



# ±5 Acres of Industrial Outdoor Storage with ±8,184 SF Truck Terminal



2003 Cherry Hill Lane  
Charleston, SC 29405

IOS & TRUCK TERMINAL | FOR LEASE  
MONTHLY RATE:  
**\$9,000 PER ACRE**



LI - Light Industrial  
City of Charleston



±5.66 acres fully  
fenced and gated



19 dock-high  
bays, 1 drive-in

For Lease | 2003 Cherry Hill Lane

# Property Overview



## At-a-Glance

**±8,184 SF**  
Building Size

**±5.66 AC**  
Total Lot Size

**±5 AC**  
Usable Laydown Yard

**19**  
Dock-High Bays

**1**  
Drive-in

**Industrial**  
Split Zoning with  
Industrial Variance

**\$9,000**  
Per Acre Per Month

**20'**  
Center Height

**18'**  
Eave Height

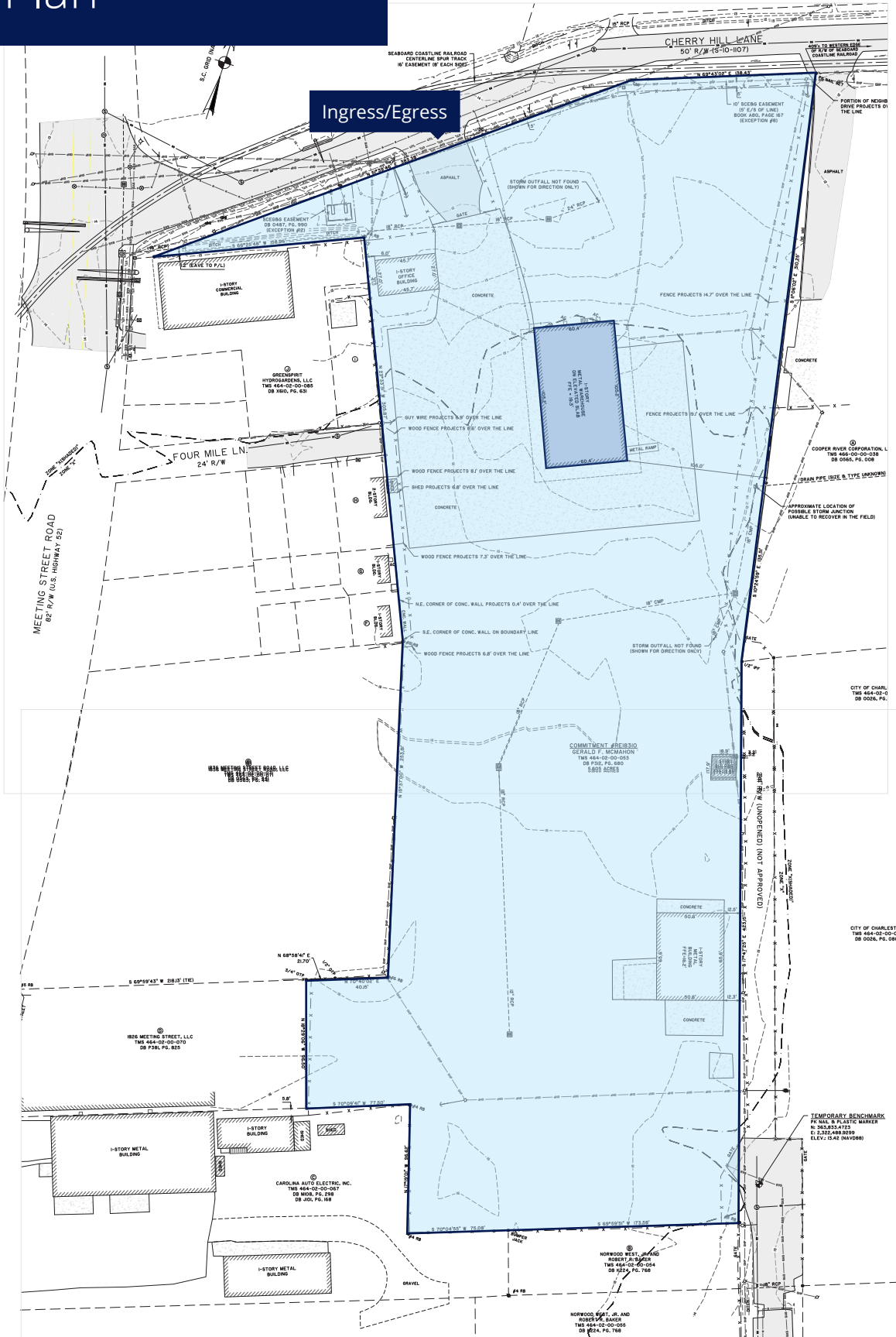
**464-02-00-053**  
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## Industrial Outdoor Storage and Truck Terminal with Strategic Access to Hugh Leatherman Terminal and SC Ports



Located in Charleston's industrial corridor, 2003 Cherry Hill Lane offers ±5 acres of fully fenced and gated industrial outdoor storage with a ±8,184 SF truck terminal. The property benefits from an industrial variance by the City of Charleston and sits just minutes from the Hugh K. Leatherman Terminal, positioning it well for port-related logistics and storage operations.

With 19 dock-high bays, one drive-in door and approximately ±5 usable acres of outdoor storage, this property is well suited for trucking, container storage and heavy equipment operations. Priced at \$9,000/acre/month, it represents a competitive opportunity in one of the Southeast's most active industrial markets.

# Site Plan



Ingress/Egress

-  Truck Terminal
-  Property Boundary

For Lease | 2003 Cherry Hill Lane

# Property Images

Gated Entry



Fully Fenced



Wando Welch Terminal



Hugh K. Leatherman Terminal

Hugh K. Leatherman Terminal |  $\pm 3$  Miles  
Wando Welch Terminal |  $\pm 11$  Miles

$\pm 19$  Dock-High Bays



I-26 |  $\pm 1$  Mile



# Location Overview





## Contact



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