

Available for Lease

±1,800-3,600 SF

Flex Property



420 Brandam Lane

Charleston, South Carolina 29492

Property Description

Flex development off Clements Ferry Road with ±1,800-3,600 SF available for lease. The ±21,600 SF free-standing building has 18' eave heights and 21' clearance. Each bay is accessible by a 10'x12' drive-in door and has access to a shared truck dock. The tenant is responsible for electricity and internet. Operating expenses and all other utilities, except water, are included in the rate. This property is approximately 1.5 miles off I-526, seven miles from the intersection of I-526 and I-26, and 15 minutes from the Charleston International Airport, Boeing, and all Charleston Port Terminals.

Property Highlights

- ±1,800-3,600 SF of flex space for lease (Units 101, 102 or 101/102)
- Centrally located with excellent access to I-526
- Zoned: GC - General Commercial
- TMS #: 271-00-01-004
- AVAILABLE: July 1, 2026
- **LEASE RATE: \$24/SF, Modified Gross**



For more information

Sarah Shelley

843 458 0607

sshelley@naicharleston.com

NAICharleston

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

1411 King St Ext., Suite A

Charleston, SC 29403

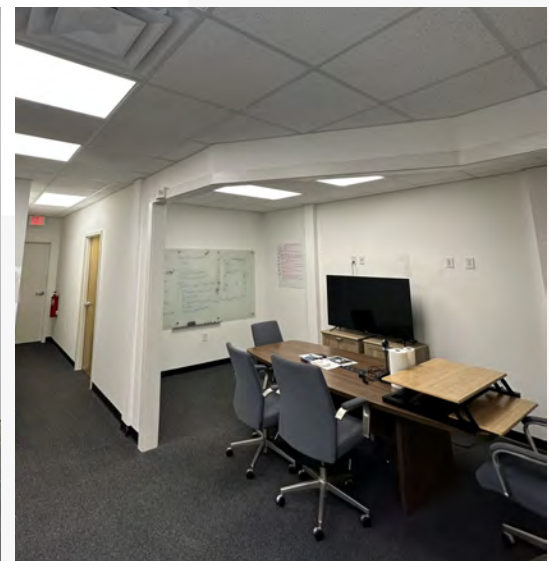
843 720 4944 tel

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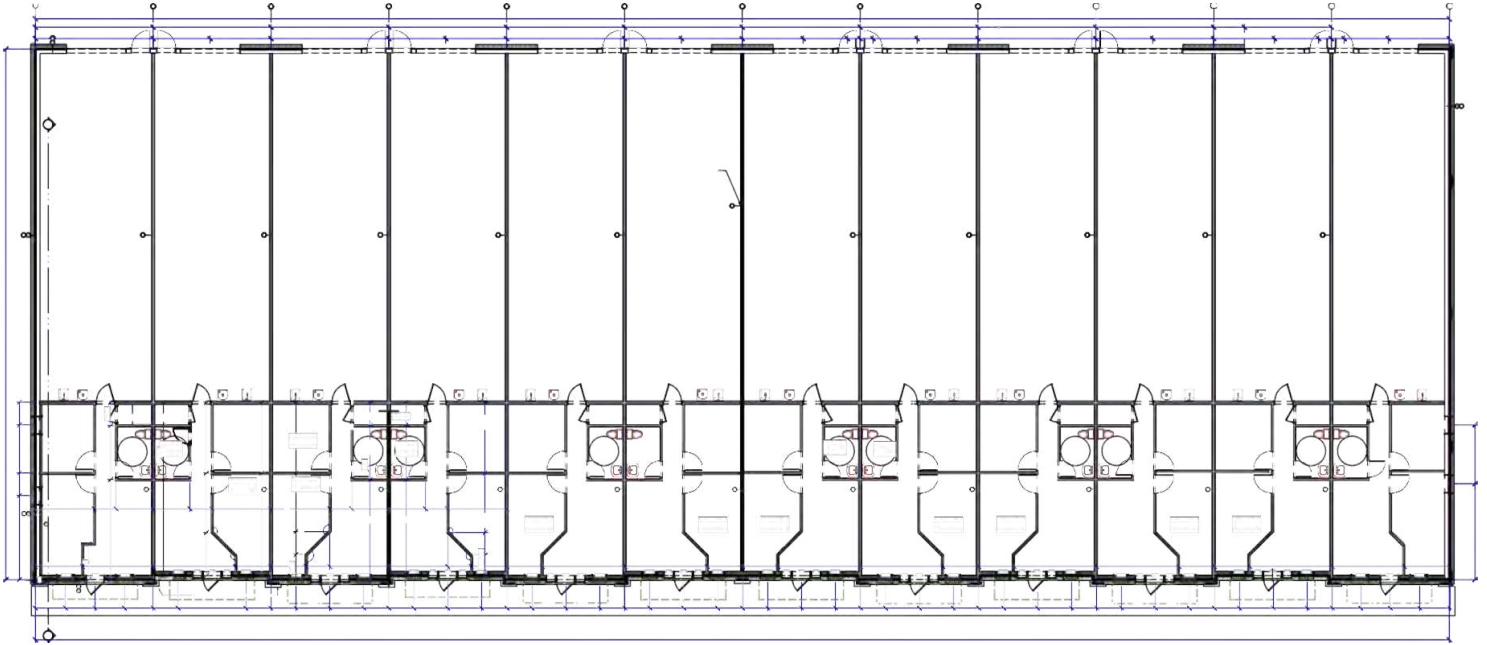
Exterior Photos



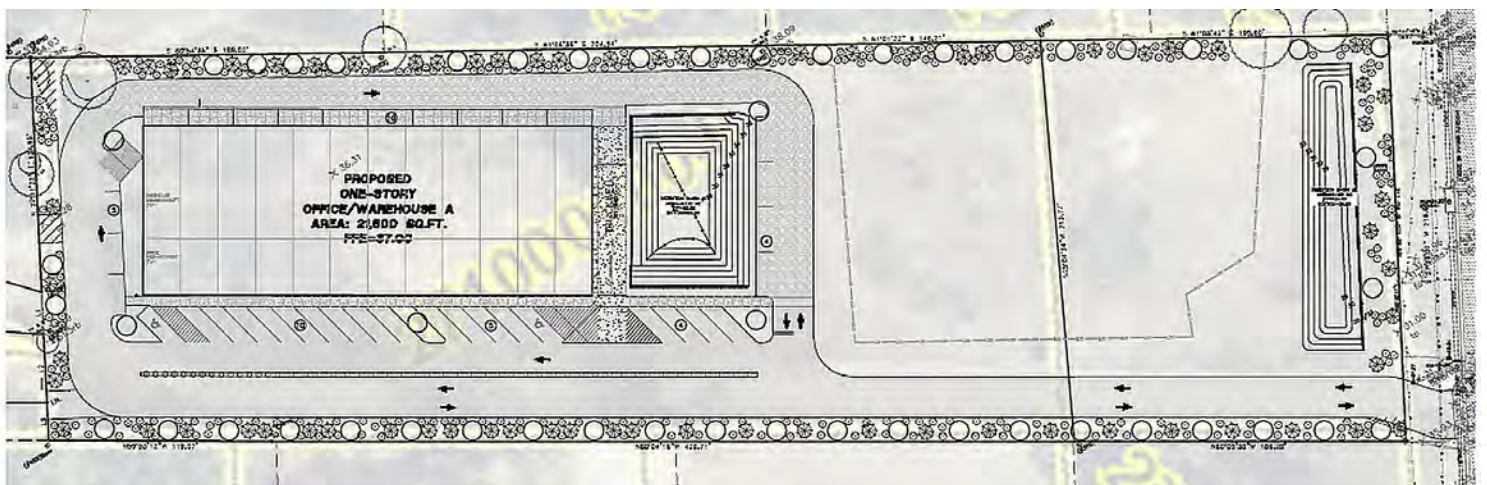
Interior Photos



Building Floor Plan:



Site Plan:



Area Map



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies