



### ±18,750sf Industrial building on 1ac w/adjacent ±3.00ac (Yard C) Available

- Rare opportunity to Lease ±18,750 sf warehouse with paved yard, located **adjacent to the Airport**, Boeing, and more
- **6643 Jet Park Dr – Building 1** is a ±18,750 sf (150'w x 125'd) single Tenant, stand-alone warehouse on 1.0 acre with multiple docks, drive-in access & over 0.40 acres paved yard / laydown along the front
- ±720sf office space – fully renovated with restrooms located within office & warehouse, new loading doors, and more.
- Clear span warehouse with ceiling heights ranging from 14' at the lowest eave up to 33' at center and access to six (6) loading docks & one oversized drive-in door (16'w x 14'h) with concrete ramp
- **“Yard C” ±3.0ac** fenced laydown yard adjacent to Building, is also **available – View Details**
- Located within a thriving Industrial Park adjacent to the airport, Joint Base Charleston, Boeing, and more



±18,750 sf building on 1ac (±0.40ac useable yard – paved) & **±3.0ac yard (Yard C) also available**



**2.5 miles to I-26** (Exit 211); **4.0 miles to I-26 /I-526** (Exit 212); **14.8 miles to SC Ports Wando Terminal**



Zoned M-2 Heavy Industrial within the City of North Charleston – Charleston County



Prime last-mile location with immediate access to the interstate, ports, Airport, Boeing, and more

### For more information

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# Let's review

## Opportunity Overview

**Industrial Space for Lease**  
6643 Jet Park Drive – Building 1  
North Charleston, SC 29406



### 6643 Jet Park Drive at Jet Industrial Park

**6643 Jet Park Drive** is a ±11.20-acre multi-tenant Industrial site located at the end of Jet Park Drive within the **Jet Industrial Park** in the heart of the North Charleston, SC market, adjacent to the airport/Boeing, northwest of the I-26/I-526 interchange (Exit 212).

The subject property, more commonly known as 6643 Jet Park Drive, encompasses a total of 11.20 acres (TMS#403-04-00-004) zoned M-2, **Heavy Industrial** – within the City of North Charleston.

The 11.20ac site includes one stand-alone Industrial building ("**Building 1**") measuring approximately 18,750sf on a ±1 acre portion of the site.

The balance of the site consists of three (3) laydown/truck yards, referred to as "**Yard A**" (2.50 ac), "**Yard B**" (3.50 ac), and "**Yard C**" (3.00 ac), demised by fencing with shared access via the common drive, located at the end of Jet Park Dr.

**Contact Avison Young for details and the latest availability on site.**

### Pending / Upcoming Availability

Space	Size	Status
<b>Building 1</b> 6643 Jet Park Drive	±18,750 sf on ±1.00ac (±0.4ac yard)	<b>Available</b> (Direct)
<b>Yard A (2.50ac)</b> 6633 Jet Park Dr.	±2.50 ac yard ±101 trailer spots	<b>Leased</b>
<b>Yard B (3.50ac)</b> 6627 Jet Park Dr.	±3.50 ac yard ±124 trailer spots	<b>Leased</b>
<b>Yard C (3.00ac)</b> 6642 Jet Park Dr.	±3.00 ac yard ±97 trailer spots	<b>Available</b> (Direct)

### For more information

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# Let's review

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# The specs

**Industrial Space for Lease**  
6643 Jet Park Drive – Building 1  
North Charleston, SC 29406

## 6643 Jet Park Drive – Building 1



### Building 1 (±18,750 sf on 1.00 ac) w/adjacent ±3.00ac (Yard C) Available

<b>Address</b>	6643 Jet Park Drive - <a href="#">View</a> North Charleston, SC 29406	<b>Status</b>	For Lease (Direct) - <a href="#">View</a>
<b>County</b>	Charleston	<b>Total Available</b>	±18,750 sf building on ±1.00 ac
<b>Municipality</b>	City of North Charleston	<b>Available Date</b>	Available Now
<b>Zoning</b>	M-2 Heavy Industrial, within the City of North Charleston zoning ordinance	<b>Drive-In Doors</b>	One (1) oversized (16' w x 14' high) drive-in door with concrete ramp
<b>TMS#</b>	TMS# <a href="#">403-04-00-004</a> (a portion of) 11.20ac total site area	<b>Loading Docks</b>	Six (6) dock high doors – two (2) w/levelers
<b>Total Building Area</b>	±18,750 sf (125' deep x 150' wide)	<b>Restrooms</b>	Two (2) Existing
<b>Allocated Land Area</b>	±1.00 acre (228' x 187') (Building 1)	<b>HVAC</b>	Office Only
<b>Year Built / Renov.</b>	±1980 / 2026	<b>Sprinklers</b>	None
<b>Construction Type</b>	Metal	<b>Divisible</b>	No
<b>Overall Space Dims</b>	125' deep x 150' wide (Building 1)	<b>Lease Type</b>	Relet (Direct Lease)
<b>Warehouse Space</b>	±18,030 sf clear-span warehouse	<b>Lease Rate</b>	<b>\$14.50/sf/yr (\$22,656.25/month)</b> base rent only – Building 1 (18,750sf)
<b>Office Space</b>	±720 sf w/multiple restrooms	<b>Lease Structure</b>	Triple Net Lease (NNN)
<b>Ceiling Heights</b>	33' at center, 14' at lowest eave	<b>Additional Rent</b>	<b>\$1.74/sf/yr (\$2,718.75/month)</b> NNN only – Building 1 (18,750sf)
<b>Laydown Yard</b>	<b>Yes</b> , ±0.4ac paved & 3.00ac yard adjacent to building ( <b>Yard C</b> ) - <a href="#">VIEW</a>	<b>Rent Monthly</b>	<b>\$16.24/sf/yr (\$25,375.00/month)</b> Base Rent + NNN YR 1 – Building 1 (18,750sf)

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# Building 1

**Industrial Space for Lease**  
6643 Jet Park Drive – Building 1  
North Charleston, SC 29406

**±18,750sf on ±1.00ac**



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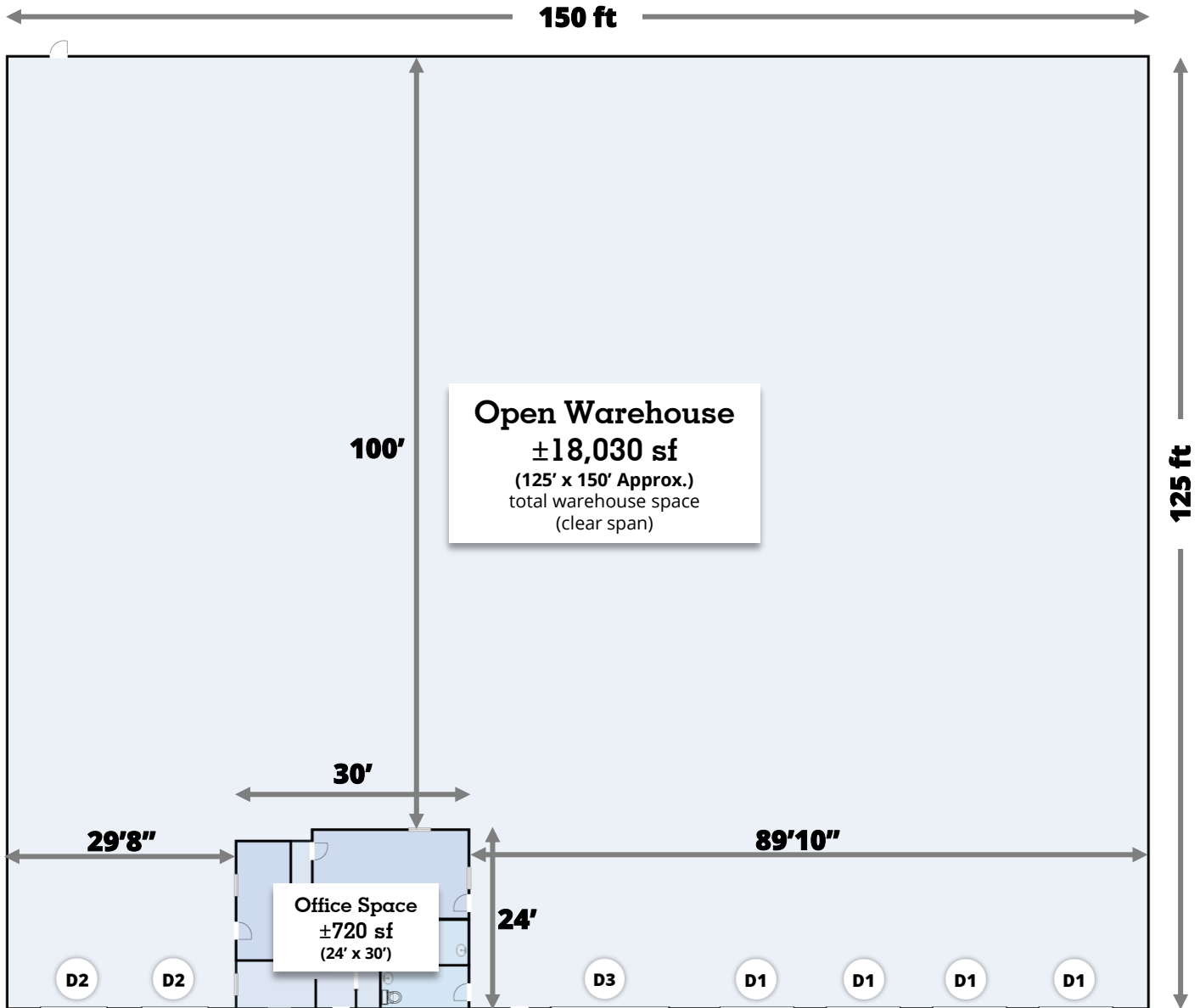
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# Existing Conditions

**Industrial Space for Lease**  
 6643 Jet Park Drive – Building 1  
 North Charleston, SC 29406

## 6643 Jet Park Drive – Building 1



### 6643 Jet Park Dr – Building 1

Paved Yard / Parking

**±18,030 sf**  
 Open warehouse space

**+0.40ac yard**  
 Approx. useable - paved

**±720 sf**  
 Office space

**±1.00ac site area**  
 Total allocated to Building 1

- D1** 4 dock high doors  
10'w x 10'h with bumpers
- D2** 2 dock high doors  
9'w x 9'h with levelers
- D3** 1 drive-in door  
16'w x 14'h with concrete ramp

**±18,750 sf**  
 Total RBA – Bldg. 1

Please note, floorplan is not to scale – for planning purposes only. Tenant/Broker to verify all measurements

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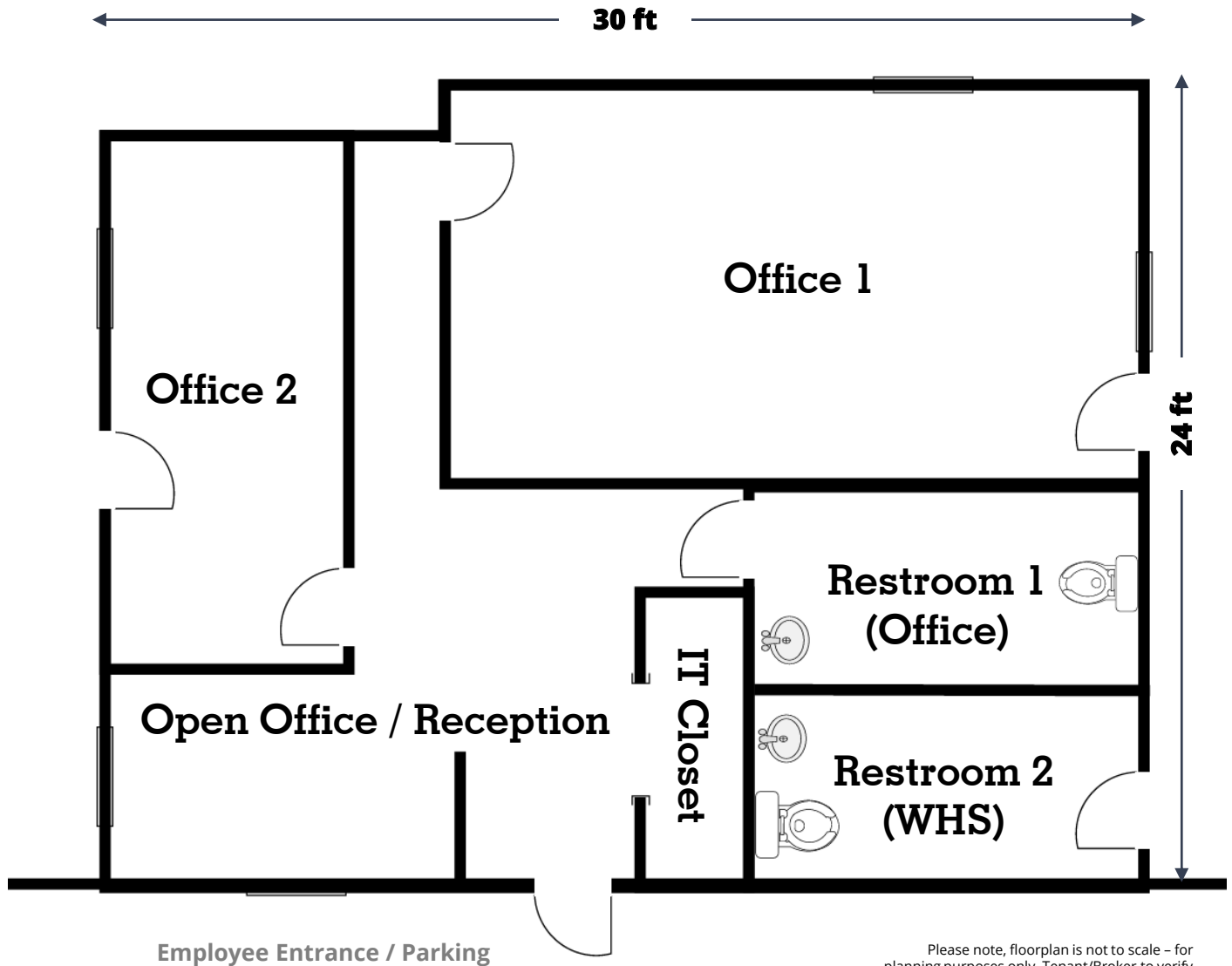
# Existing Conditions

**Industrial Space for Lease**  
6643 Jet Park Drive – Building 1  
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6643 Jet Park Drive – Building 1

**AY Site Photos  
(2026)**  
[Click to View All](#)

Existing Office Layout ( $\pm 720$ sf total) – fully renovated 2026



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# Building 1

**Industrial Space for Lease**  
6643 Jet Park Drive – Building 1  
North Charleston, SC 29406

**±18,750sf on ±1.00ac**



## Existing Conditions

### Loading Docks / Drive-In Access

**Building 1 (±18,750 sf)** is a front-loading Industrial building on a ±1.00ac portion of the subject property (11.20ac total) and offers a total of **six (6) dock high doors** and **one (1) drive-in door** (16'w x 14'h) with a concrete ramp

Located to the left of drive-in door are 2 dock high doors (#1-2) Measuring 9'w x 9'h each, w/levelers (capacity unknown)

Located at the middle point of the warehouse (150'w x 125'd) is an oversized rollup drive-in door (16'w x 14'h) with an expansive concrete ramp – for improved loading access and perfect staging area and/or additional parking.

Located to the right of drive-in door Right of drive-in door are four (4) dock high doors measuring 9'w x 9'h each, equipped w/bumpers



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# Overall Site Plan

Industrial Space for Lease  
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6643 Jet Park Dr.



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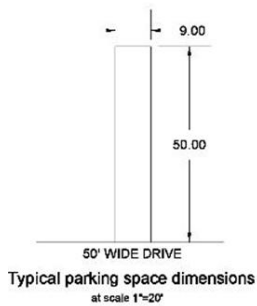
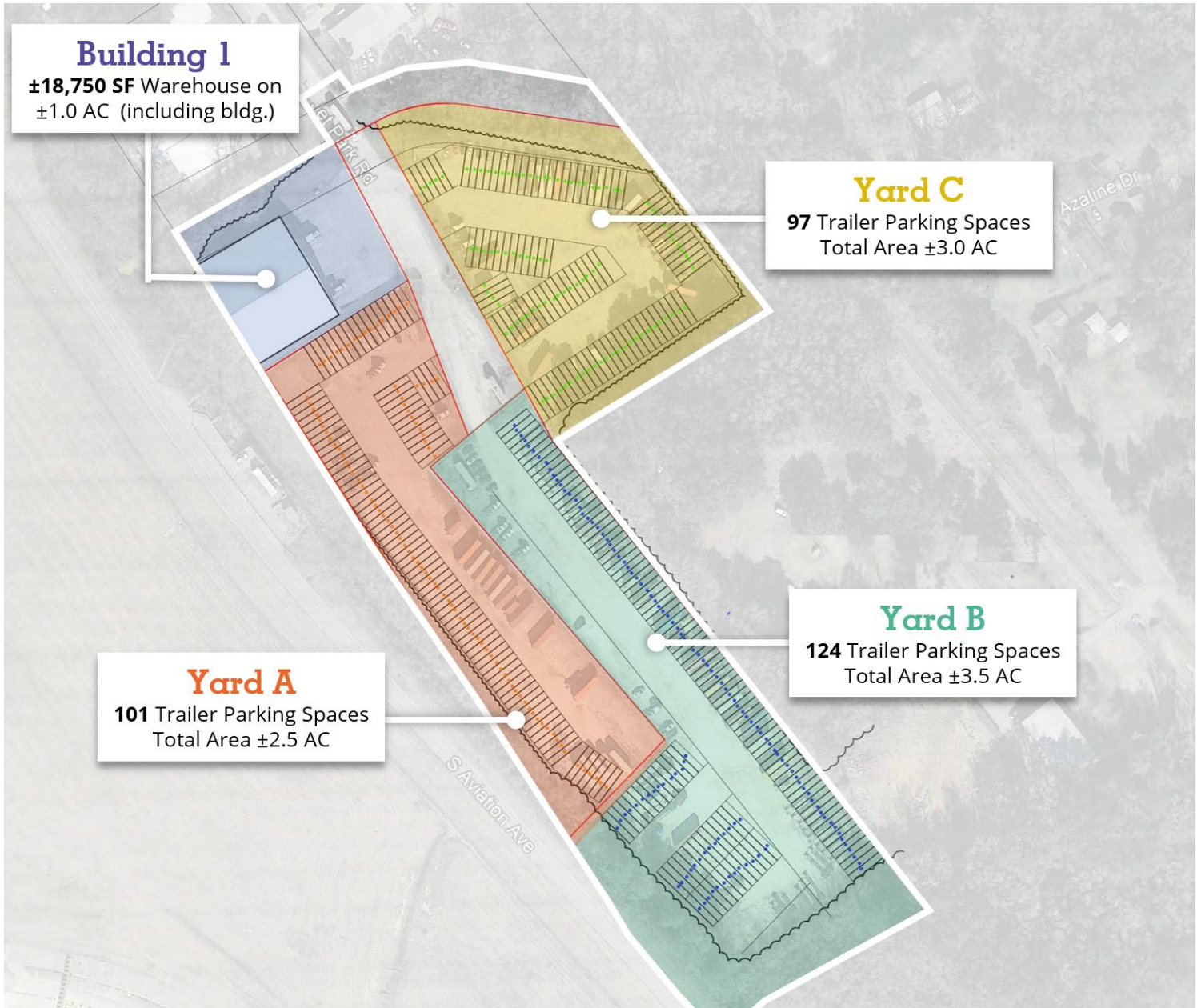
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# IOS Overview

**Industrial Space for Lease**  
 6643 Jet Park Drive – Building 1  
 North Charleston, SC 29406

6643 Jet Park Dr.



Suite	Address	Size	Trailer Spots	Use	Status
<b>Yard A</b>	6633 Jet Park Dr.	2.5 ac	101	IOS	Leased
<b>Yard B</b>	6627 Jet Park Dr.	3.5 ac	124	IOS	Leased
<b>Yard C</b>	6660 Jet Park Dr.	3.0 ac	97	IOS	Available
<b>3</b> Yard Tenants	<b>11.20 acres Total</b> Site Area (TMS#403-04-00-004)	<b>9 ac</b> Leasable (yards only)	<b>322</b> Trailer Spots (total for yards)		

## For more information

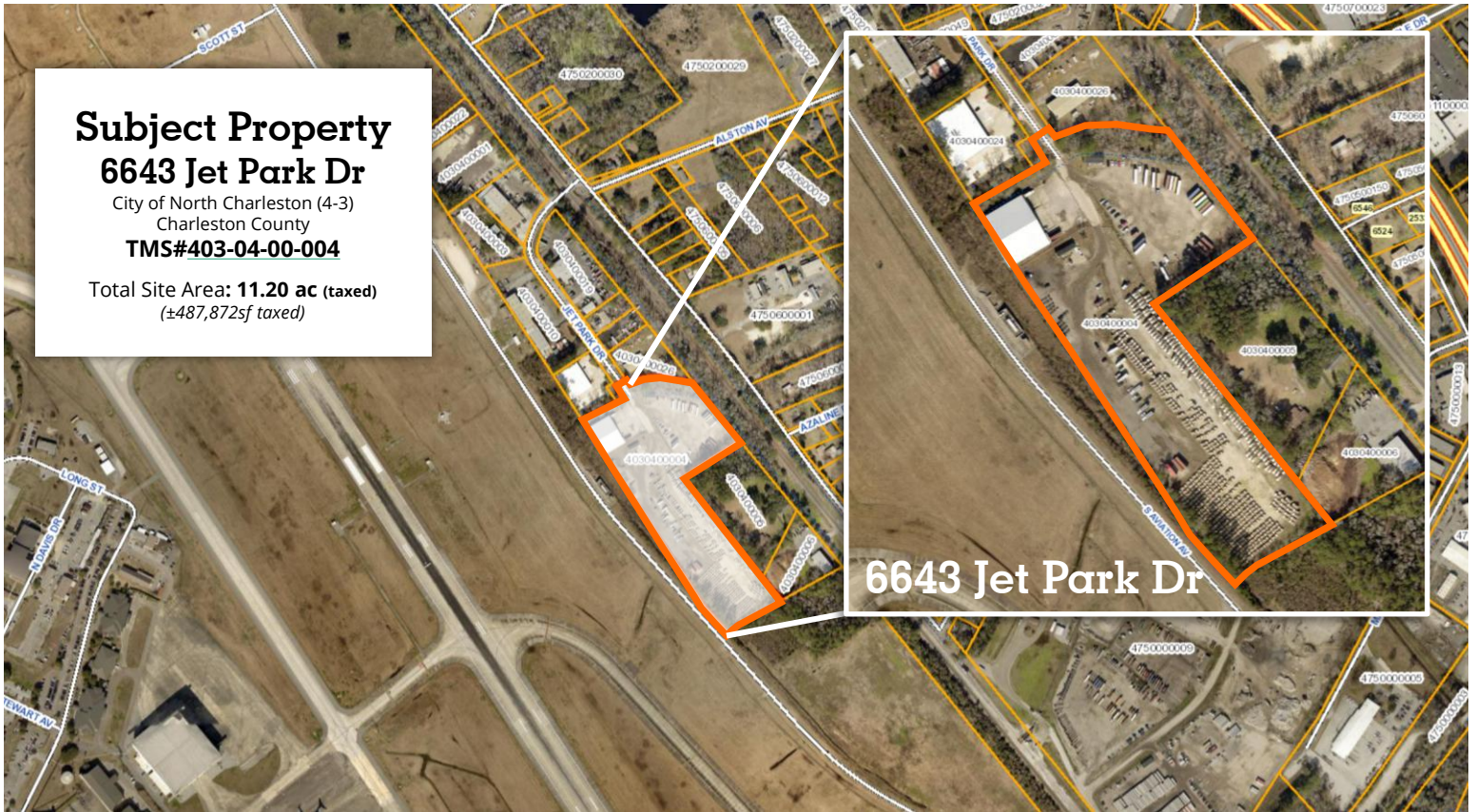
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# Park Overview

**Jet Industrial Park**  
6643 Jet Park Drive  
North Charleston, SC 29406



## Charleston County SC

PID: 4030400004  
OWNER: BILL HALL COMPANY LP  
PLAT BOOK PAGE: BH-119  
DEED BOOK PAGE: F430-254  
Jurisdiction: CITY OF NORTH CHARLESTON

0 140 280 560 ft  
1 inch = 207 feet



Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.  
Author: Charleston County SC  
Date: 3/15/2024

## Location:

6643 Jet Park Dr. – [Click to View Online](#)  
North Charleston, SC 29406  
Charleston County

**Park:** Jet Industrial Park

**Total Site Acreage:** ±11.20 acres (taxed)

**County:** Charleston, SC

**TMS# 403-04-00-004**

**Legal Description\* (per tax card)**

Subdivision Name -JET INDUSTRIAL PARK Description -LOT 4 PlatSuffix BH-119  
PolTwp 004

**Municipality:** City of North Charleston

**Planned Development / Park:** Yes

**Zoning:** The subject property is currently under the zoning ordinance of the City of North Charleston and is presently zoned M-2, Heavy Industrial

## Link to Property Card:

<https://www.charlestoncounty.org/assessorsearch.php?s=4030400004>

## Link to Tax Record:

<https://sc.charleston.publicaccessnow.com/RealPropertyBillSearch/AccountSummary.aspx?p=4030400004&a=1296499>

# Park Overview

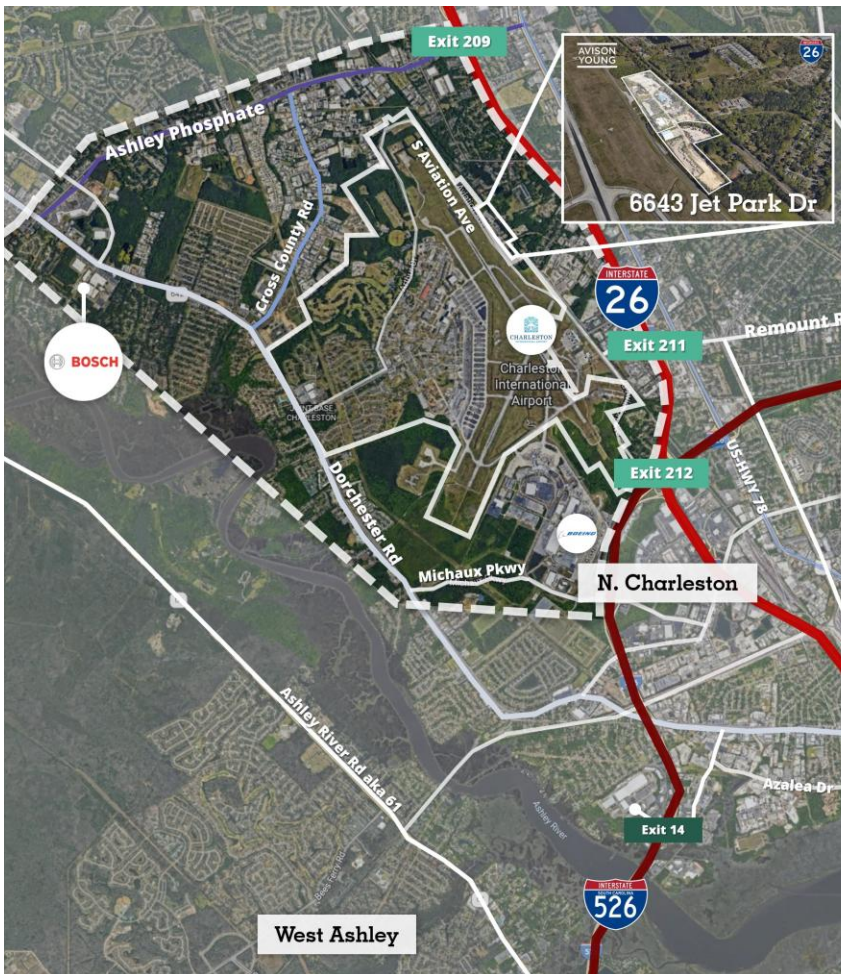
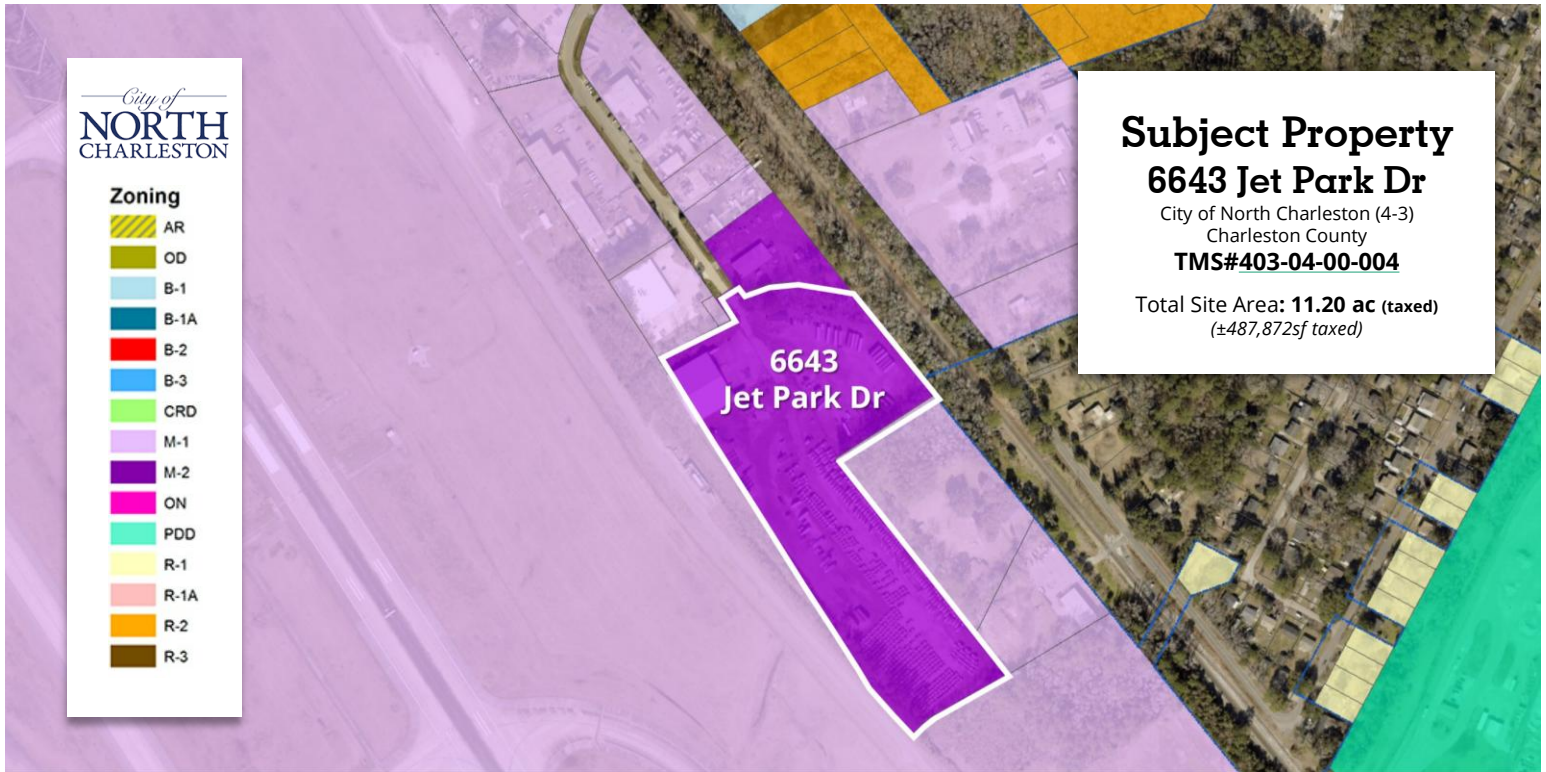
**Jet Industrial Park**  
6643 Jet Park Drive  
North Charleston, SC 29406

TMS#**403-04-00-004** ±11.20 acres total Charleston County



# Park Overview

**Jet Industrial Park**  
 6643 Jet Park Drive  
 North Charleston, SC 29406



## Zoning & Land Use

The subject property is currently under the zoning ordinance of the City of North Charleston and is presently zoned M-2, Heavy Industrial.

No unmounted container storage facilities or stacking containers will be allowed on the site.

Any and all storage, parking, and/or handling of hazardous ('hazmat') materials of any kind are strictly forbidden, including but not limited to the parking and/or storage of multi-compartment, bulk, and/or 'ISO Tank' trailers.

**\*\*Please contact for details\*\***

**Link to Property Card: (TMS# 403-04-00-004)**

<https://www.charlestoncounty.org/assessorsearch.php?s=4030400004>

**Link to Tax Record:** <https://sc.charlestonpublicaccessnow.com/RealPropertyBillSearch/AccountSummary.aspx?p=4030400004&a=1296499>

<https://www.northcharleston.org/business/construction-and-development/zoning-information-and-verification/online-zoning-map/>

**City of North Charleston Zoning Map:**

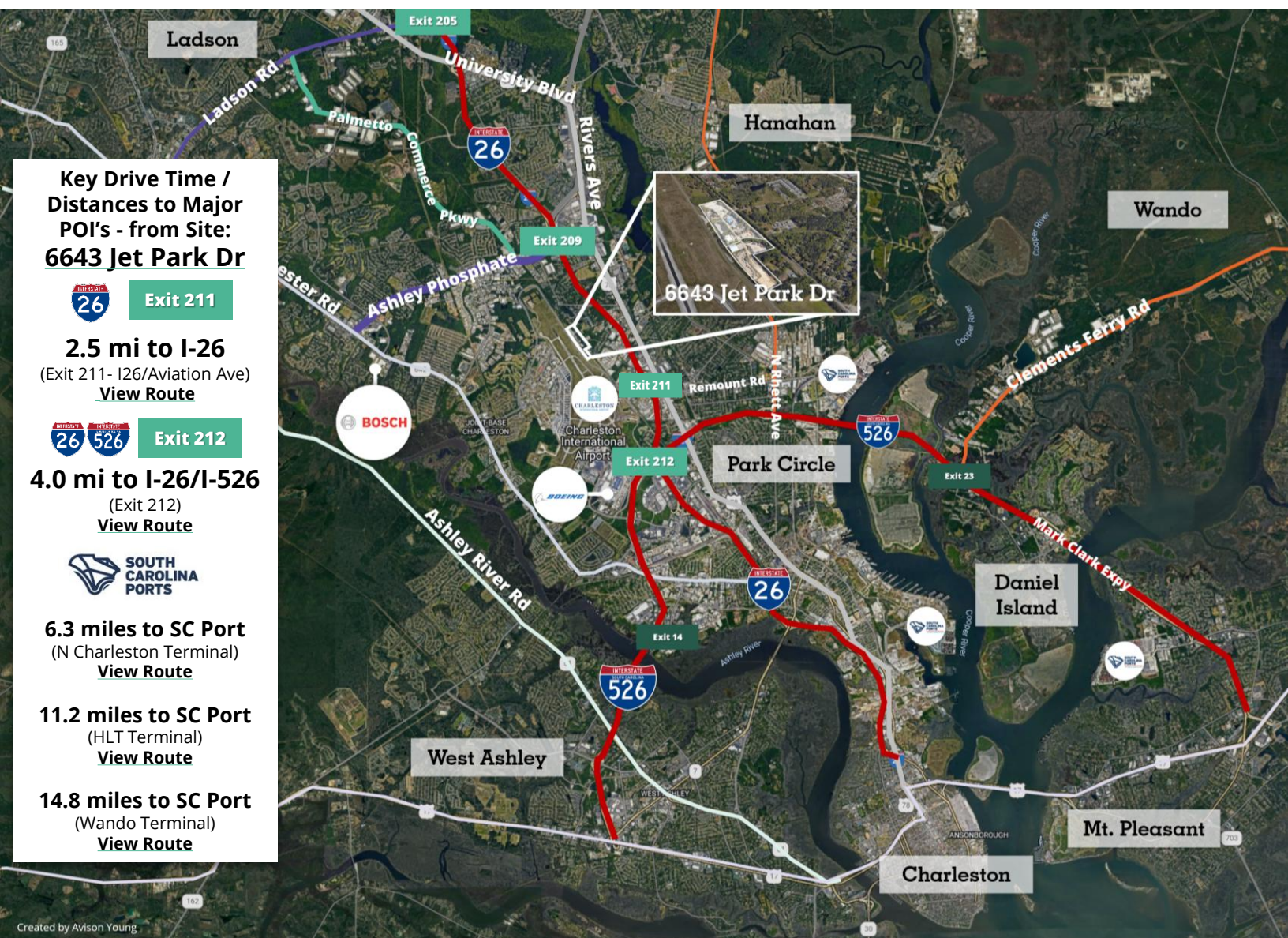
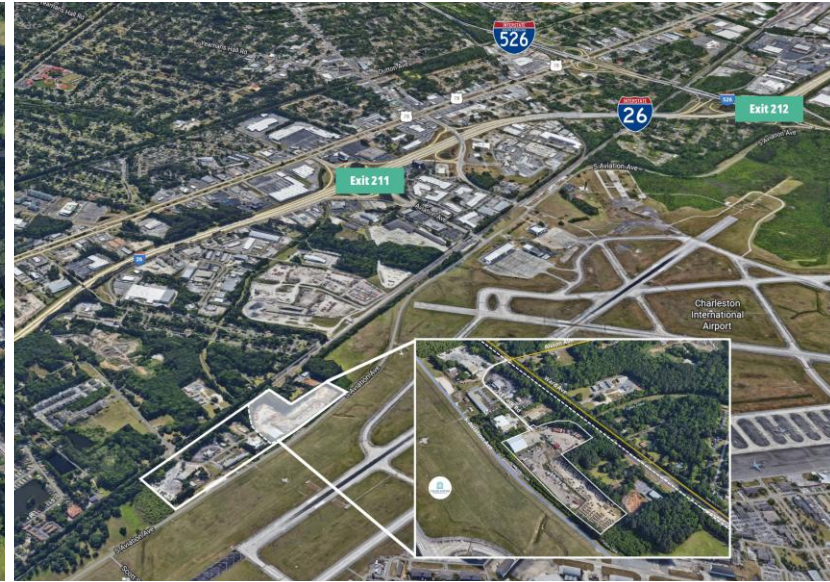
<https://www.northcharleston.org/business/construction-and-development/zoning-information-and-verification/online-zoning-map/>

**Charleston County GIS:**

[https://gisweb.charlestoncounty.org/Public\\_Search/](https://gisweb.charlestoncounty.org/Public_Search/)

# Park Overview

**Jet Industrial Park**  
 6643 Jet Park Drive  
 North Charleston, SC 29406



**Key Drive Time / Distances to Major POI's - from Site: 6643 Jet Park Dr**

Exit 211

**2.5 mi to I-26**  
 (Exit 211- I26/Aviation Ave)  
[View Route](#)

Exit 212

**4.0 mi to I-26/I-526**  
 (Exit 212)  
[View Route](#)



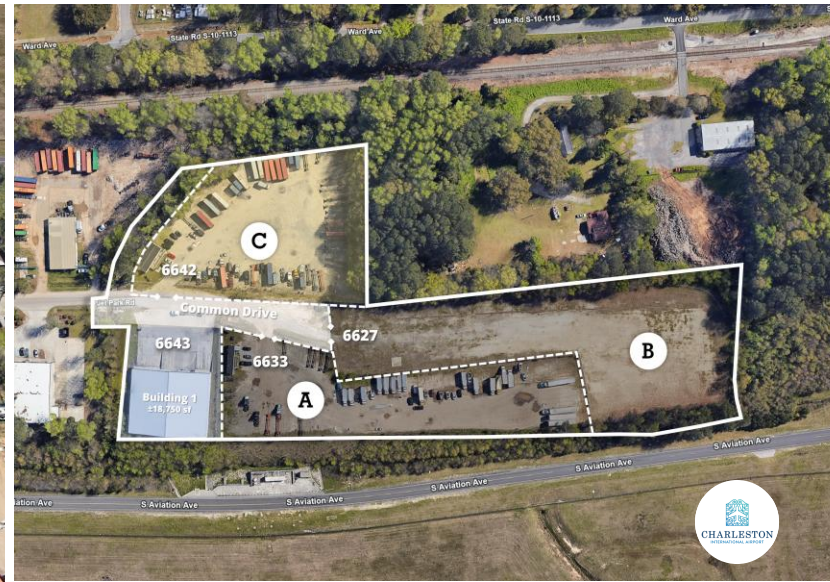
**6.3 miles to SC Port**  
 (N Charleston Terminal)  
[View Route](#)

**11.2 miles to SC Port**  
 (HLT Terminal)  
[View Route](#)

**14.8 miles to SC Port**  
 (Wando Terminal)  
[View Route](#)

# Park Overview

**Jet Industrial Park**  
6643 Jet Park Drive  
North Charleston, SC 29406



# Park Overview

**Jet Industrial Park**  
6643 Jet Park Drive  
North Charleston, SC 29406



**Multi-tenant existing container drop yard**

**Located adjacent to the airport**



**Building 1:** stand-alone clear span Industrial building on ±1.00ac w/oversized drive-in door, 6 loading docks, existing office, and paved yard



**Adjacent 3ac laydown yard available (Yard C)** with parking for over 100 tractor trailers - fully fenced and graveled, w/hookups for office trailer



Last-Mile location, situated adjacent to the Charleston International Airport (CHS) / Boeing, with prime access to interstates, Industry & more.



**5.4mi  
to Airport  
View Route**



# Let's take a tour

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YOUNG**

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