



Industrial Facility Located Minutes from I-26 with Fenced Laydown Yard

INDUSTRIAL BUILDING | FOR SALE OR LEASE

Sale Price: \$3,750,000
Lease Rate: \$18.50/SF NNN

7283 Spa Road
North Charleston, SC



Tenant improvement allowance available for qualified tenants



Located less than one mile from the I-26 interchange



New building improvements complete



Laydown yard
0.5 acres

At-a-Glance

\$18.50/SF
NNN | Lease rate

\$3,750,000
Sale price

14,465 SF
Total building size

±1,200 SF
Office size

1.48 AC
Land size

0.5 AC
Laydown yard

1979
Year built

16'
Eave height

Six
Grade-level doors

16' - 20'
Clear height

18
Paved vehicle parking
spaces

**M-1 light
industrial**
Zoning (City of North
Charleston)

1,200 amps
(3-phase) power

Versatile Industrial Opportunity with Capital Enhancements Complete

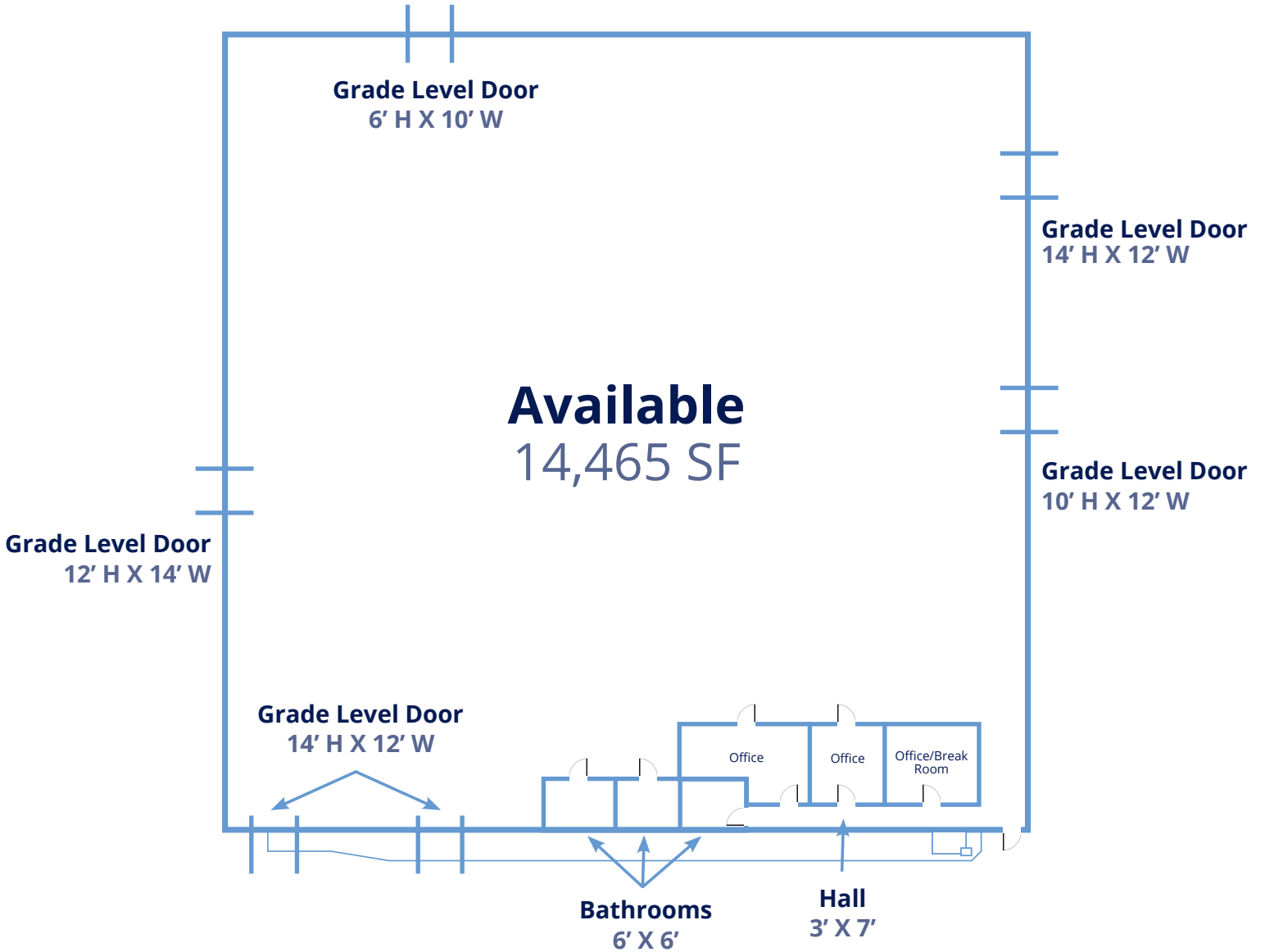
Now available for lease or sale, this ±14,465-SF industrial facility is located less than one mile from the I-26 interchange in North Charleston, providing excellent access to major transportation routes.

The landlord is offering a negotiable tenant improvement allowance based on tenant qualifications and lease terms, making this a flexible option for a variety of industrial or distribution users.

Landlord Improvements

- Brand-new office buildout
- New LED lighting throughout the warehouse
- Upgraded site grading and drainage
- Interior insulation repairs
- Roof resealed by the seller in 2022
- Newly graveled and fenced ±0.5-acre laydown yard
- Newly paved and sealed asphalt parking lot (18 spaces)
- Exterior of the building freshly painted

Building Floor Plan



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Property Images



Location Details



Travel Distances

I-26	7 min
I-526	9 min
Charleston International Airport	14 min
Ladson	14 min
Park Circle	15 min
Summerville	16 min
Downtown Charleston	18 min

For Sale or Lease

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, Ste 400
Charleston, SC 29403
+1 843 747 1200

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