



### ±3.00ac secured laydown yard w/adjacent ±18,750sf Building Available

- Rare opportunity to lease ±3.00ac (±97 trailer spots) secured laydown yard / container drop yard referred to as **"Yard C" (6642 Jet Park Dr)**, located **adjacent to the Airport**, Boeing, and more
- **Yard C** is an existing Industrial Outdoor Storage ("IOS") space offering ±3.00ac - fully fenced, graveled, & offers existing infrastructure for hooking up an office trailer
- **±18,750 sf (125' deep x 150' wide) single Tenant Industrial Building ("Building 1")** on 1ac - adjacent to yard, is **also available**
- Located within a longstanding multi-tenant Industrial site measuring 11.20 acres, Zoned M-2 Heavy Industrial within the City of North Charleston
- Site offers unmatched security with unrivaled access - ideal for a variety of Industrial Outdoor Storage (IOS), Transportation, Last-Mile Logistics, and related users



Yard C: ±3.00ac secured laydown yard w/parking for ±97 trailer spots (9' x 50' each) available for lease



**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

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Avison Young**  
40 Calhoun St #350  
Charleston, SC 29401  
+1 843 725 7200

[avisonyoung.com](http://avisonyoung.com)

# Let's review

## Opportunity Overview

### Industrial Land for Lease

6642 Jet Park Drive – Yard C  
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

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
Courtney.Kuhn@avisonyoung.com  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
Bryse.Ranniello@avisonyoung.com  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# Let's review

## Opportunity Overview

**Industrial Land for Lease**  
6642 Jet Park Drive – Yard C  
North Charleston, SC 29406



### For more information

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
[Bryse.Ranniello@avisonyoung.com](mailto:Bryse.Ranniello@avisonyoung.com)  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# The specs

## Industrial Land for Lease

6642 Jet Park Drive – Yard C  
North Charleston, SC 29406

### 6642 Jet Park Drive – Yard C



### Yard C (±3.00ac) – 6642 Jet Park Dr.

<b>Status</b>	Available for Lease (Direct)
<b>Available Suite</b>	<b>Yard C (±3.00ac) – <a href="#">View Details</a></b>
<b>Address</b>	6642 Jet Park Dr (Yard C) – <a href="#">View</a> North Charleston, SC 29406
<b>Property Type</b>	Industrial Outdoor Storage (“IOS”), Laydown Yard, Industrial Land
<b>Previous Use</b>	Container yard, truck terminal, Industrial Outdoor Storage (“IOS”)
<b>Space Size</b>	±3.00ac (±97 trailer spots) - Yard C
<b>Office</b>	Existing hookups for office trailer (Tenant responsibility)
<b>Divisible</b>	No
<b>Lease Rate</b>	<b>\$7,500 per acre per month</b> (\$22,500 monthly based on 3.00ac – base rent only)
<b>Lease Structure</b>	<b>NNN Lease</b> Tenant to pay pro-rated share of taxes, insurance, utilities, CAM, management, etc. contact for details
<b>Additional Rent</b>	<b>\$1,300/month</b> (estimated)
<b>Rent Monthly</b>	<b>\$23,800 base rent + NNN per month</b> (Includes contract base rent + NNN paid monthly) Yard C (±3.00ac)
<b>Available Date</b>	Immediately
<b>Desired Term</b>	1-3 Year term desired, w/potential options to extend – please contact

### Highlights

- Rare opportunity to lease ±3.00ac (±97 trailer spots) secured laydown yard / container drop yard referred to as **“Yard C” (6642 Jet Park Dr)**, located **adjacent to the Airport**, Boeing, and more
- **Yard C** is an existing Industrial Outdoor Storage (“IOS”) offering ±3.00ac - fully fenced, graveled, & offers existing infrastructure for hooking up an office trailer
- **±18,750 sf** (125’ deep x 150’ wide) **single Tenant Industrial Building (“Building 1”)** on 1ac – adjacent to yard, is also **available**
- Located within a longstanding multi-tenant Industrial site measuring 11.20 acres, Zoned M-2 Heavy Industrial within the City of North Charleston
- Site offers unmatched security with unrivaled access - ideal for a variety of Industrial Outdoor Storage (IOS), Transportation, Last-Mile Logistics, and related users
- Prime last-mile location with immediate access to the interstate, ports, and situated adjacent to the Airport, Boeing, and more

### For more information

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
[Bryse.Ranniello@avisonyoung.com](mailto:Bryse.Ranniello@avisonyoung.com)  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# Yard C

**Industrial Land for Lease**

6642 Jet Park Drive – Yard C

North Charleston, SC 29406

**±3.00ac w/±97 trailer spots**



**For more information**

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
[Bryse.Ranniello@avisonyoung.com](mailto:Bryse.Ranniello@avisonyoung.com)  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# Yard C

**Industrial Land for Lease**

6642 Jet Park Drive – Yard C  
North Charleston, SC 29406

**±3.00ac (±97 trailer spots)**



**For more  
information**

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
[Bryse.Ranniello@avisonyoung.com](mailto:Bryse.Ranniello@avisonyoung.com)  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# Yard C

**Industrial Land for Lease**

6642 Jet Park Drive – Yard C

North Charleston, SC 29406

**±3.00ac (±97 trailer spots)**



**For more  
information**

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
[Bryse.Ranniello@avisonyoung.com](mailto:Bryse.Ranniello@avisonyoung.com)  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# Yard C

**Industrial Land for Lease**

6642 Jet Park Drive – Yard C  
North Charleston, SC 29406

**±3.00ac (±97 trailer spots)**



**For more  
information**

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
[Bryse.Ranniello@avisonyoung.com](mailto:Bryse.Ranniello@avisonyoung.com)  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# Yard C

**Industrial Land for Lease**

6642 Jet Park Drive – Yard C

North Charleston, SC 29406

**±3.00ac (±97 trailer spots)**



**For more information**

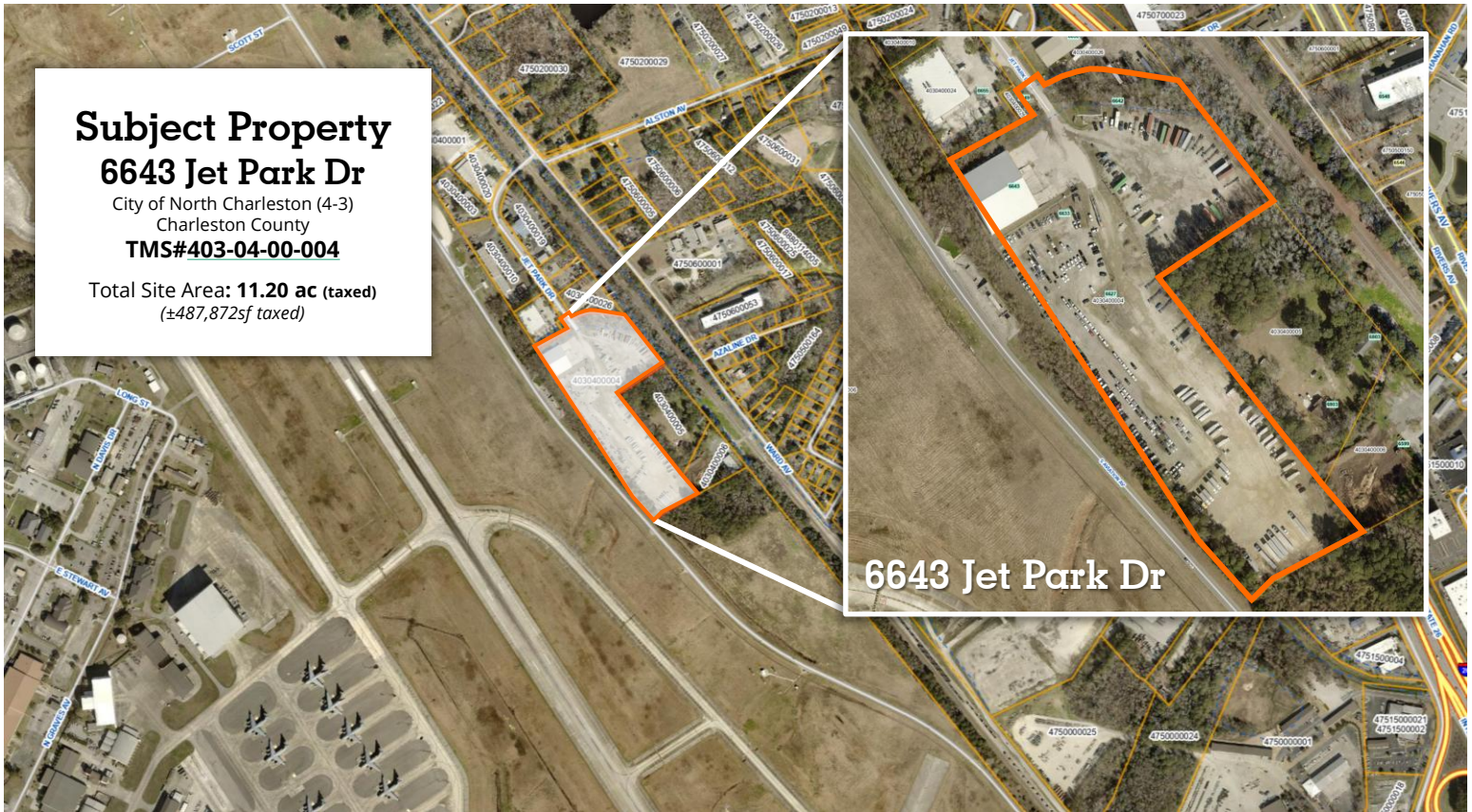
**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
[Bryse.Ranniello@avisonyoung.com](mailto:Bryse.Ranniello@avisonyoung.com)  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# Park Overview

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



## 6643 Jet Park Dr

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

0 140 280 560 ft  
1 inch = 203 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: 2/12/2026

## 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:** [TMS#403-04-00-004](https://www.charlestoncounty.org/assessorsearch.php?s=4030400004)

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

**Link to Tax Record:** [TMS#403-04-00-004](https://sc-charleston.publicaccessnow.com/RealPropertyBill/Search/AccountSummary.aspx?p=4030400004&a=1296499)

<https://sc-charleston.publicaccessnow.com/RealPropertyBill/Search/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



# 6643 Jet Park Dr.

at Jet Industrial Park

Industrial Land for Lease

6642 Jet Park Drive – Yard C  
North Charleston, SC 29406



6643 Jet Park Dr  
**Building 1**  
±18,750sf (150' x 125')  
on ±1ac (228' x 187')  
**Available**

6642 Jet Park Dr  
**Yard C**  
±3.0 acres  
**Available**

6633 Jet Park Dr  
**Yard A**  
±2.5 acres  
**Leased**

6627 Jet Park Dr  
**Yard B**  
±3.5 acres  
**Leased**

**Subject Property**  
**6643 Jet Park Dr**  
City of North Charleston (4-3)  
Charleston County  
**TMS#403-04-00-004**  
Total Site Area: **11.20 ac** (taxed)  
(±487,872sf taxed)



**For more information**

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
Courtney.Kuhn@avisonyoung.com  
(216)570-0910 cell

[avisonyoung.com](http://avisonyoung.com)

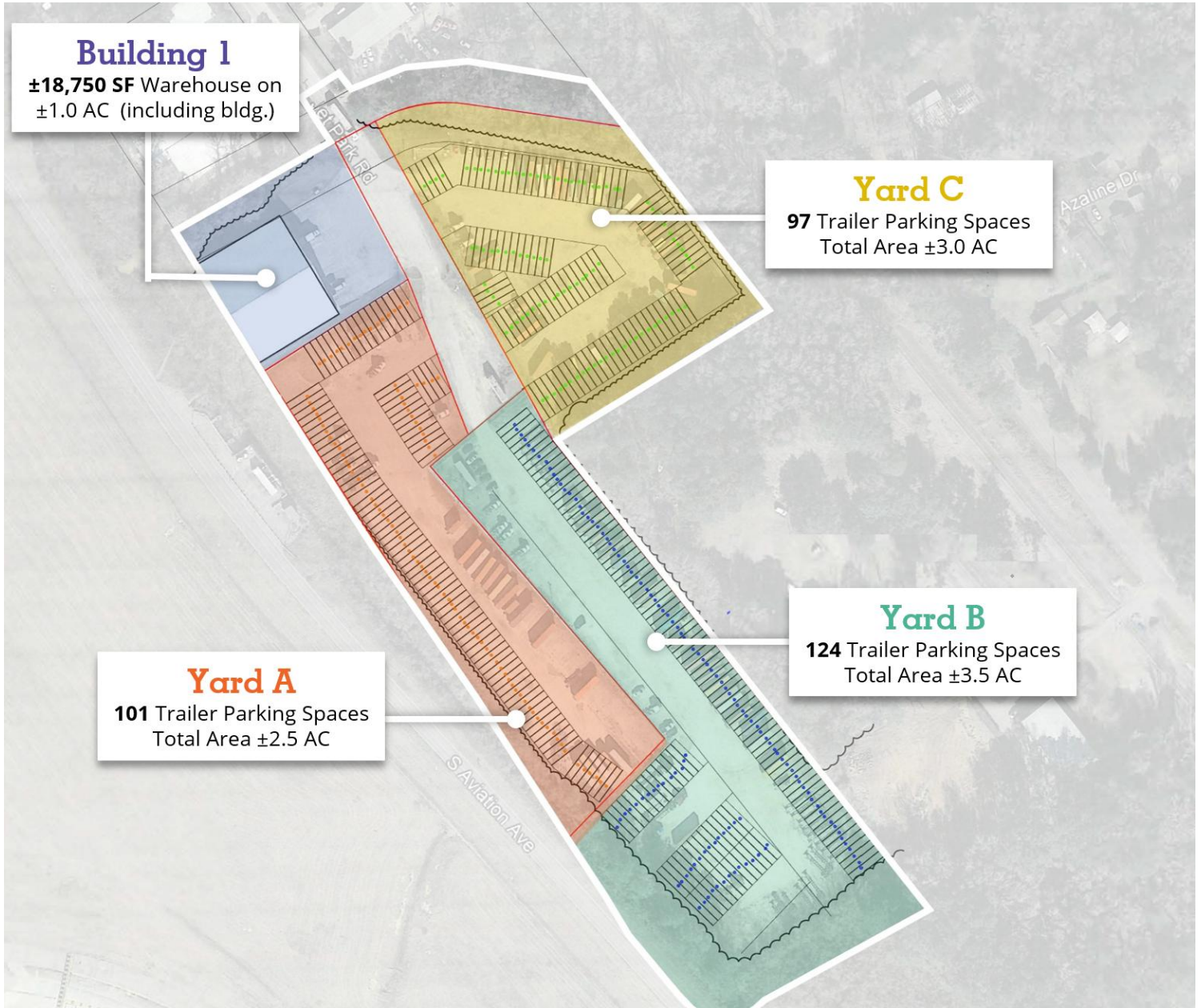
# IOS Overview

6643 Jet Park Drive

**Industrial Land for Lease**

6642 Jet Park Drive – Yard C

North Charleston, SC 29406



## Building 1

±18,750 SF Warehouse on  
±1.0 AC (including bldg.)

## Yard C

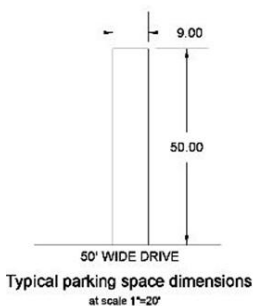
97 Trailer Parking Spaces  
Total Area ±3.0 AC

## Yard A

101 Trailer Parking Spaces  
Total Area ±2.5 AC

## Yard B

124 Trailer Parking Spaces  
Total Area ±3.5 AC



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 Yard Tenants</b>	<b>11.20 acres Total Site Area</b> <small>(TMS#403-04-00-004)</small>	<b>9 ac Leasable</b> <small>(yards only)</small>	<b>322 Trailer Spots</b> <small>(total for yards)</small>		

## For more information

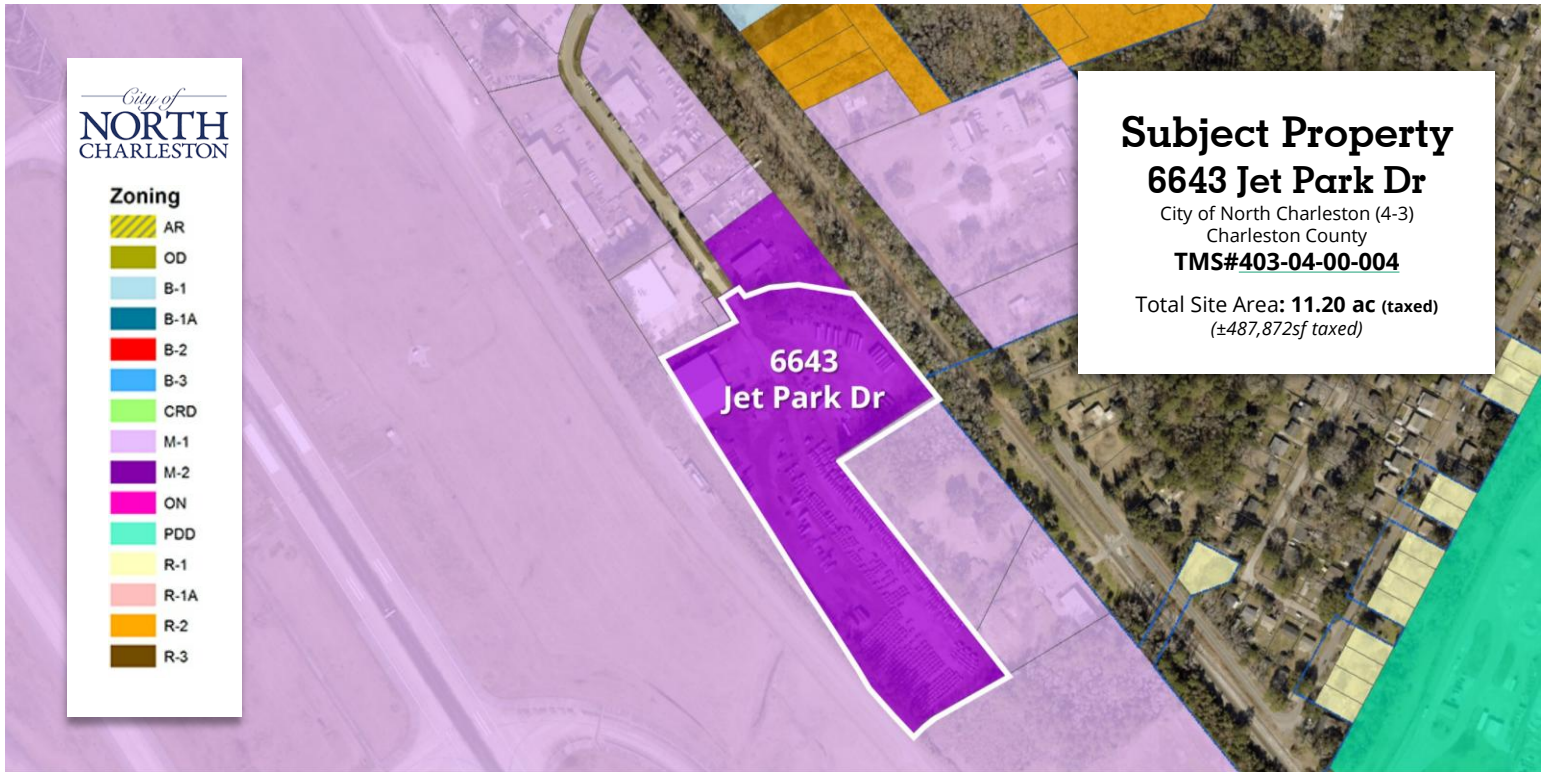
**Courtney L. Kuhn, CCIM**  
Senior Vice President  
Courtney.Kuhn@avisonyoung.com  
(216)570-0910 cell

**Bryse Ranniello**  
Associate  
Bryse.Ranniello@avisonyoung.com  
(215)595-5139 cell

[avisonyoung.com](http://avisonyoung.com)

# 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>

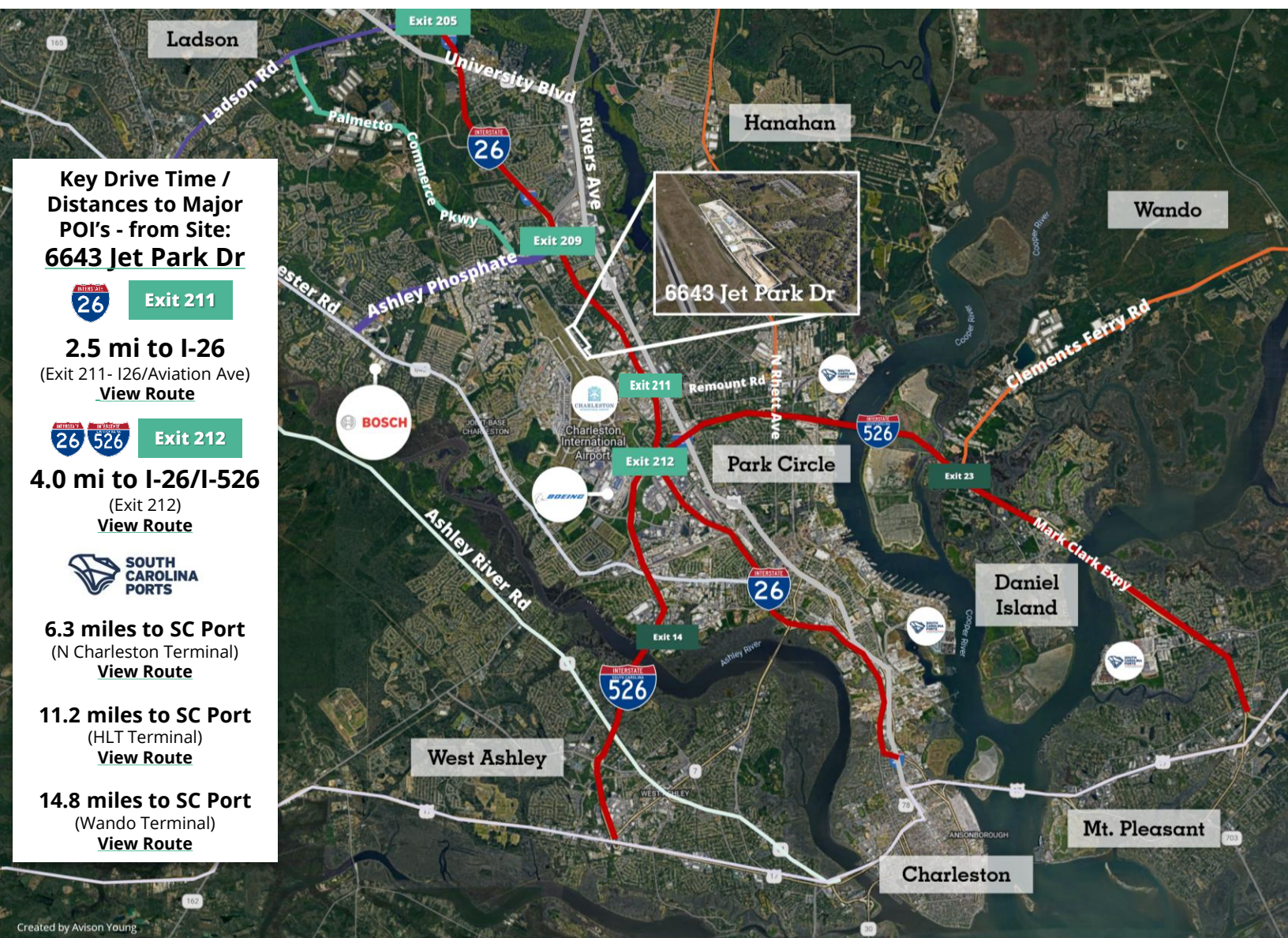
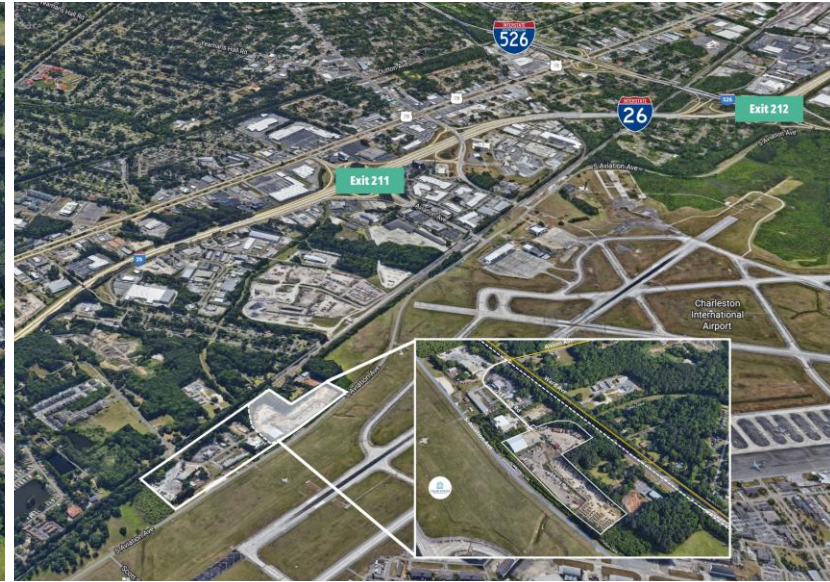
**Link to Tax Record:**  
<https://sc.charlestoncounty.org/publicaccessnow.com/RealPropertyBillSearch/AccountSummary.aspx?p=4030400004&a=1296499>

**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://gisccweb.charlestoncounty.org/Public\\_Search/](https://gisccweb.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](#)



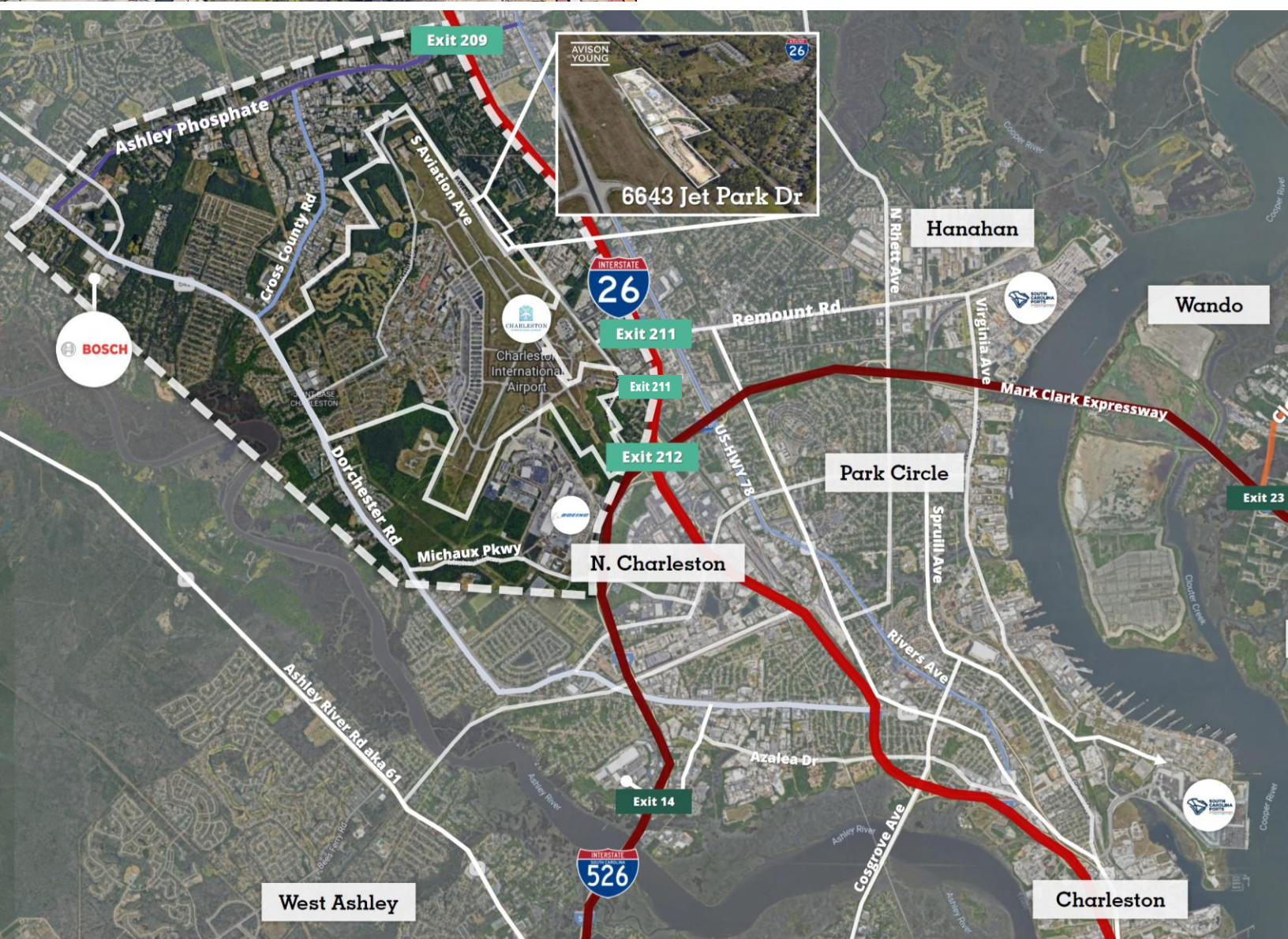
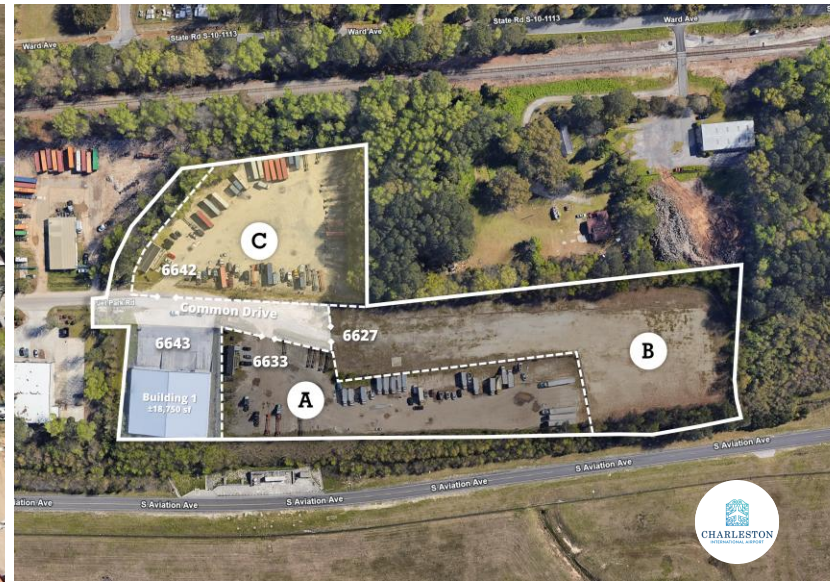
**6.3 miles to SC Port**  
 (N Charleston Terminal)  
[View Route](#)

**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



Avison Young South Carolina & Savannah, GA Offices

**Charleston**

Avison Young  
40 Calhoun St #350  
Charleston, South Carolina 29401  
T 843.725.7200

**Greenville**

Avison Young  
656 S Main Street, Ste. 200  
Greenville, South Carolina 29601  
T 864.334.4145

**Savannah**

Avison Young  
2 E Bryan Street Ste. 422  
Savannah, Georgia 31401  
T 912.777.1215