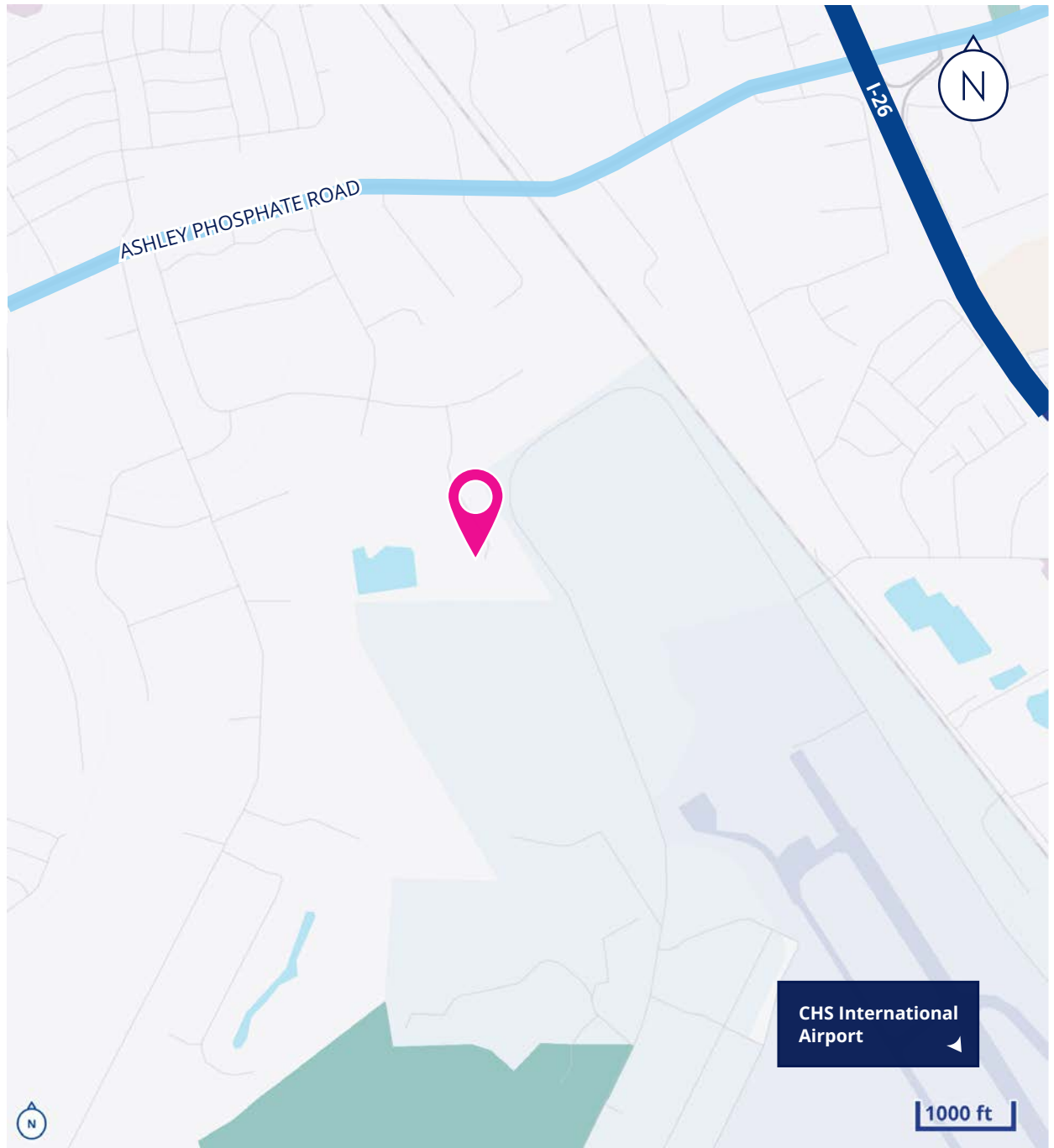
Highway 17
20 min

Wando Welch Terminal
18 min

Downtown Charleston
18 min

Mt. Pleasant
22 min

West Ashley
17 min

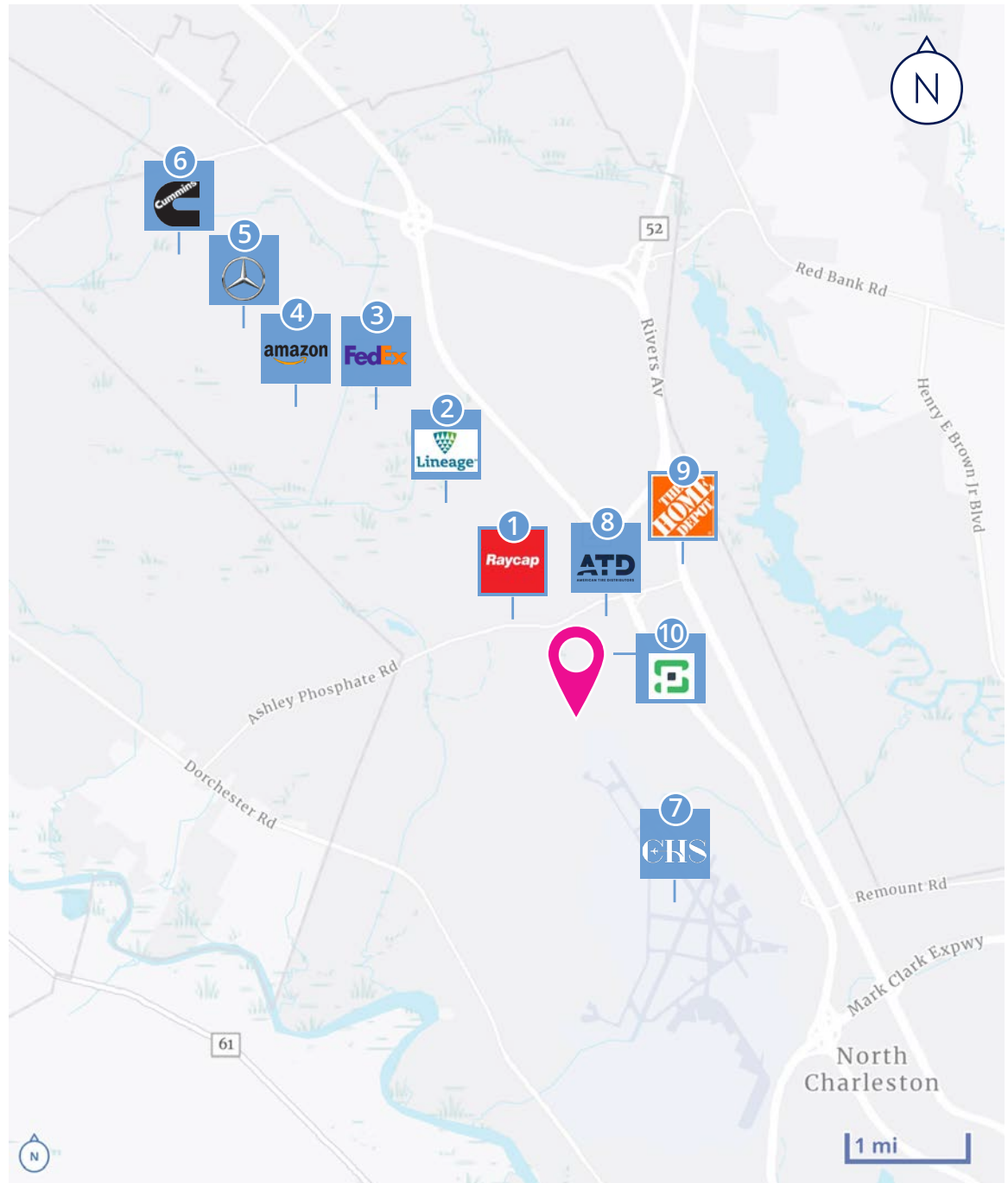




Location Overview

 7221 Investment Drive

1	Raycap
2	Lineage Logistics
3	Fedex Distribution Center
4	Amazon
5	Mercedes Vans
6	Cummins
7	CHS International Airport
8	American Tire Distributors
9	The Home Depot
10	Polymershapes



Tenant Profile



Tenant Name
High Purity Standards

Corporate Parent
Antylia Scientific

Square Footage
±18,741 SF

Commencement Date
01/01/2026

Expiration Date
12/31/2029

Initial Lease Term
4 years (48 months)

Renewal Option
One 5-Year Option

Lease Type
NNN

Company Background

High Purity Standards (HPS) was founded in 1990 by Dr. Theodore Rains, an internationally recognized analytical chemist following his distinguished career at the National Institute of Standards and Technology (NIST). For over 35 years, HPS has served as a global manufacturer of NIST-traceable spectrometric standards and reference materials used to calibrate analytical instruments in laboratories worldwide.

The company produces certified reference standards for Atomic Absorption Spectroscopy (AAS), Ion Chromatography (IC), Inductively Coupled Plasma (ICP), ICP Mass Spectrometry (ICP-MS), Gas Chromatography (GC), and GC-Mass Spectrometry (GC-MS). These standards are essential for laboratories seeking regulatory compliance, quality control accreditation, and measurement accuracy across pharmaceutical, environmental, food safety, and industrial applications.

Permitted Use

Chemical manufacturing business and related office, warehouse, and distribution operations.

Operating Expenses

Tenant is responsible for all costs, expenses, and charges associated with operating and maintaining the premises, including utilities, real and personal property taxes, insurance, repairs and maintenance, and all other amounts incurred in operating the facility.

Renewal Options

One 5-year renewal option. Rent during renewal period shall be set at fair market rental rate for comparable laboratory/flex space in North Charleston, with 4% annual escalations. Tenant must provide written notice 6 months prior to expiration of initial term to exercise renewal option.

Tenant Improvements

Tenant is completing ±\$51K in renovations, including office area improvements, flooring replacement, and site work. Property includes multi-million dollar specialized laboratory improvements installed by tenant during prior occupancy, including variable hood exhaust systems, organic/inorganic chemistry labs, chemical-grade HVAC, and hazardous materials handling infrastructure.

Landlord Responsibilities

Roof repairs (roof has a 10-year warranty, and was re-coated in 2022), HVAC up to \$5,000 (through the term of the lease).



Pricing & Financial Summary

Property address	7221 Investment Drive, North Charleston, SC 29418
Property size	±18,471 SF
Cap rate	7.05%
Operating income Y1	\$387,891
Land size	±1.70 acres
Year Built	1990



Offering Price

\$5,500,000



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