



Colliers

±16,569 SF Industrial Building with ±0.9 AC Laydown Yard

7261 Investment Drive, North Charleston, SC 29418

LEASE RATE:

\$18 PSF, NNN



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For Lease | 7261 Investment Drive

Property Overview



At-a-Glance

±16,569 SF
Building size

12'x14'
Roll-up door

±2.04 AC
Total lot size

\$18 PSF, NNN
Lease rate

±0.90 AC
Laydown yard
being graveled

**M-1 Light
Industrial**
Zoning (City of North Charleston)

±13,702 SF
Warehouse space

10/1/26
Date available

±2,867 SF
Office space

397-00-00-388
TMS #

For Lease: Industrial Facility with Graveled Laydown Yard to be Cleared

7261 Investment Drive is a ±16,569-SF stand-alone industrial building with ±2,867 SF of office and ±13,702 SF of warehouse space, including a recessed loading dock with 12'x14' roll-up door, adjacent ramp and 3-phase power. The ±2.04-AC site includes a ±0.9-AC cleared parcel being graveled into a laydown yard, with two drive-in doors planned to provide direct access from the building.

Located in Pepperdam Industrial Park along the Ashley Phosphate/Cross County Road corridor, the property has convenient access to both I-26 and the Port of Charleston and is zoned M-1 for a variety of light industrial uses.

For Lease | 7261 Investment Drive

Property Images

Before Renovations

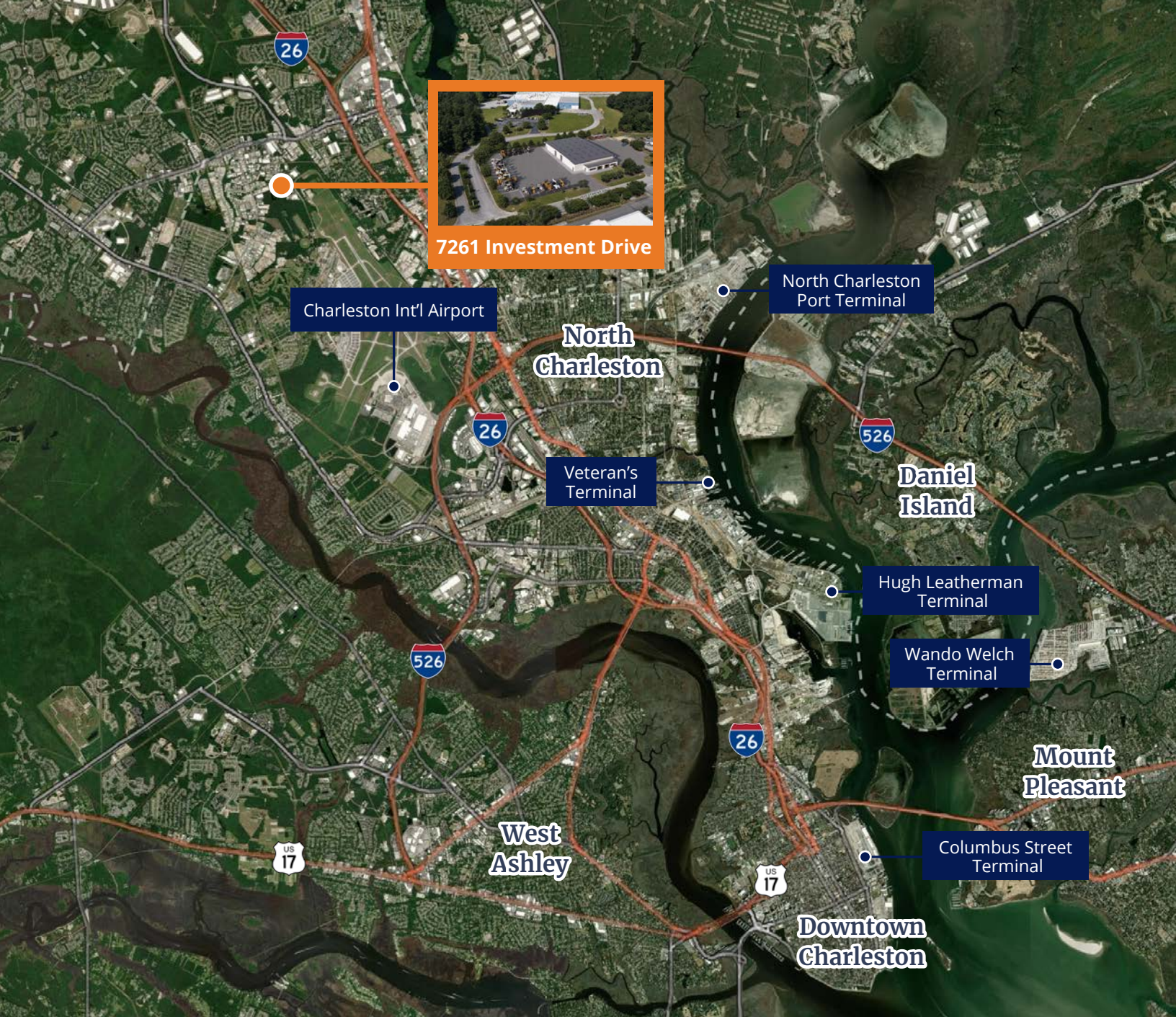


After Renovations



Property Outline





Contact



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