



3138 INDUSTRY DRIVE

FOR LEASE
Industrial Warehouse

NORTH CHARLESTON, SC

WILLIAM MOORE, CCIM

☎ 843.478.4800

📞 843.619.2995

will@prospectrep.com



PROSPECT
REAL ESTATE PARTNERS

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This 12,000-square-foot warehouse, situated on 1.44 acres, is located in one of the strongest industrial markets in the country. Due to its existing improvements, size, infrastructure, and strategic location, the property is suitable for a range of uses. The property is positioned near I-26, Charleston International Airport, Charleston Port Terminals, and Palmetto Commerce Parkway. Its excellent transportation links via I-26 provide easy access to major routes. Additionally, the property is positioned to serve the greater Charleston Market. The nearby port terminals make this property ideal for businesses involved in shipping and receiving goods, enhancing logistical efficiency.

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Offering Highlights

PROPERTY DETAILS

Zoning — M-1 (Light Industrial)

Office — 2,000 SF

Warehouse — 10,000 SF

Site Size — 1.44 Acres

Covered Dock — 2-Position Truck Well

Drive-In Doors — 2 Electric (10x10)

Fire System — Wet Sprinkled

Lighting — LED Motion Lights

Floor — Floor Drains

Power — 3-Phase 600Amp 208v

TMS # — 397-00-00-001

FINANCIALS

Lease Rate — 12.75 PSF NNN

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Layers



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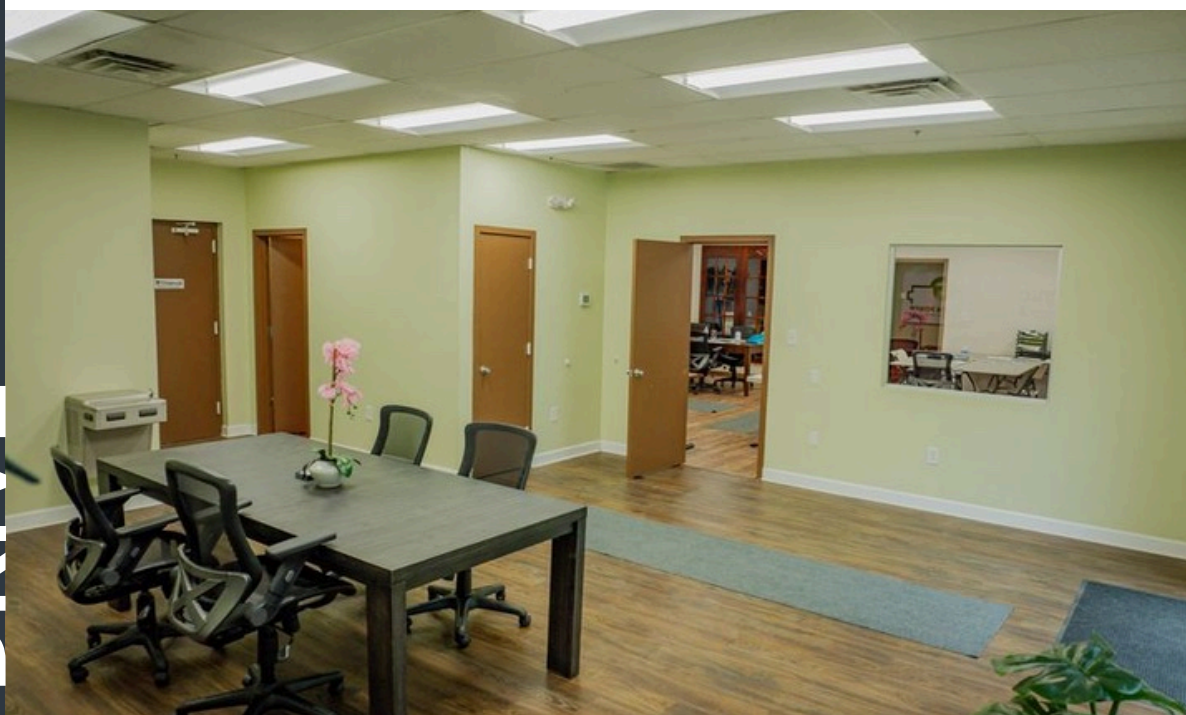
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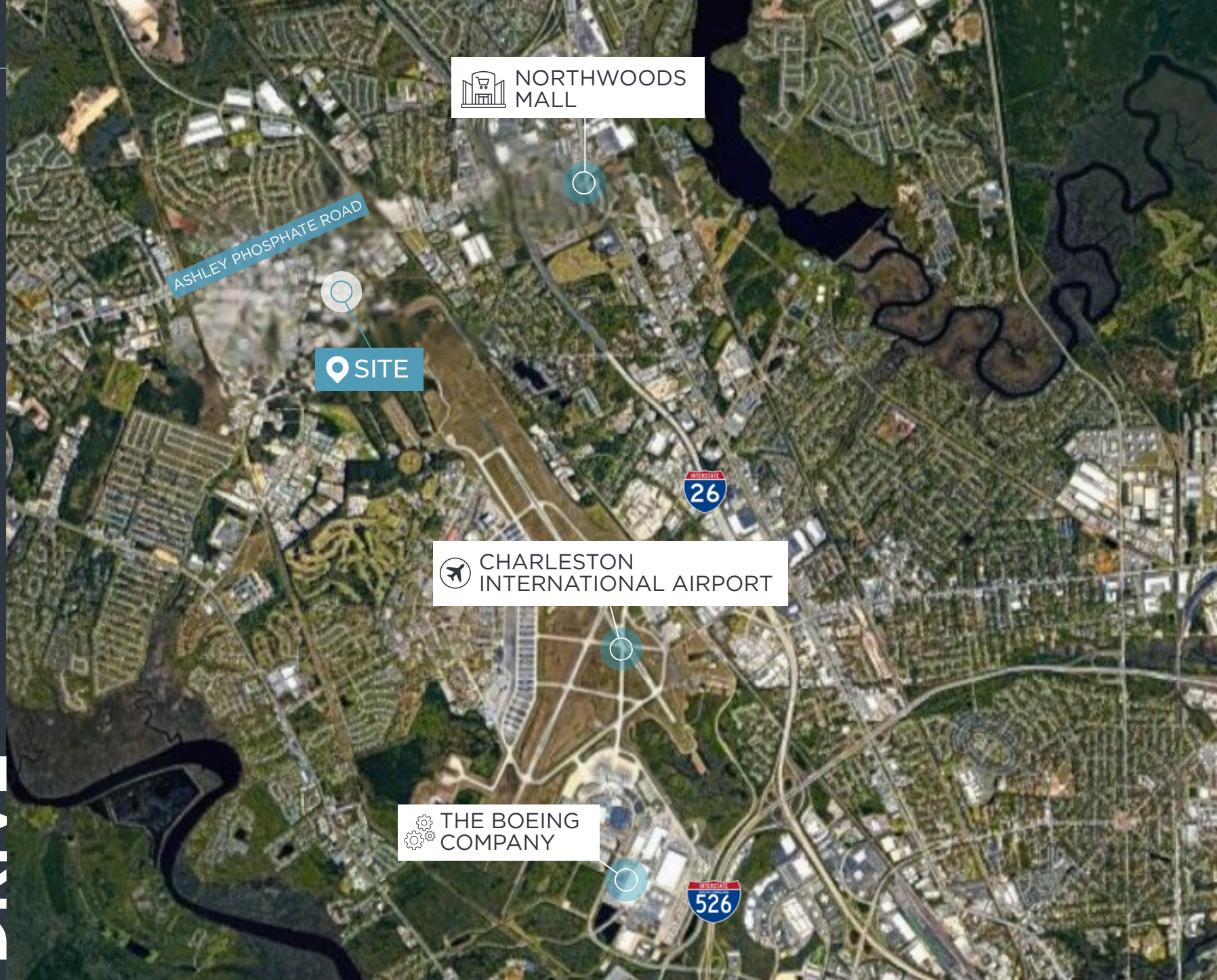
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For Leasing Information Contact

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Agency and Disclaimer

Agency: Please refer to the South Carolina Real Estate Commission for an explanation of agency relationships. Prospect Real Estate Brokers, LLC has an exclusive agency listing agreement to represent the owner in the leasing of the property.

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