



FOR LEASE

3297 Pacific Street

**3297 PACIFIC ST
NORTH CHARLESTON, SC 29418**

Located in North Charleston, South Carolina, 3297 Pacific Street is a 38,000-square-foot industrial property comprising two buildings on a 2.5-acre site. Built in 2006, this Class B industrial facility is positioned within a thriving industrial market characterized by low vacancy rates and high demand. Situated inside the I-526 beltway, the property offers convenient access to major transportation hubs, including the Charleston Port, and serves as an ideal location for service-oriented industrial users such as contractors, pest control, and lawn care businesses.



| | |
|------------------|-------------|
| Building SqFt | 38,000 SqFt |
| Building 1 | 30,000 SqFt |
| Building 2 | 8,000 SqFt |
| Rent Rate | \$14psf NNN |
| Year Built | 2006 |
| Lot Size (acres) | 2.50 |
| Zoning Type | INDUSTRIAL |
| County | Charleston |

■ **Total Building Size: 38,000 SF across two buildings.**

- Site Area: 2.5 acres. Fully fenced.

Main Building:

- 30,000 SF with 27-foot clear height.

- 2,000 SF of office space.

- 3 large roll-up doors (18w X 14h).

Secondary Building:

- 8,000 SF divided into small storage units

- Roll up doors

FENCED AND GATED

Location:

- Located inside the I-526 beltway and close to I-26.

- Accessibility: Ideal for industrial users with convenient access to key transportation corridors.



REX RILEY

Broker

Direct: 843-469-4442

rex@cctre.com

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| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE(SF) | TERM |
|-------|------------|-----------------|------------|-----------|-------|
| -- | Industrial | \$ 14.00 Annual | NNN | 38,000 SF | 5 Yrs |



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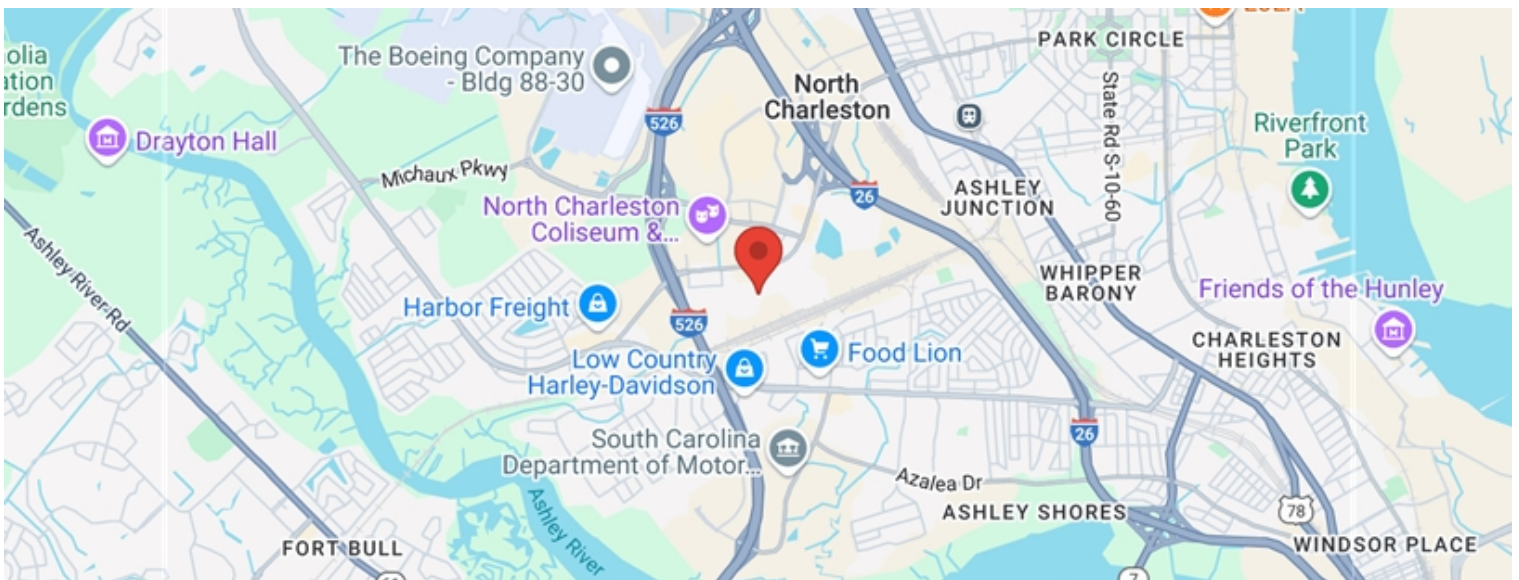
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| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|---------|
| 2000 Population | 3,804 | 52,468 | 119,319 |
| 2010 Population | 3,760 | 49,677 | 118,790 |
| 2024 Population | 3,508 | 51,702 | 132,731 |
| 2029 Population | 3,992 | 54,895 | 138,745 |
| 2024-2029 Growth Rate | 2.62 % | 1.21 % | 0.89 % |
| 2024 Daytime Population | 13,390 | 83,225 | 166,459 |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| less than \$15000 | 134 | 2,496 | 5,832 |
| \$15000-24999 | 121 | 1,755 | 3,956 |
| \$25000-34999 | 150 | 1,855 | 4,153 |
| \$35000-49999 | 243 | 2,999 | 7,397 |
| \$50000-74999 | 426 | 4,461 | 11,524 |
| \$75000-99999 | 160 | 2,727 | 7,235 |
| \$100000-149999 | 189 | 3,199 | 9,631 |
| \$150000-199999 | 40 | 1,004 | 3,116 |
| \$200000 or greater | 36 | 1,238 | 4,529 |
| Median HH Income | \$ 53,849 | \$ 57,503 | \$ 63,560 |
| Average HH Income | \$ 68,133 | \$ 80,876 | \$ 90,929 |

| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------|--------|--------|--------|
| 2000 Total Households | 1,457 | 19,828 | 47,210 |
| 2010 Total Households | 1,407 | 19,061 | 48,781 |
| 2024 Total Households | 1,498 | 21,734 | 57,373 |
| 2029 Total Households | 1,754 | 23,556 | 61,125 |
| 2024 Average Household Size | 2.24 | 2.32 | 2.27 |
| 2024 Owner Occupied Housing | 751 | 10,793 | 29,031 |
| 2029 Owner Occupied Housing | 778 | 11,695 | 31,563 |
| 2024 Renter Occupied Housing | 747 | 10,941 | 28,342 |
| 2029 Renter Occupied Housing | 976 | 11,861 | 29,562 |
| 2024 Vacant Housing | 153 | 2,310 | 5,685 |
| 2024 Total Housing | 1,651 | 24,044 | 63,058 |



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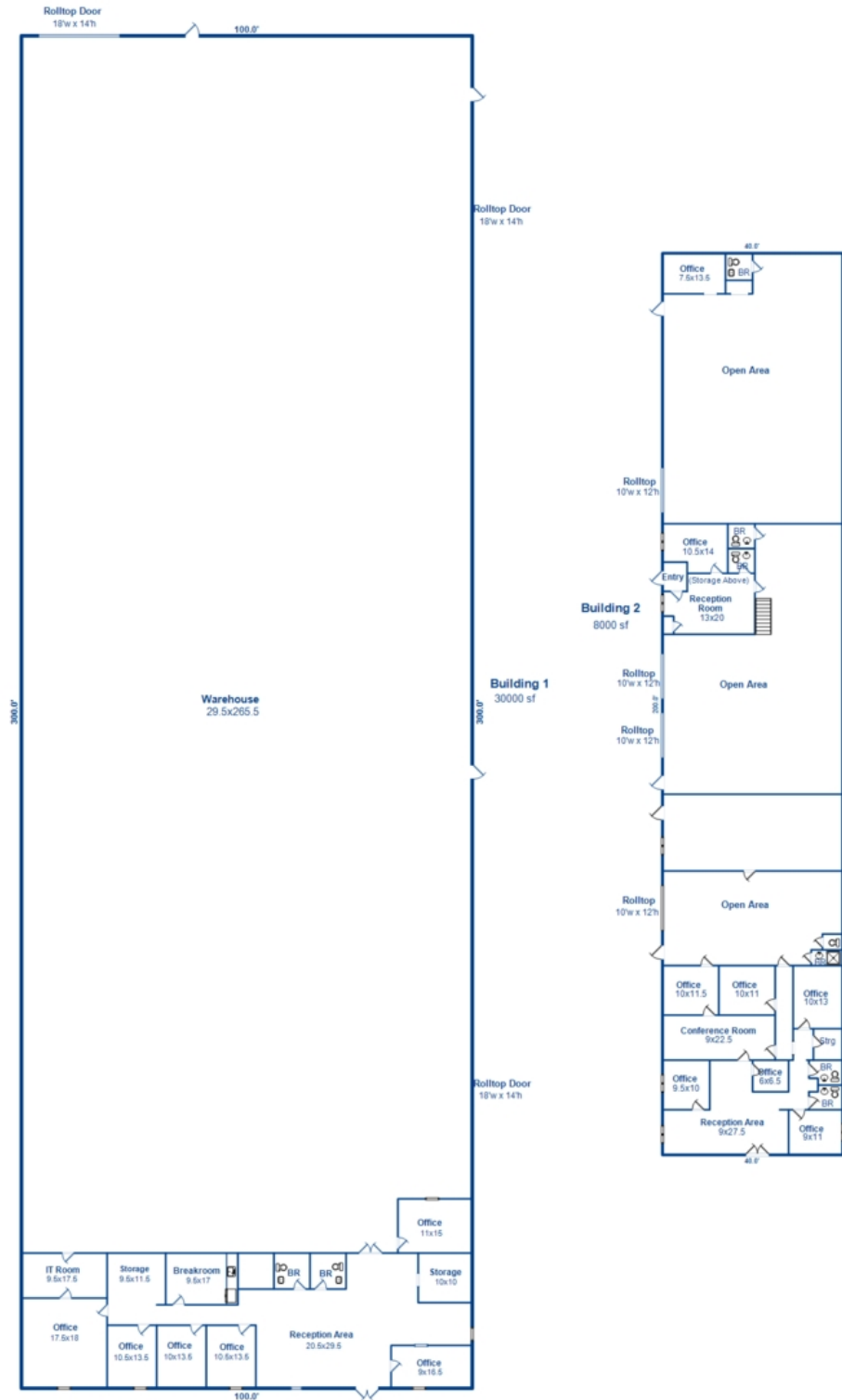
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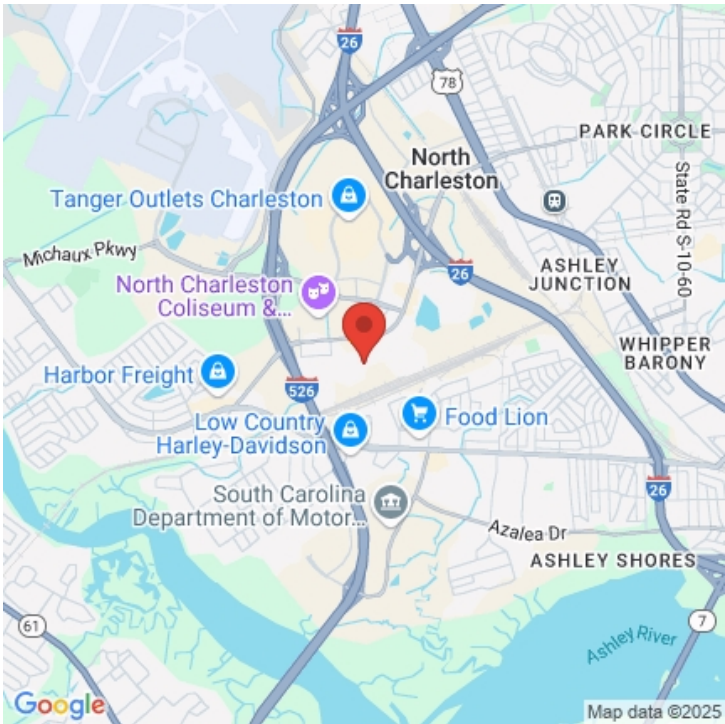
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ABOUT NORTH CHARLESTON

North Charleston is a city in Berkeley, Charleston, and Dorchester counties in the U.S. state of South Carolina. As of the 2020 census, North Charleston had a population of 114,852, making it the third-most populous city in the state, and the 248th-most populous city in the United States. North Charleston is a principal city within the Charleston-North Charleston, SC Metropolitan Statistical Area, which had an estimated population of 849,417 in 2023.



CITY OF NORTH CHARLESTON

COUNTY CHARLESTON

AREA

CITY 81.1 SQ MI
LAND 77.6 SQ MI
WATER 3.4 SQ MI
ELEVATION 25 FT

POPULATION

POPULATION 114,852
ESTIMATE (2023) 121,469
RANK 248
DENSITY 1,527.80 SQ MI
URBAN 684,773



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