

±6,000 sf flex/warehouse in North Charleston, SC

3792 Ladson Road | Ladson, SC 29456

FOR LEASE



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Property overview

Description

Well-positioned within one of the Lowcountry’s most active industrial corridors, this well-configured flex space offers an efficient blend of office and warehouse functionality. The suite features finished office space complemented by open warehouse, providing an efficient footprint for a range of users. The space is equipped with one grade-level loading door and is ideally suited for light distribution, contractors, service providers, and small-bay industrial tenants seeking a strategic North Charleston location.

Specifications

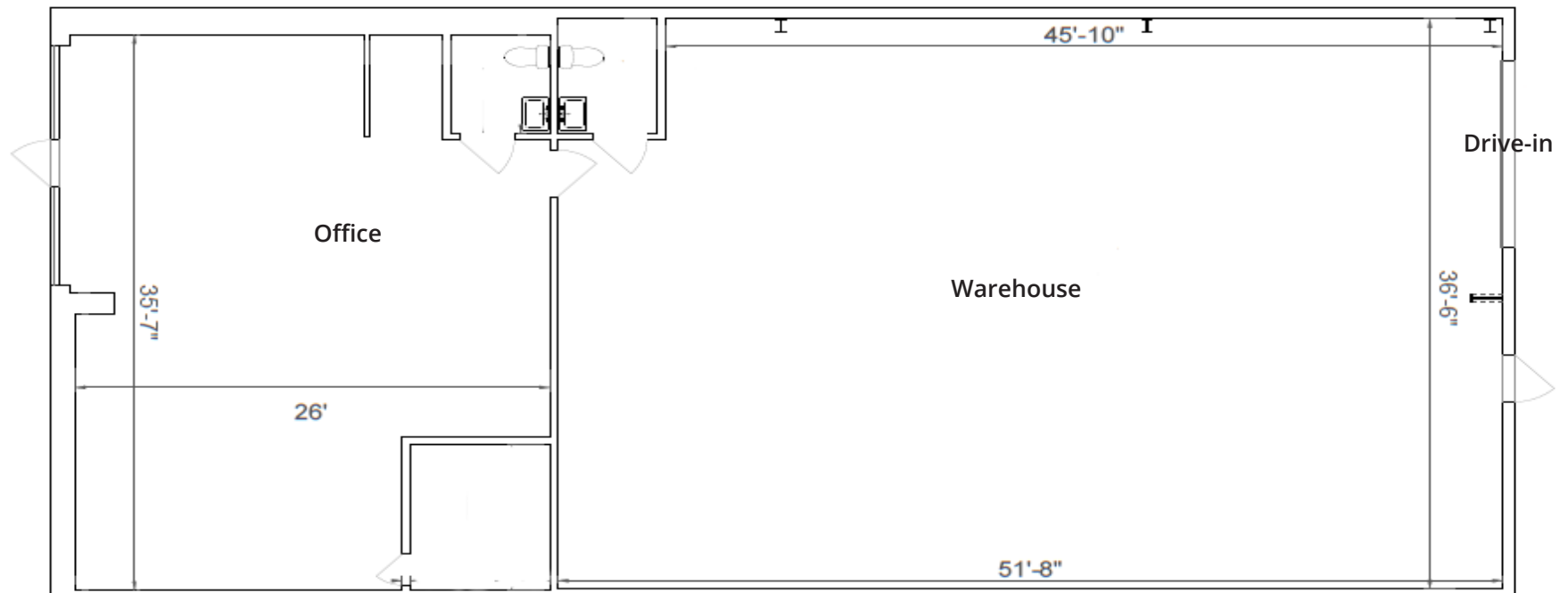
Total building size	±12,080 sf
Available size	±6,014 sf
Warehouse space in each unit	±2,078 sf
Office space in each unit	±929 sf
Lease rate	\$18.50/sf/year
TMS	389-00-00-121
Zoning	GC
County	Charleston
Municipality	Charleston County
Drive-in doors	(1) 12’ x 14’
Lighting	LED
Power	200 amps, 240v, 3 phase per suite

Lease Information

Unit	Size	Lease Rate	Lease Type
A	3,007 rsf	\$18.50 sf/yr	NNN
D	3,007 rsf	\$18.50 sf/yr	NNN



Floorplan - Suite A - 3,007 sf





Conceptual rendering

Planned landlord improvements:

- Updated exterior paint scheme
- New monument signage
- Refreshed landscaping and vegetation management
- Parking lot resealing and restriping
- New architectural awnings
- Move-in ready spec office build-out



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Photos



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Location



3792 Ladson Rd
Ladson, SC 29456



SHIMANO



Charleston
Air Force Base



CHS Airport



US Navy Weapons
Joint Base Charleston



North Charleston
Terminal



Hugh Leatherman
Terminal



Wando Welch
Terminal



Charleston

SC Ports

North Charleston	16 miles
Hugh Leatherman	18 miles
Wando Welch	23 miles

Airports

Joint Base Charleston	12 miles
Charleston Interna-	13 miles

Drive Times

I-26	2 miles
I-95	36 miles

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LISTING TEAM

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