

# Industrial Facility Located Minutes from I-26 with Fenced Laydown Yard

INDUSTRIAL BUILDING | FOR SALE OR LEASE

Sale Price: \$3,750,000

Lease Rate: \$18.50/SF NNN

7283 Spa Road  
North Charleston, SC



Tenant improvement allowance available for qualified tenants



Located less than one mile from the I-26 interchange



Building improvements actively in progress



Laydown yard  
0.5 acres

## At-a-Glance

**\$18.50/SF**  
NNN | Lease rate

**\$3,750,000**  
Sale price

**14,465 SF**  
Total building size

**±1,200 SF**  
Office size

**1.48 AC**  
Land size

**0.5 AC**  
Laydown yard

**1979**  
Year built

**16'**  
Eave height

**Six**  
Grade-level doors

**16' - 20'**  
Clear height

**18**  
Paved vehicle parking spaces

**M-1 light industrial**  
Zoning (City of North Charleston)

**1,200 amps**  
(3-phase) power

## Versatile Industrial Opportunity with Capital Enhancements in Progress

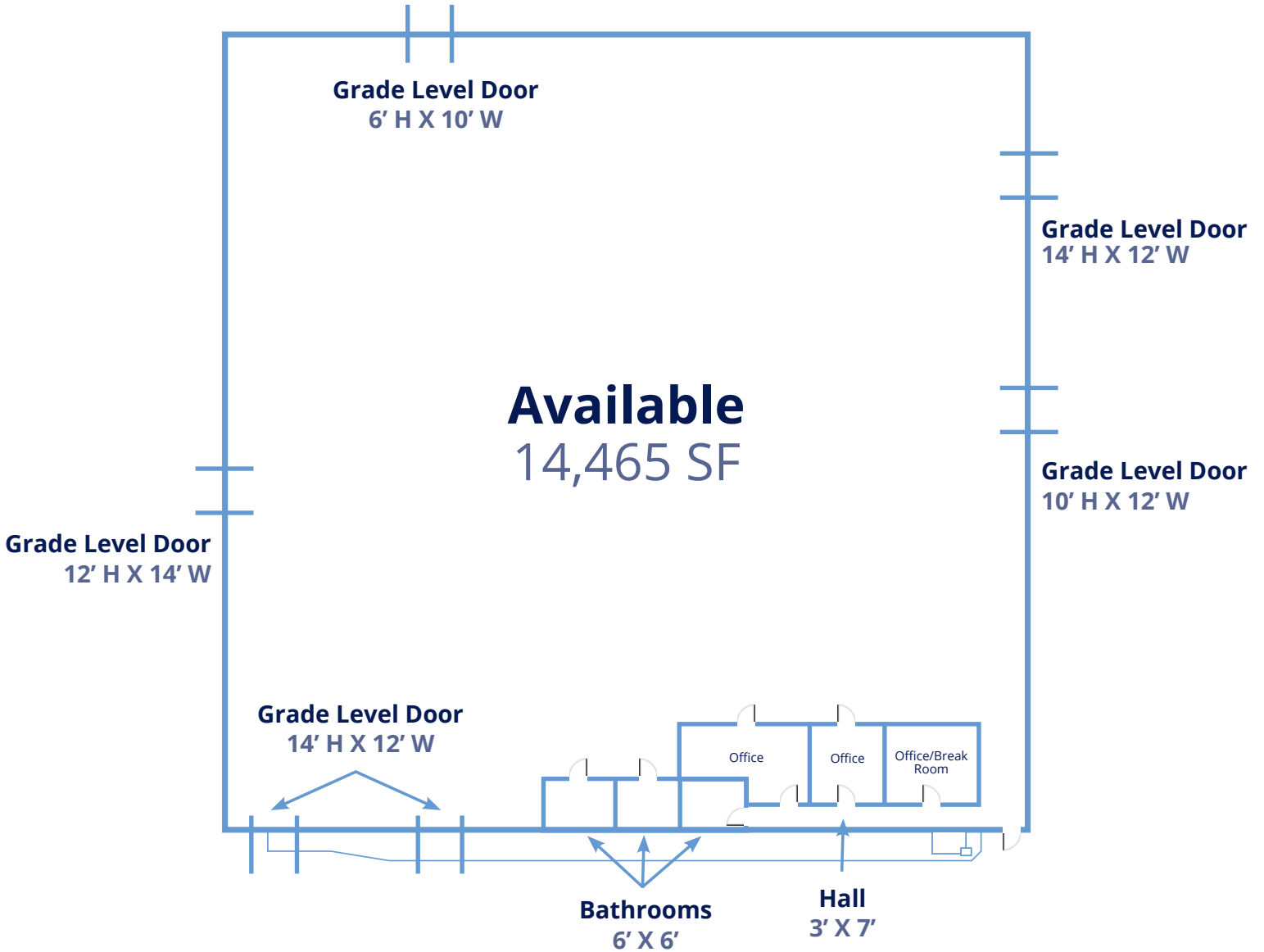
Now available for lease or sale, this ±14,465-SF industrial facility is located less than one mile from the I-26 interchange in North Charleston, providing excellent access to major transportation routes.

The landlord is offering a negotiable tenant improvement allowance based on tenant qualifications and lease terms, making this a flexible option for a variety of industrial or distribution users.

### Landlord Improvements

- Brand-new office buildout
- New LED lighting throughout the warehouse
- Upgraded site grading and drainage
- Interior insulation repairs
- Roof resealed by the seller in 2022
- Newly graveled and fenced ±0.5-acre laydown yard
- Newly paved and sealed asphalt parking lot (18 spaces)
- Exterior of the building to be freshly painted

# Building Floor Plan

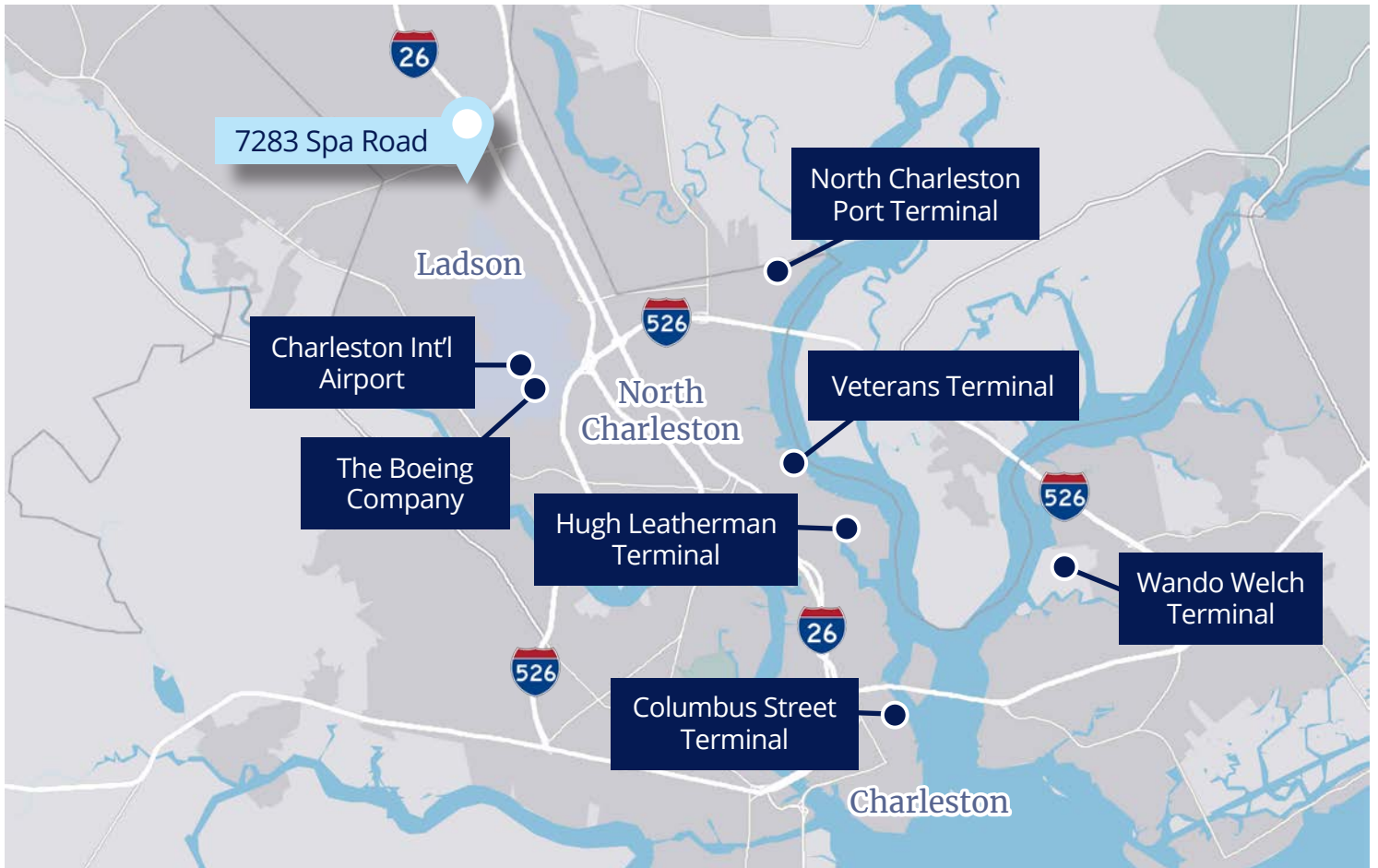


For Sale or Lease | 7283 Spa Road

# Property Images



# Location Details



## Travel Distances

I-26	7 min
I-526	9 min
Charleston International Airport	14 min
Ladson	14 min
Park Circle	15 min
Summerville	16 min
Downtown Charleston	18 min



For Sale or Lease

## Contact

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