



For Lease

INDUSTRIAL PROPERTY

4447 DORCHESTER RD

NORTH CHARLESTON, SC 29405

for more information, please contact:

■ **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@ccre.com

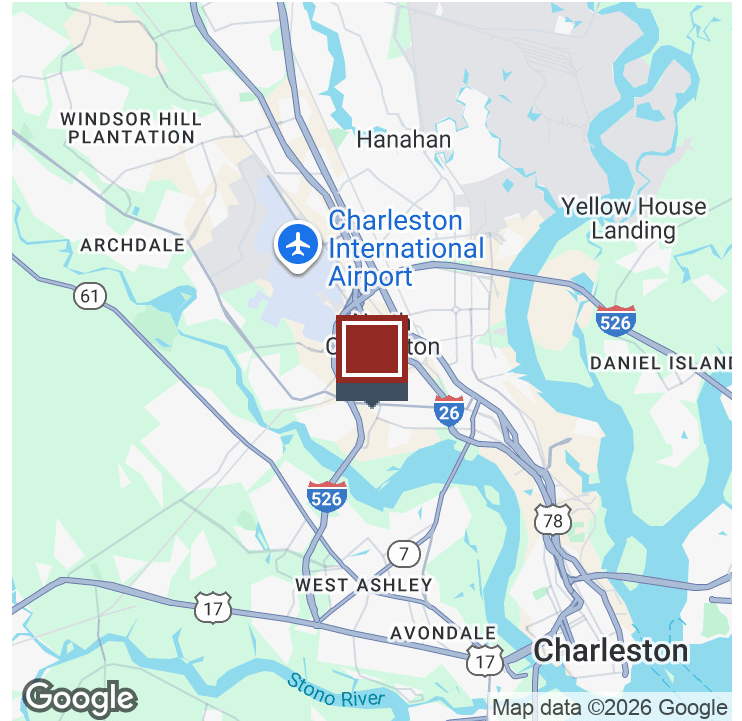
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INDUSTRIAL PROPERTIES FOR LEASE

4451 & 4447 DORCHESTER RD

NORTH CHARLESTON, SC 29405



OFFERING SUMMARY

Lease Rate:	\$12.75 - 13.50 SF/yr (NNN)
Available SF:	10,000 - 10,916 SF

PROPERTY OVERVIEW

Two highly functional warehouse/flex buildings are coming available along the Dorchester Road corridor in North Charleston, offering excellent access to the region's major transportation arteries and Charleston International Airport.

4451 Dorchester (10,000 SF) is a versatile building including a large open work/showroom area with a private office and two restrooms and a spacious warehouse equipped with a loading dock and four roll-up doors, allowing for efficient loading and flexible operations. Available for lease February 1, 2026 at \$13.50/ SF NNN.

4447 Dorchester (10,916 SF) is a well-configured flex/warehouse building that features approximately 3,000 SF of office space and 7,916 SF of warehouse space, offering a strong balance of administrative and operational functionality. The warehouse is served by one 14' x 14' drive-in door and comes with outside storage. Available for lease August 1, 2026 at \$12.75/ SF NNN. NNN Expenses are estimated at \$4.47 psf.

Strategically located just 0.4 miles from I-526, 1.4 miles from I-26, and approximately 3 miles from Charleston International Airport, these properties provide ideal connectivity for distribution, service, and light industrial users.

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SPACES AVAILABLE

NORTH CHARLESTON, SC 29405



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,000 - 10,916 SF	Lease Rate:	\$12.75 - \$13.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4447 Dorchester Road	10,916 SF	NNN	\$12.75 SF/yr	Available 8/1/26
4451 Dorchester Road	10,000 SF	NNN	\$13.50 SF/yr	Available 2/1/26

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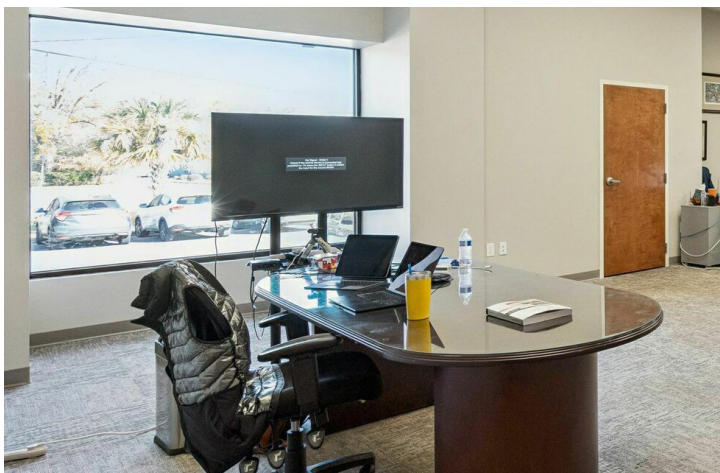
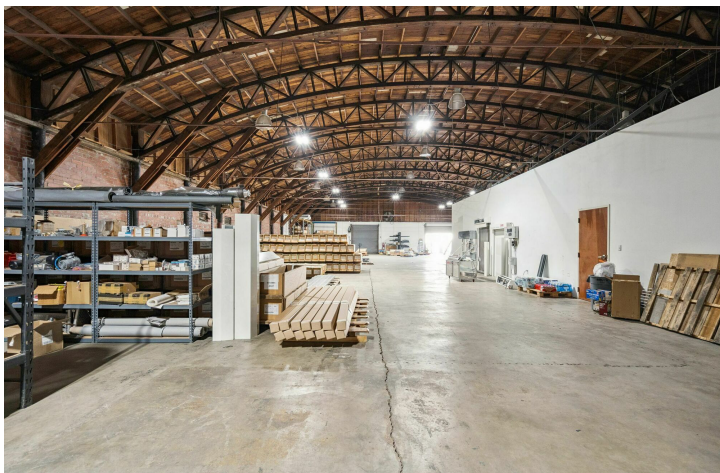
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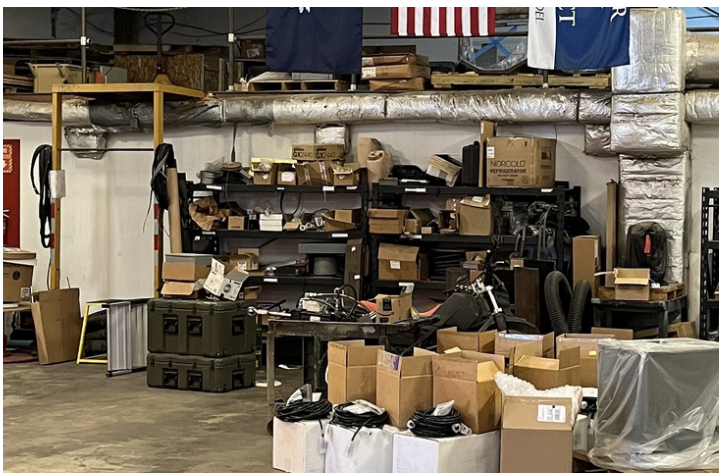
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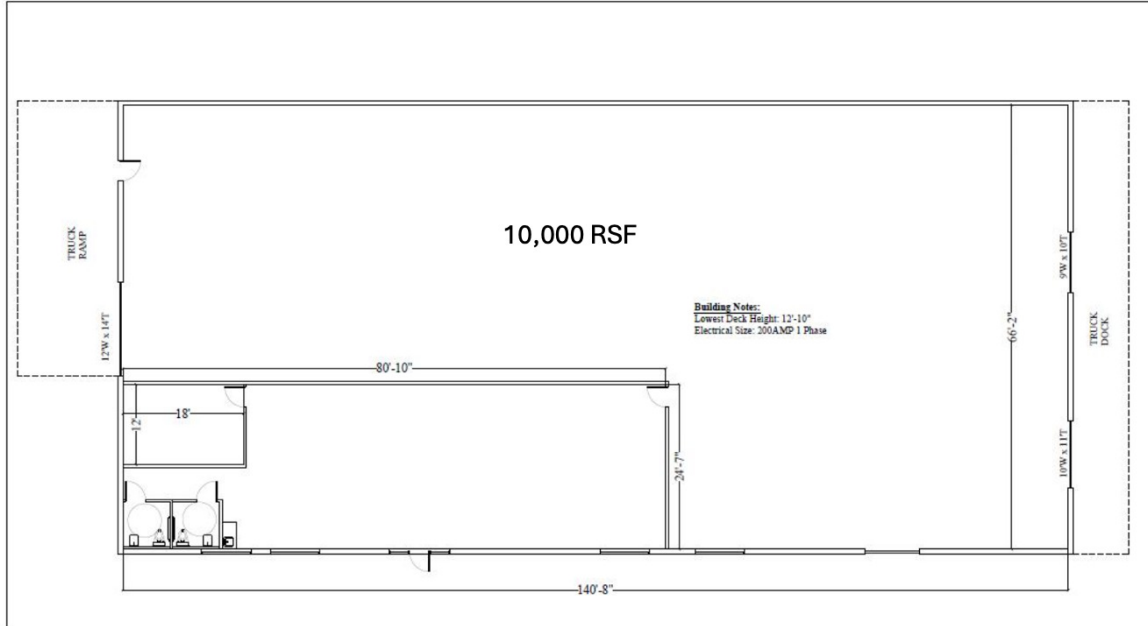
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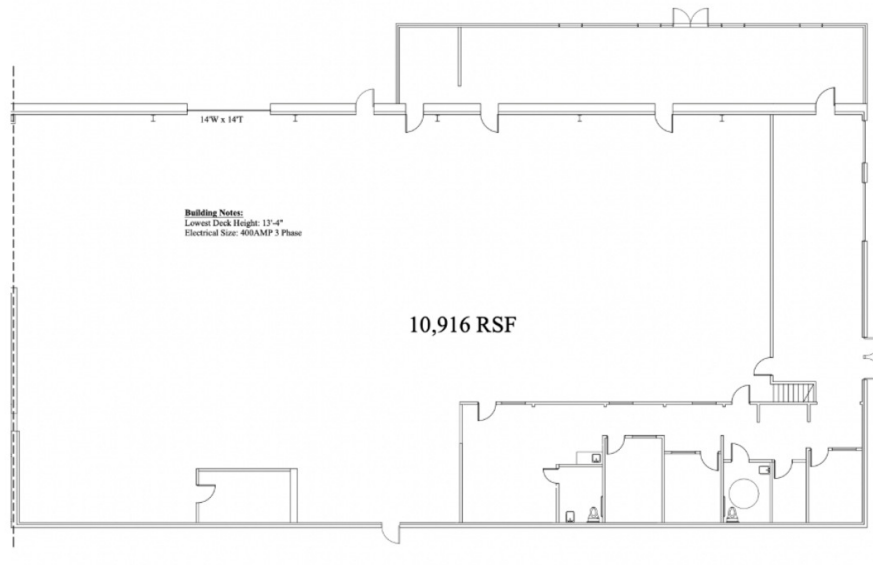


FLOOR PLANS

4451 DORCHESTER



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