



# INDUSTRIAL LAND & BUILDING FOR LEASE

4937 DORCHESTER ROAD, NORTH CHARLESTON, SC 29418

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## INDUSTRIAL PROPERTY FOR LEASE

- ±6,000-12,000 SF on approximately 8 acres immediately available
- Subdivisible for tenants with outdoor storage or facility needs
- M-1 (Light Industrial) City of North Charleston zoning
- Infill industrial location less than 1 mile from I-526
- CSX Rail (possible spur)

# PROPERTY SPECS



**ADDRESS:** 4937 Dorchester Road

**CITY:** North Charleston

**ZONING:** M-1 Light Industrial

**BUILDING SF:** ±6,000-12,000 SF

**DOORS:** 5 (12' x 14')

**ACREAGE:** Approx. 8 gross

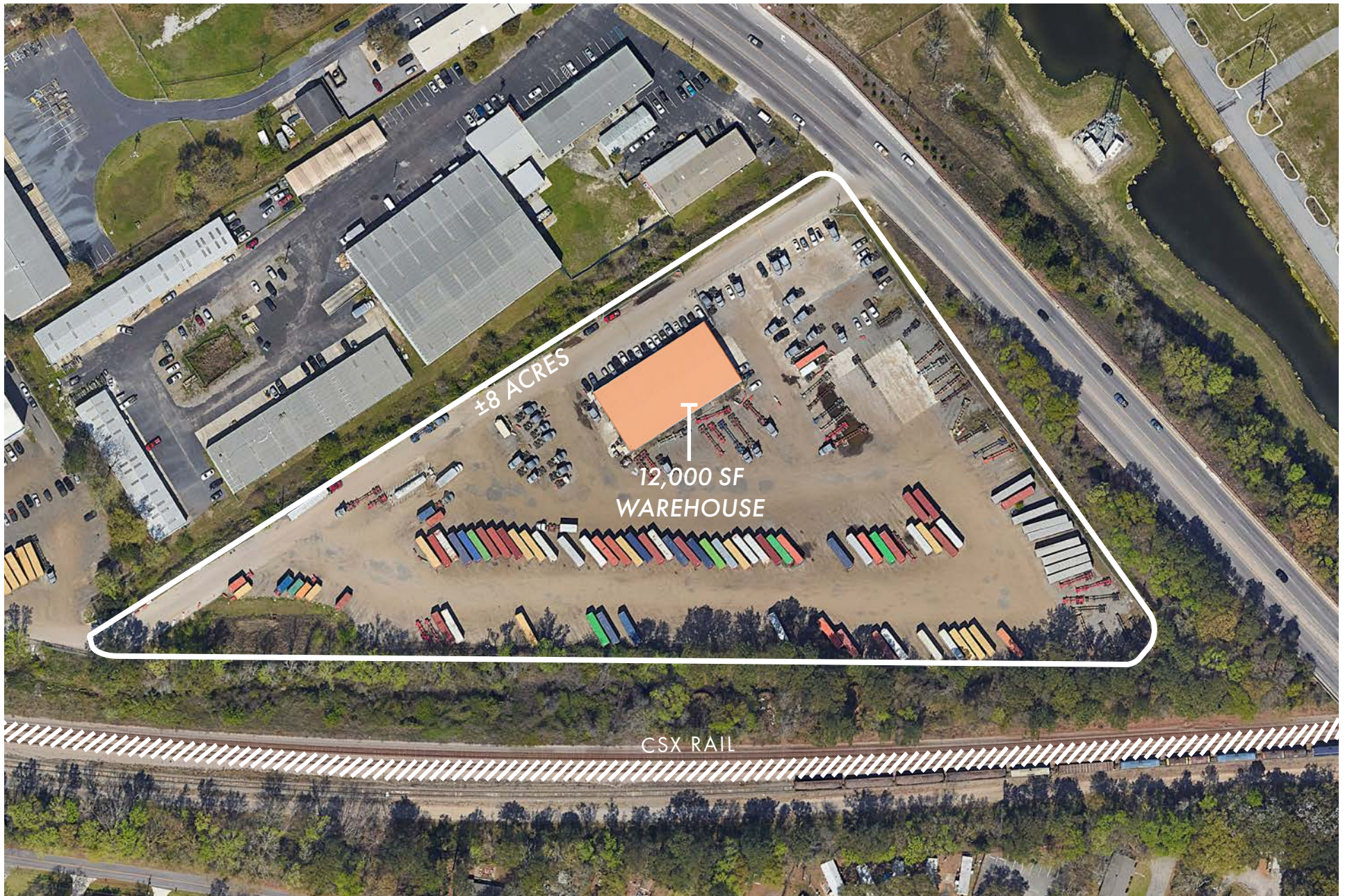
**POWER:** 240 V/200 Amp Main

**COMMENTS:**  
-Fenced, lit, graveled  
-20,000 gal AST-Diesel  
-280 gal AST -DEF

# SINGLE TENANT SCENARIO

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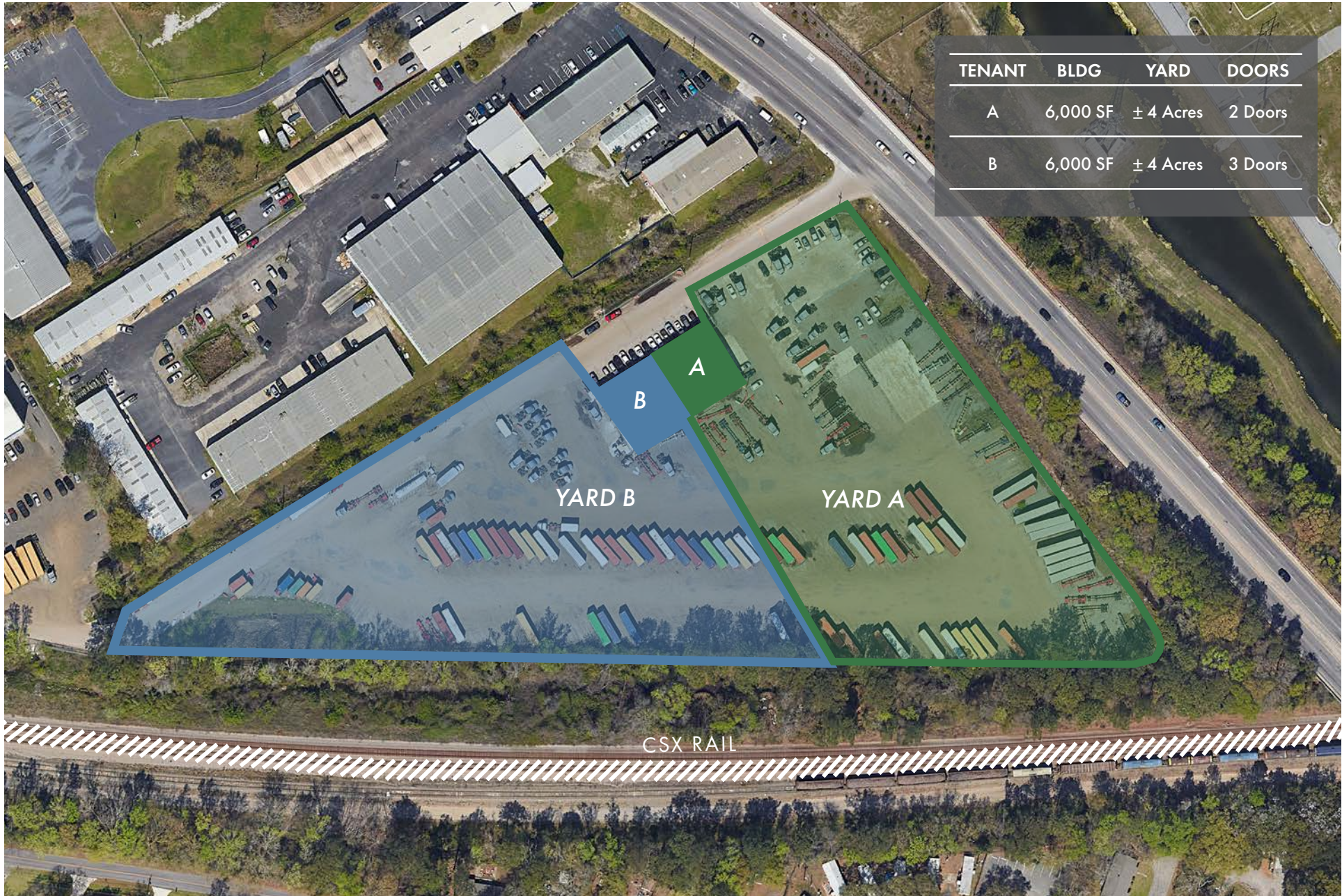
PLAN & AVAILABILITY



# POSSIBLE SUBDIVISION

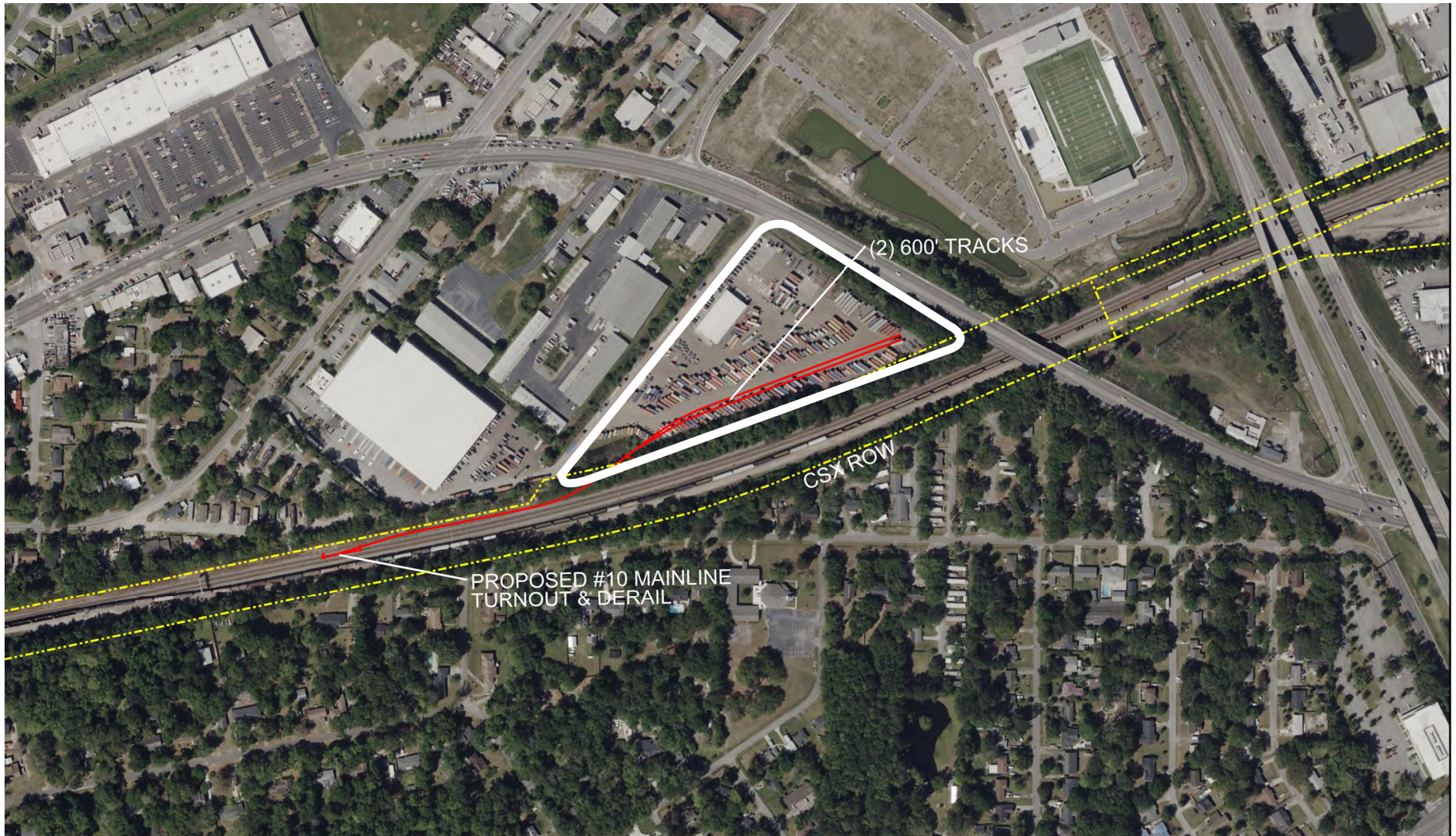
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MULTIPLE TENANT SCENARIO



# CONCEPTUAL RAIL SPUR

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*This conceptual drawing has been prepared based on preliminary available site information and has not been field verified; it is intended for discussion and planning purposes only. All dimensions are subject to verification by the customer, and final design is subject to approval by CSX.*



PROJECT:	<b>CONCEPT</b>	
LOCATION:	<b>NORTH CHARLESTON, SC</b>	

DIVISION:	CHARLESTON	DATE:	09/15/25
MP:	A392	DRAWING No:	J-25139
BY:	MMH	SHEET:	1 of 1
REV BY:	MMH	REV DATE:	09/15/2024
DESCRIPTION:			

# LOCATION



DISTANCE TO:	
I-26	1.4 mi
I-526	0.4 mi
Hugh Leatherman Terminal	5.1 mi
N. Charleston Terminal	7.4 mi
Wando Welch Terminal	15.2 mi
CAT Scale - Meeting Street	4.4 mi
Isle of Palms	20.7 mi
Kiawah Island	31.5 mi



DORCHESTER RD

BOEING

RIVERS AVE

NORFOLK SOUTHERN YARD

PARK CIRCLE

CSX BENNETT YARD

DORCHESTER RD

NAVY BASE INTERMODAL FACILITY

BEES FERRY RD

GLENN MCCONNELL PKWY

WEST ASHLEY

SAM RITTENBERG BLVD

**INDUSTRIAL OUTDOOR STORAGE**

**FOR LEASE**

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DORCHESTER**



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