

Well-positioned industrial building with secure yard



±10,500 SF AVAILABLE FOR LEASE
9559 Hamburg Road | Ladson, SC 29456

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Property description

This prime industrial property consists of a ±10,500 sf building situated on a secured site with a ±0.25-acre fenced laydown yard. The building includes warehouse space and conditioned office space, offering a functional layout suitable for a wide range of industrial users. The property features a truck well, two drive-in doors, and ample on-site parking.

Strategically positioned between North Charleston and Summerville, the site provides immediate access to Interstate 26 and U.S. Route 78. This location provides direct connectivity to major transportation corridors, supporting efficient distribution, service operations, and regional access across the Charleston market.

Size	Lease rate	Lease type	Estimated NNN
±10,500 sf	\$12.50/sf/yr	NNN	\$1.91/sf/yr (taxes & insurance)

Specifications

Building size	±10,500 sf
Warehouse size	±9,400 sf
Office size	±1,100 sf
Laydown yard size	±0.25 acres
Year built	1997
Tax/APN	3900000184
Zoning	M-1, Light Industrial
County	Charleston
Dock-high door	(1) Truck well
Drive-in doors	(2) 10' x 12'
Clearance	16.5'
Air conditioning	Office only
Power	Single phase with ability to go three phase

Photos



Photos



Location



9559 Hamburg Rd
Ladson, SC 29456



SHIMANO



Charleston
Air Force Base



CHS Airport



US Navy Weapons
Joint Base Charleston



North Charleston
Terminal



Hugh Leatherman
Terminal



Wando Welch
Terminal

Charleston

SC Ports

North Charleston	16 miles
Hugh Leatherman	18 miles
Wando Welch	23 miles

Airports

Joint Base Charleston	12 miles
Charleston International	13 miles

Drive Times

I-26	2 miles
I-95	36 miles

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Get more information:

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