



**FOR LEASE**

**3297 Pacific Street**

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.

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



Building SqFt	38,000 SqFt
Building 1	30,000 SqFt
Building 2	8,000 SqFt
Rent Rate	\$14 psf 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: 843-469-4444

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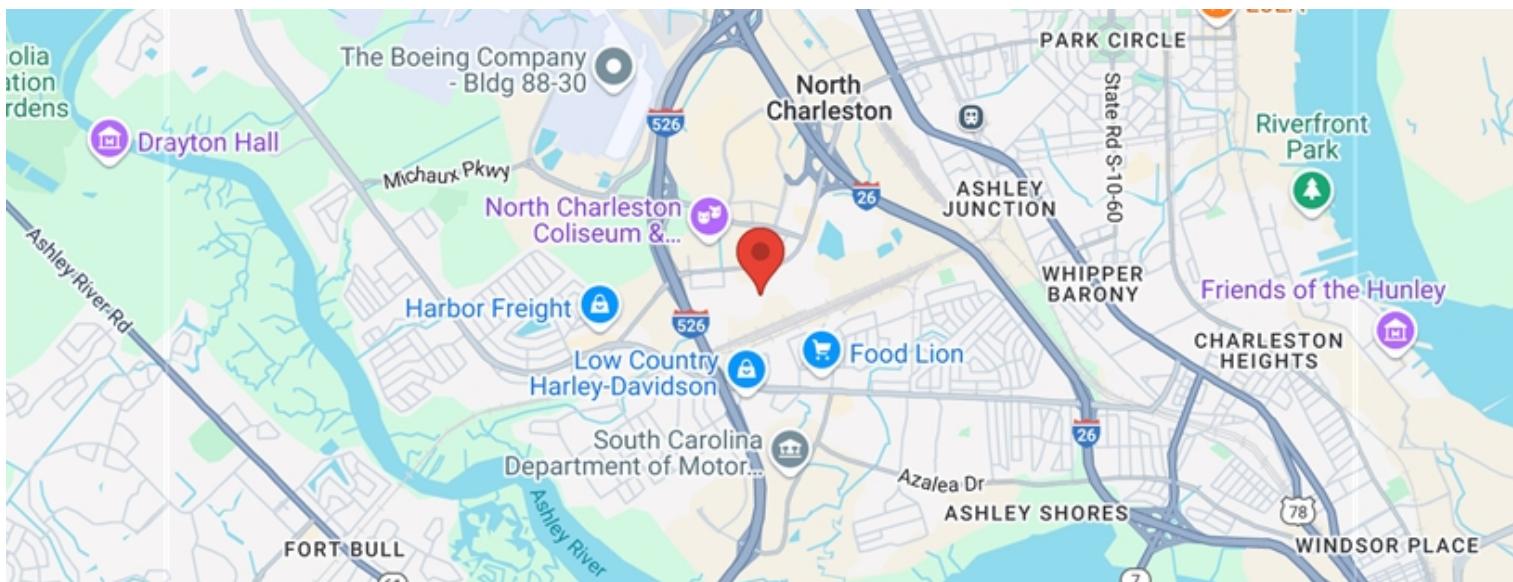
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,804	52,468	119,319
2010 Population	3,760	49,677	118,790
2024 Population	3,508	51,702	132,731
2029 Population	3,992	54,895	138,745
2024-2029 Growth Rate	2.62 %	1.21 %	0.89 %
2024 Daytime Population	13,390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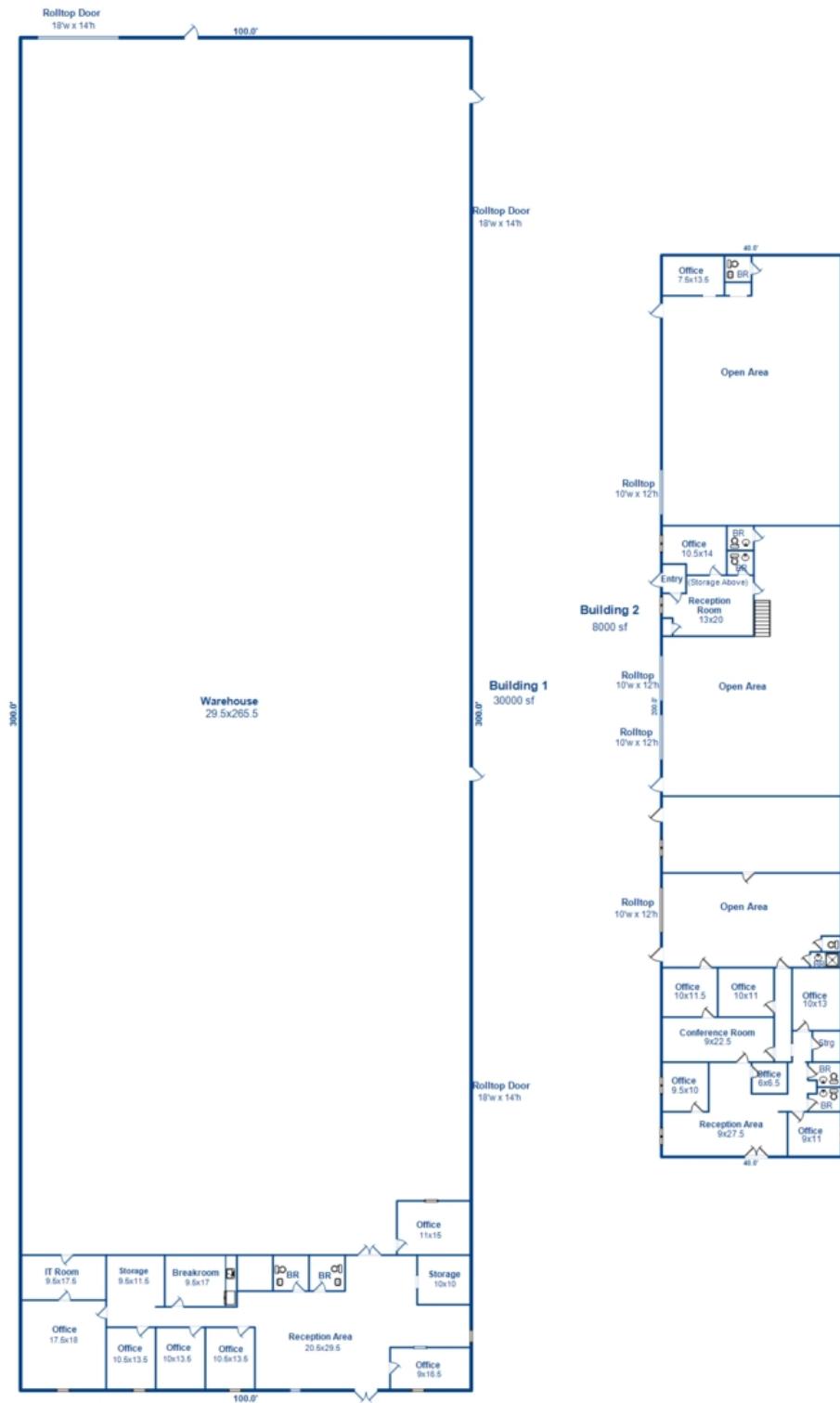
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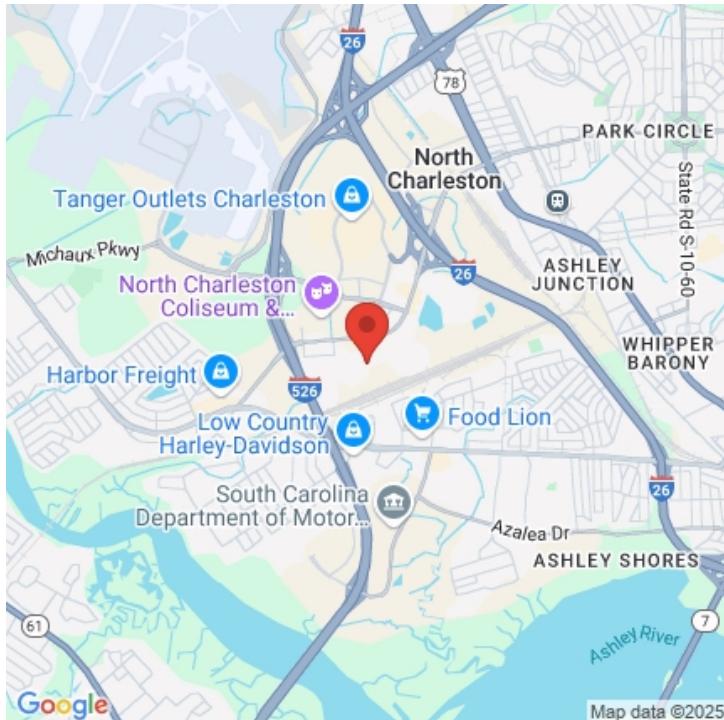
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## ABOUT NORTH CHARLESTON

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
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#### 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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