

3567 Meeting Street Road
North Charleston, SC 29405



MULTIPLE FLEX SPACE
OPTIONS AVAILABLE
1,155 SF - 26,489 SF



FOR LEASE

Jenna Philipp, CCIM
843.259.8724
Jenna.Philipp@pcpsc.com

Eddie Buxton, CCIM
843.478.0346
Eddie.Buxton@pcpsc.com

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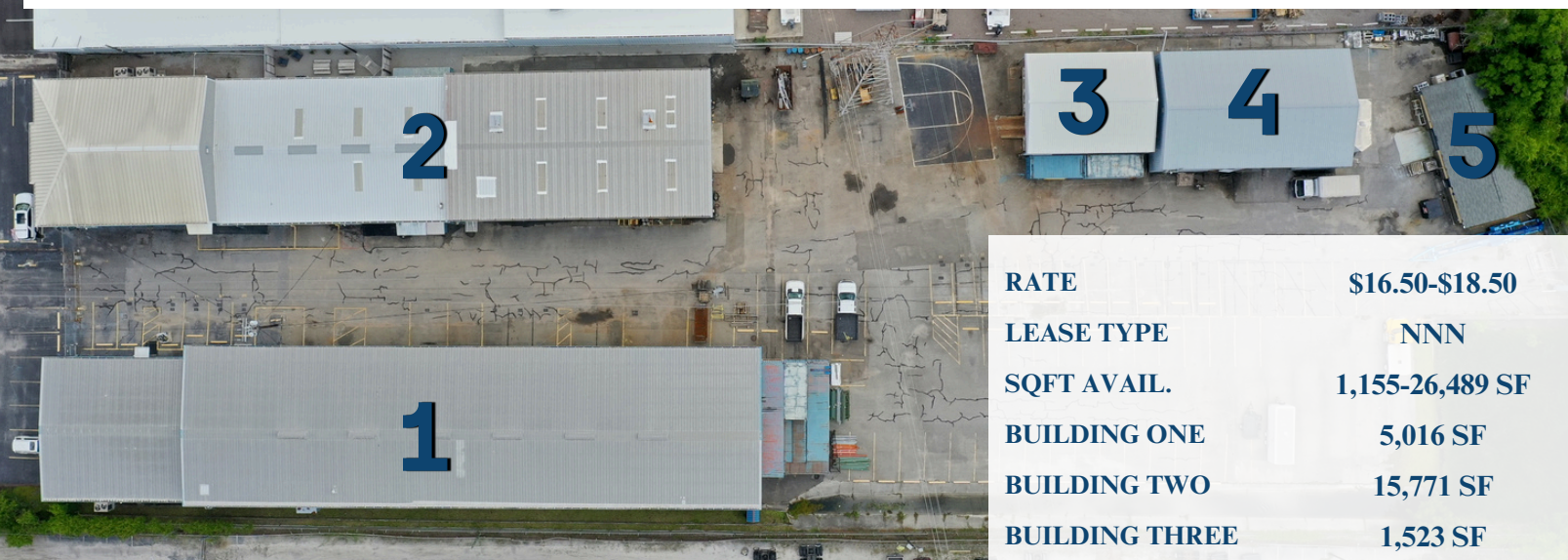


PROPERTY DESCRIPTION

Discover a prime industrial property for lease in the heart of North Charleston, offering multiple building options tailored to meet diverse business needs. This versatile property is zoned M-1 (Light Industrial District), making it suitable for a wide range of industrial uses. Conveniently located near Interstate 26, Exit 215 (Dorchester Road), it provides seamless connectivity to the Port of Charleston and the greater Tri-County area, ensuring optimal access for logistics and distribution operations.

The property features five distinct buildings with flexible leasing options. Building 1 offers 5,016 square feet of dedicated warehouse space, perfect for storage and distribution needs. Building 2 is a spacious 15,771 square feet and can be configured in multiple ways to suit various tenant requirements with flexible layouts. Building 3 provides 1,523 square feet, ideal for smaller operations or specialized industrial uses. Building 4 offers 3,024 square feet of warehouse space with mezzanine options available to maximize vertical storage and operational efficiency. Finally, Building 5 includes 1,155 square feet of warehouse space, suitable for compact business operations.

This property's strategic location, coupled with its diverse building configurations, makes it an exceptional choice for businesses looking to optimize their operations within North Charleston's thriving industrial corridor. Don't miss this opportunity to secure a prime industrial space tailored to your business needs.



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| | |
|----------------|-----------------|
| RATE | \$16.50-\$18.50 |
| LEASE TYPE | NNN |
| SQFT AVAIL. | 1,155-26,489 SF |
| BUILDING ONE | 5,016 SF |
| BUILDING TWO | 15,771 SF |
| BUILDING THREE | 1,523 SF |
| BUILDING FOUR | 3,024 SF |
| BUILDING FIVE | 1,155 SF |

*PHASE 3 POWER

*CURRENTLY UNDERGOING
RENOVATIONS

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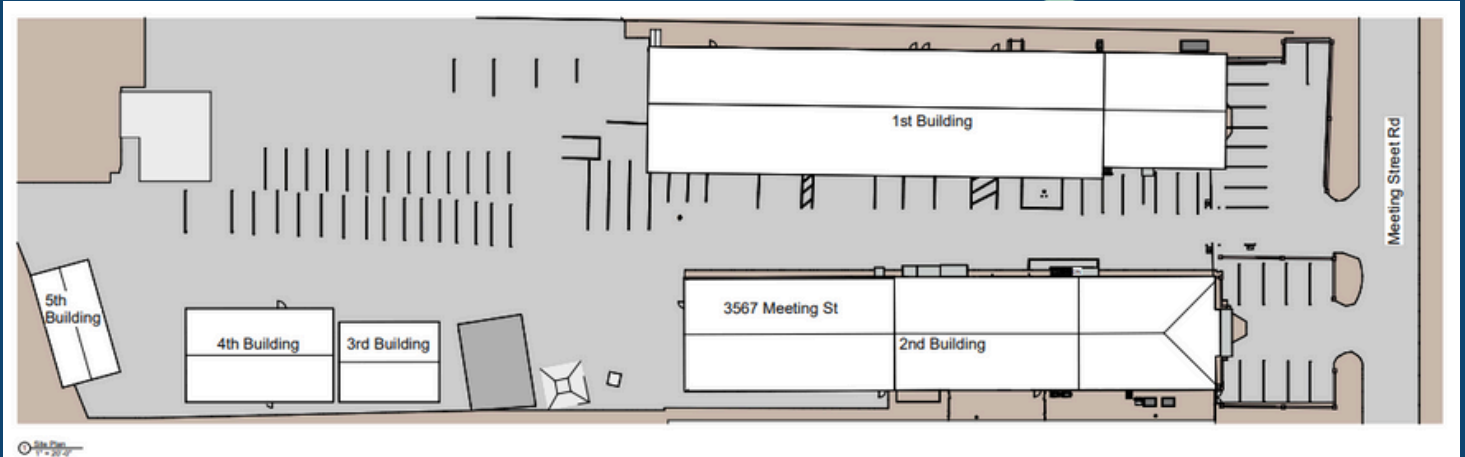
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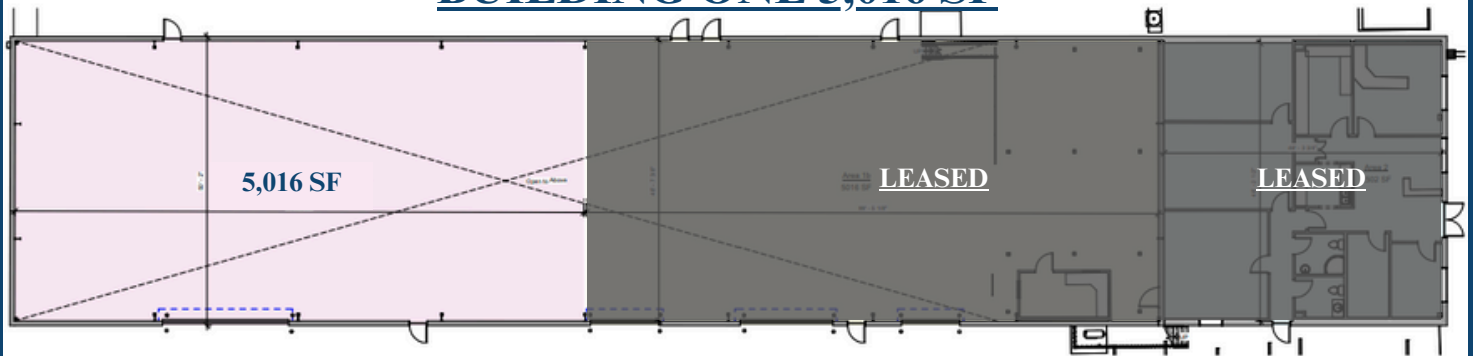
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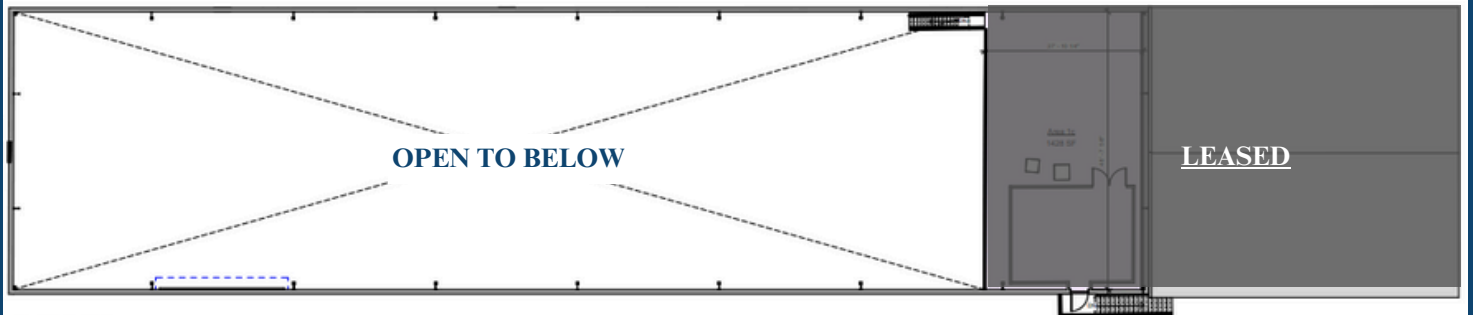
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BUILDING ONE 5,016 SF



First Floor Area Plan 1



Second Floor Area Plan 1

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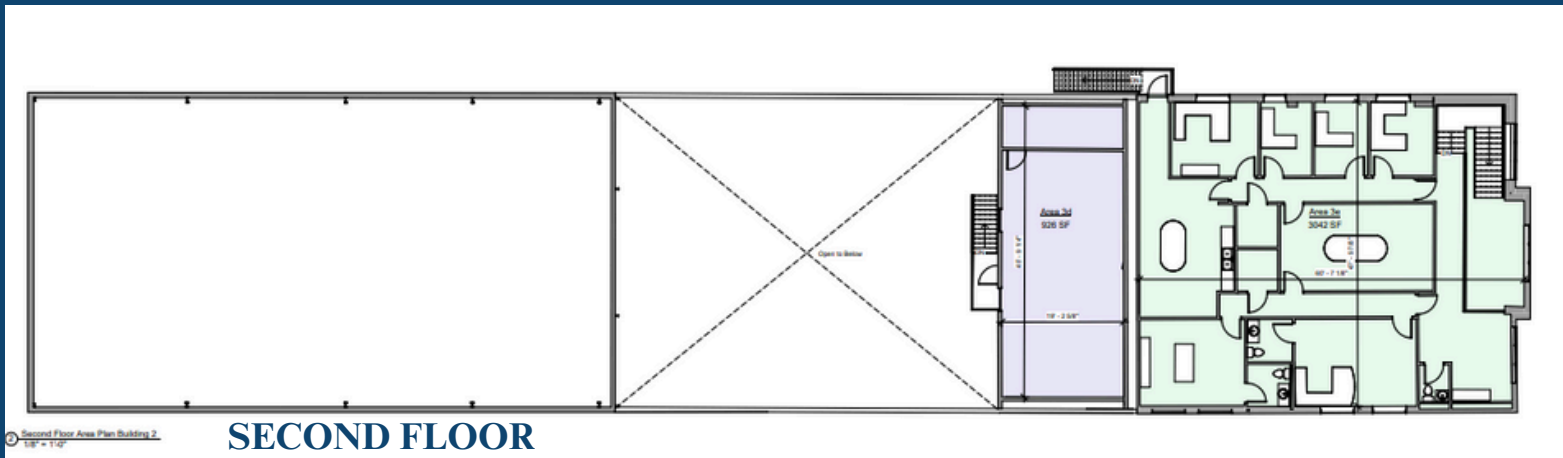
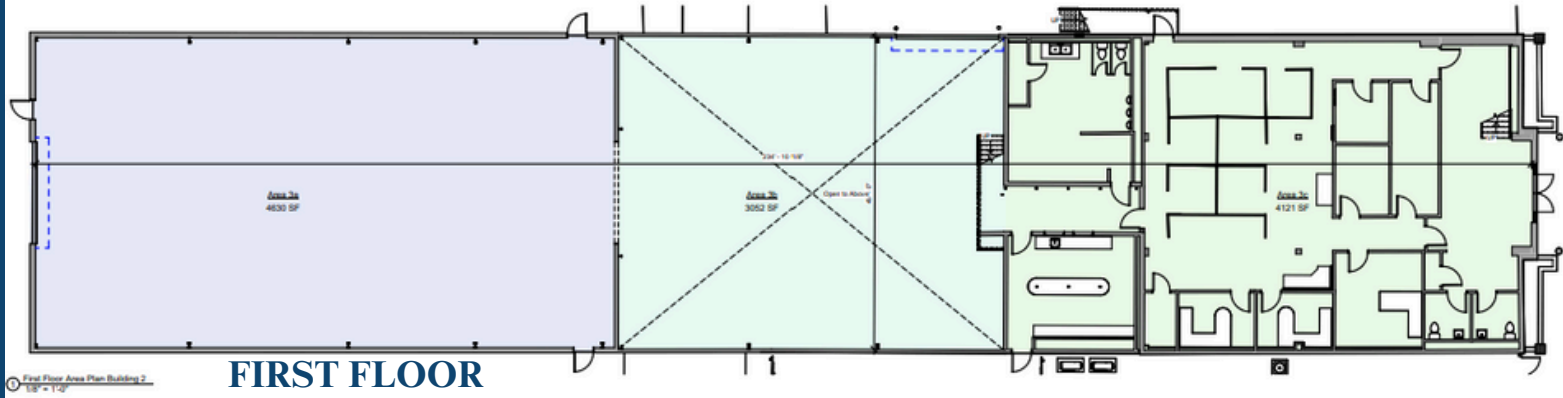
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BUILDING TWO 15,771 SF



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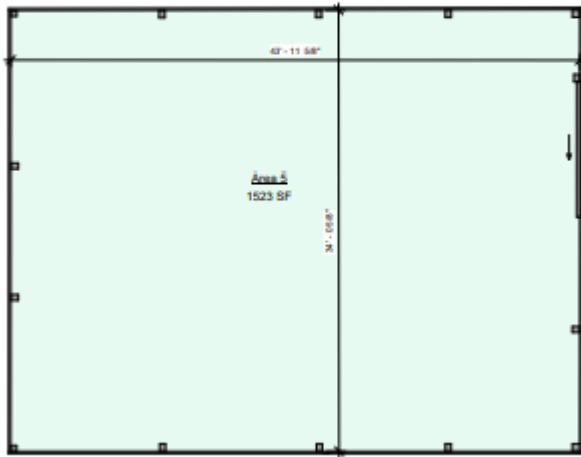
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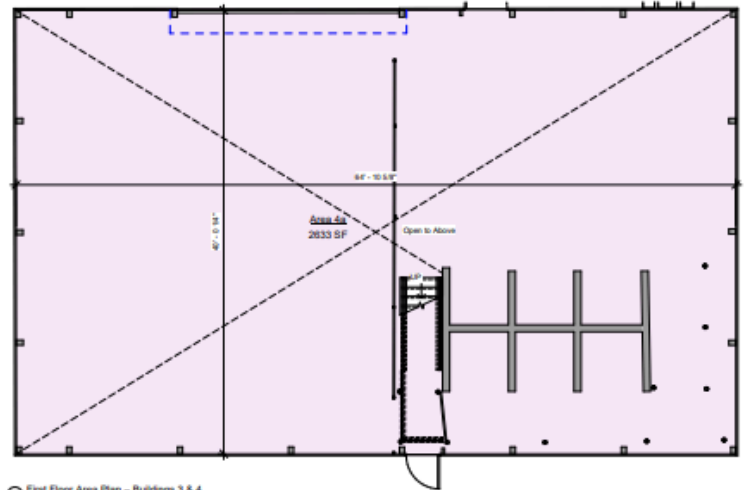


FOR LEASE

BUILDING THREE 1,523 SF

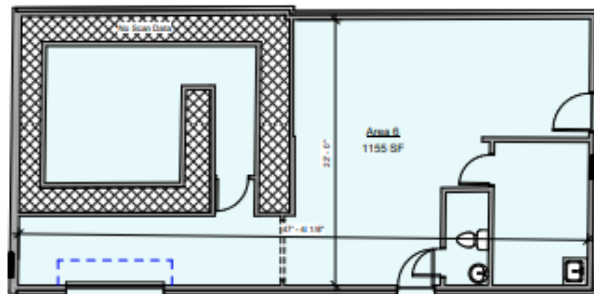


BUILDING FOUR 3,024 SF

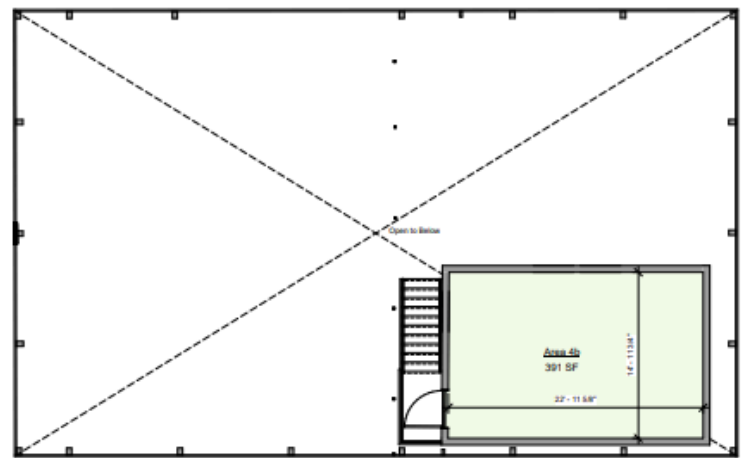


① First Floor Area Plan - Buildings 3 & 4
3/16" = 1'-0"

BUILDING FIVE 1,155 SF



② First Floor Area Plan Building 5
3/16" = 1'-0"



③ Second Floor Area Plan Buildings 3 & 4
3/16" = 1'-0"

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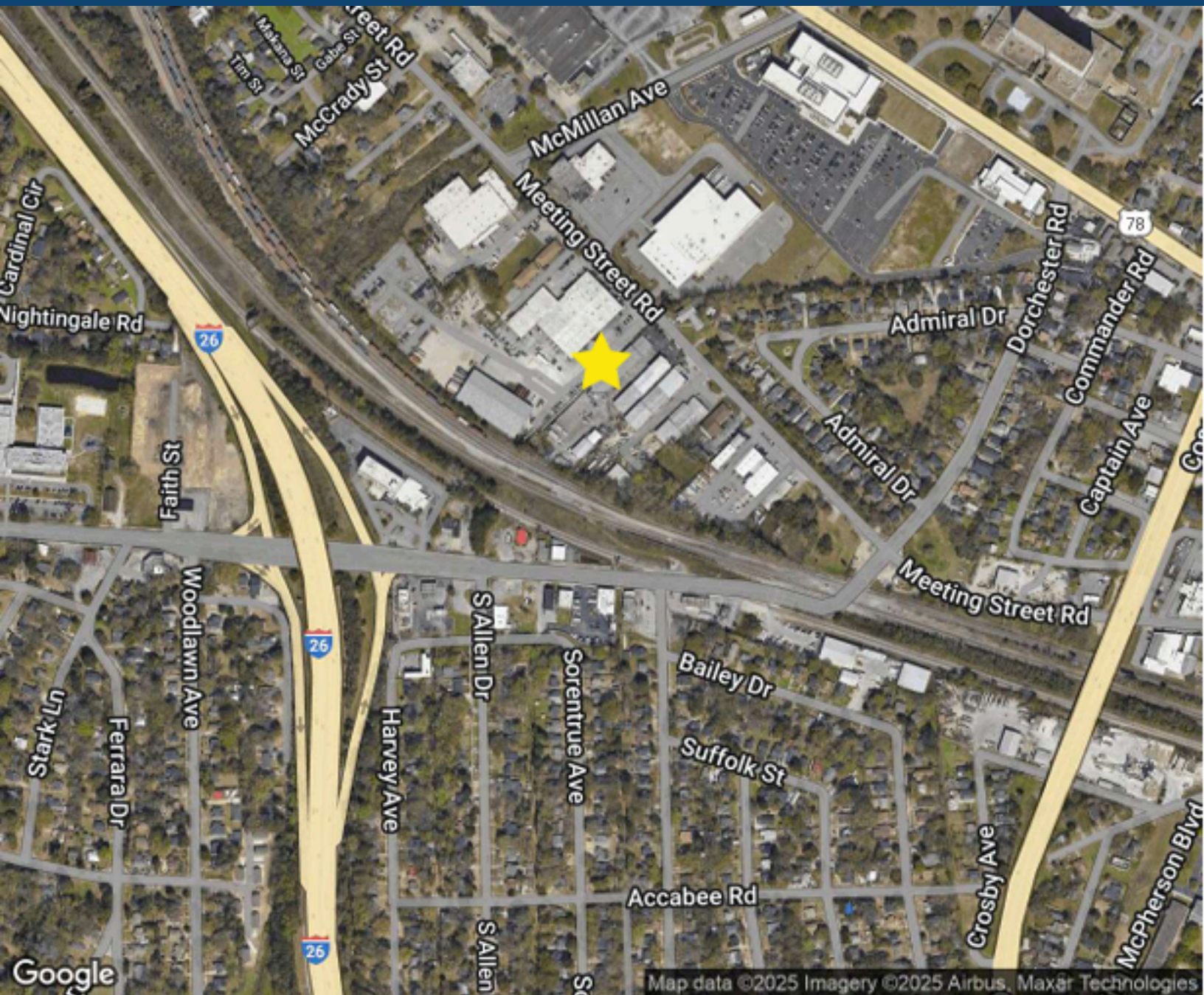
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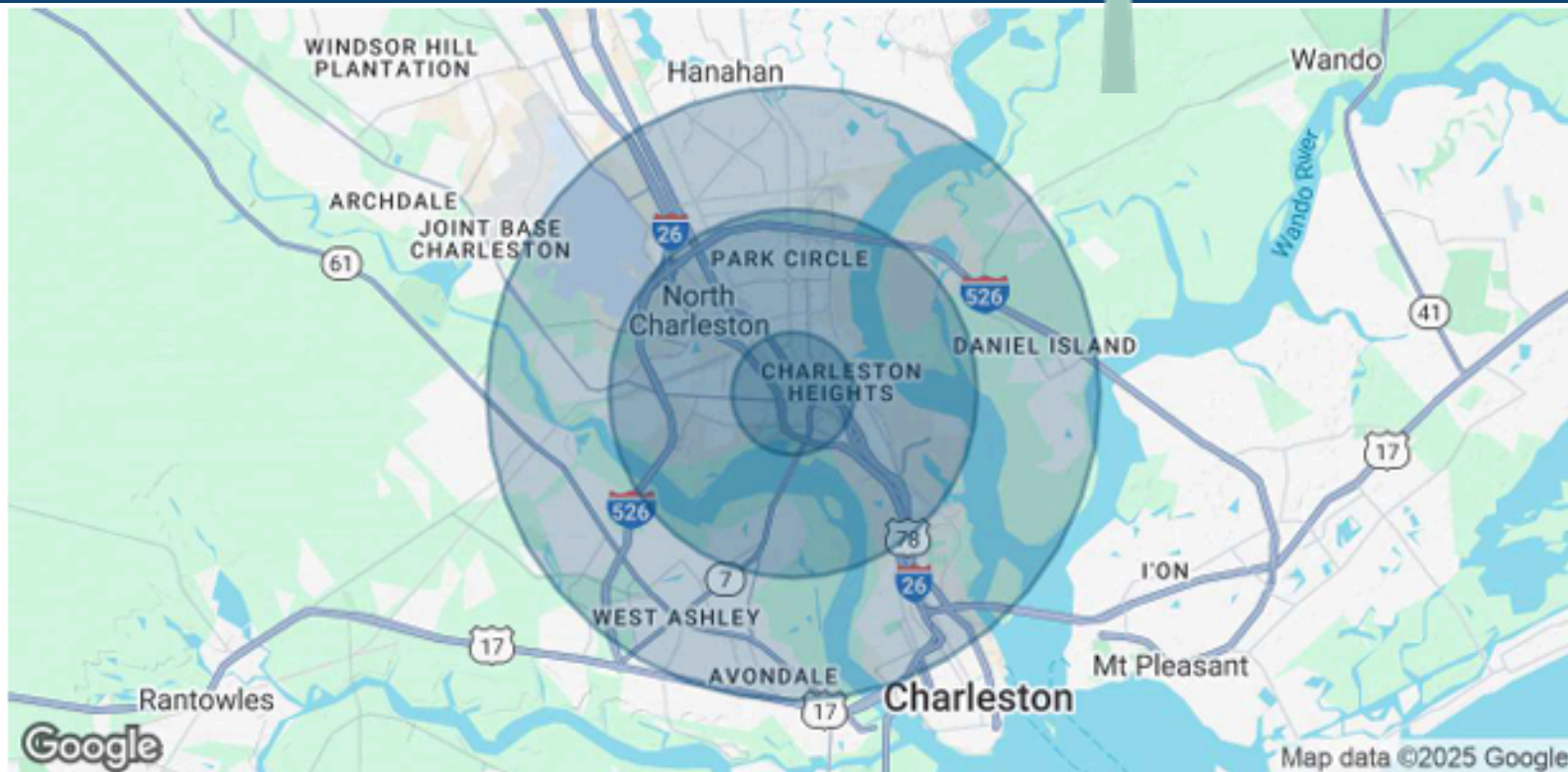
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FOR LEASE



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 8,932 | 41,122 | 126,342 |
| Average Age | 35.5 | 38.5 | 37.3 |
| Average Age (Male) | 32.3 | 36.2 | 35.6 |
| Average Age (Female) | 36.9 | 39.9 | 39.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,860 | 18,069 | 57,704 |
| # of Persons per HH | 2.3 | 2.3 | 2.2 |
| Average HH Income | \$39,748 | \$56,044 | \$66,479 |
| Average House Value | \$84,911 | \$178,764 | \$241,002 |

2020 American Community Survey (ACS)

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