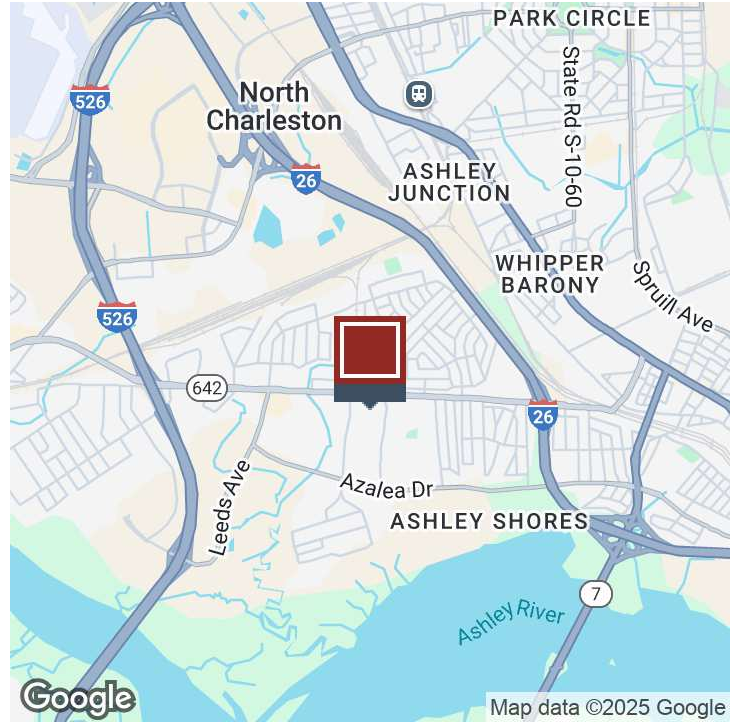


FLEX/INDUSTRIAL PROPERTY FOR LEASE

4155 DORCHESTER ROAD

4155 DORCHESTER RD, NORTH CHARLESTON, SC 29405



OFFERING SUMMARY

Lease Rate:	\$14.00 - 15.00 SF/yr (NNN)
Available SF:	4,000 - 14,471 SF
Lot Size:	3.5 Acres
Number of Units:	2
Year Built:	1978
Renovated:	2024

PROPERTY OVERVIEW

Newly remodeled flex space available in a prime, high-traffic corridor. This versatile property offers two units - one is 8,471 sf that could be subdivided and the other is 6,000 sf with flexible layout options, ideal for flex, retail, office, or showroom use. With easy access to I-26 and I-526 and high visibility, it's perfect for businesses looking for a central location. Recently renovated and ready for immediate occupancy, this space is designed to adapt to your specific needs. Other tenants include Knight Printing and Tideland brewery.

PROPERTY HIGHLIGHTS

- Recently renovated
- Ample parking
- High traffic location
- Flexible floor plans

for more information, please contact:

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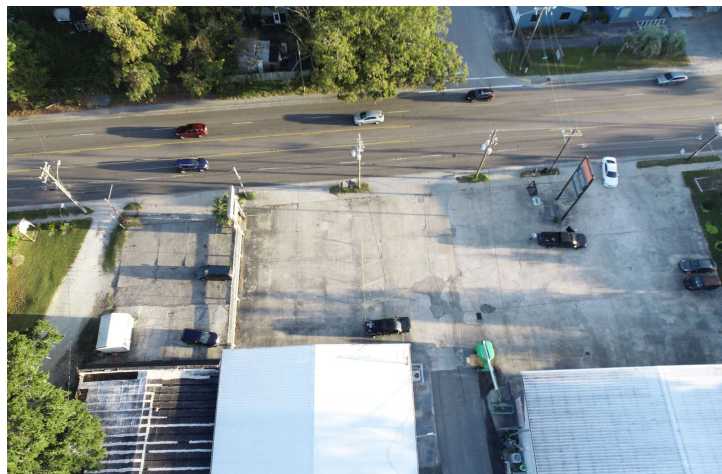
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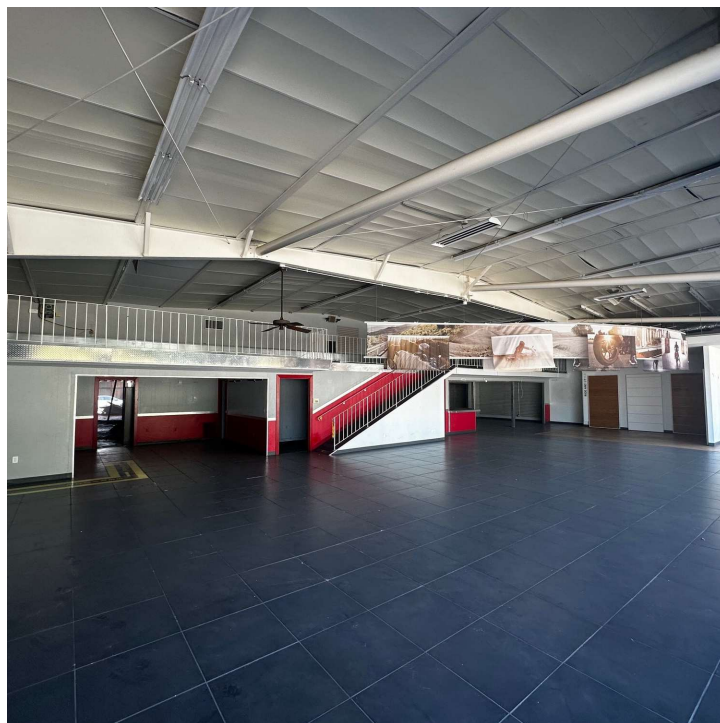
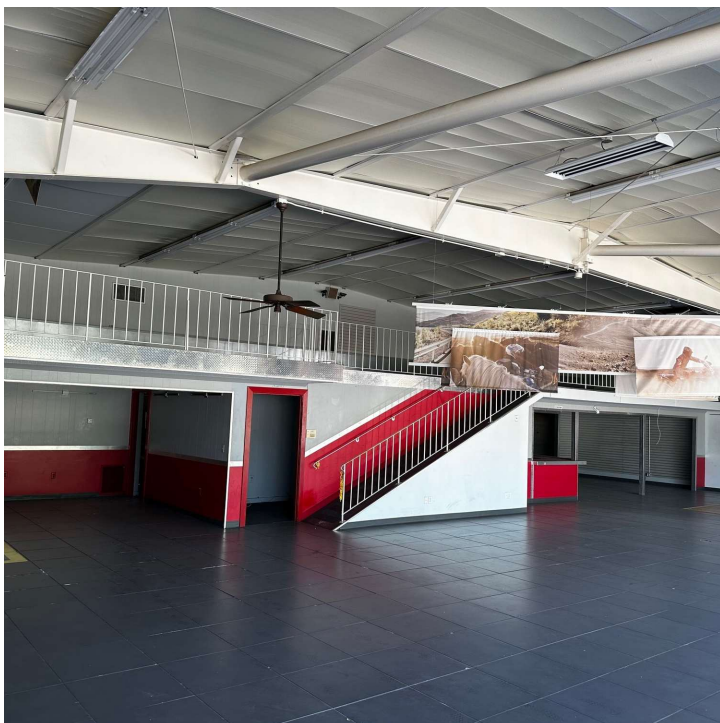
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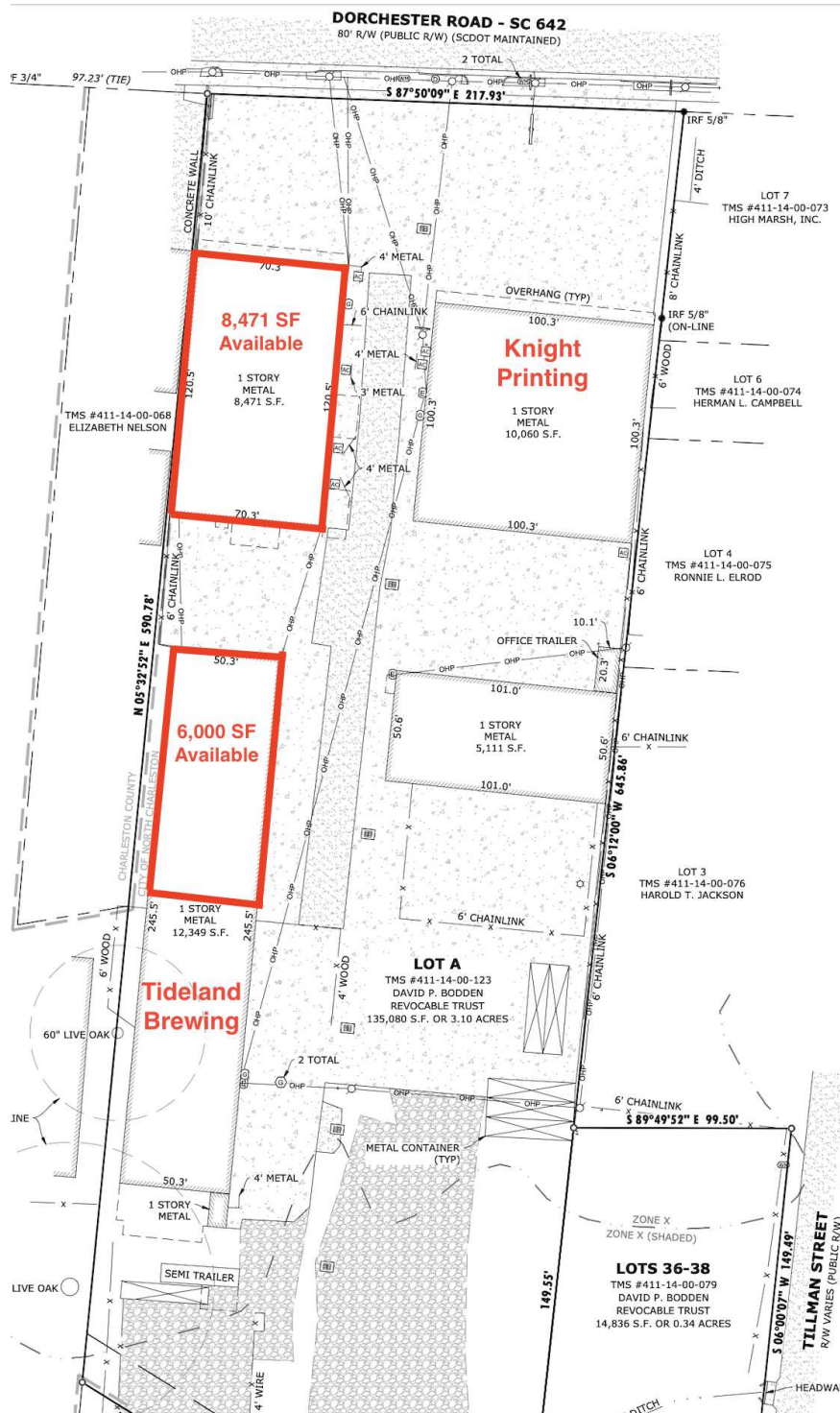
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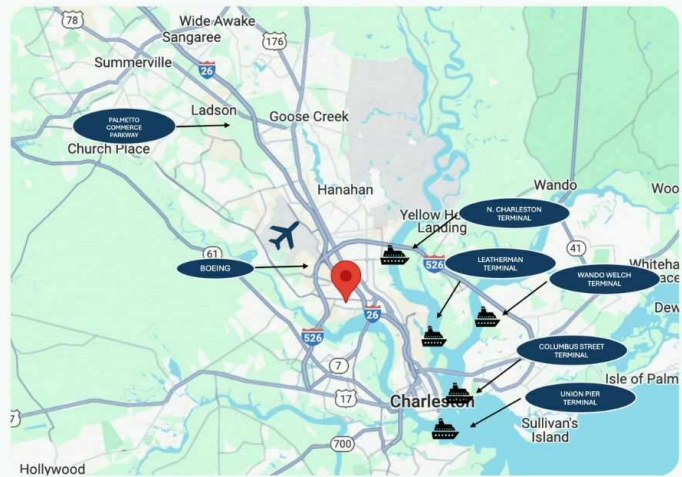
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LOCATION

Interstate 26:	1 mile
Interstate 526:	1.1 miles
Charleston Intl Airport:	3.5 miles
Hugh K. Leatherman Terminal:	4.6 miles
North Charleston Terminal:	8 miles

- **Strategic Highway Access:** Close proximity to I-26 with prominent visibility of I-526, seamless regional and interstate connectivity
- **Port Proximity:** Access to Hugh K. Leatherman and North Charleston terminals, enabling efficient import/export logistics
- **Industrial Power Zone:** Ideally positioned to support industrial activity with location benefits for manufacturing and distributing



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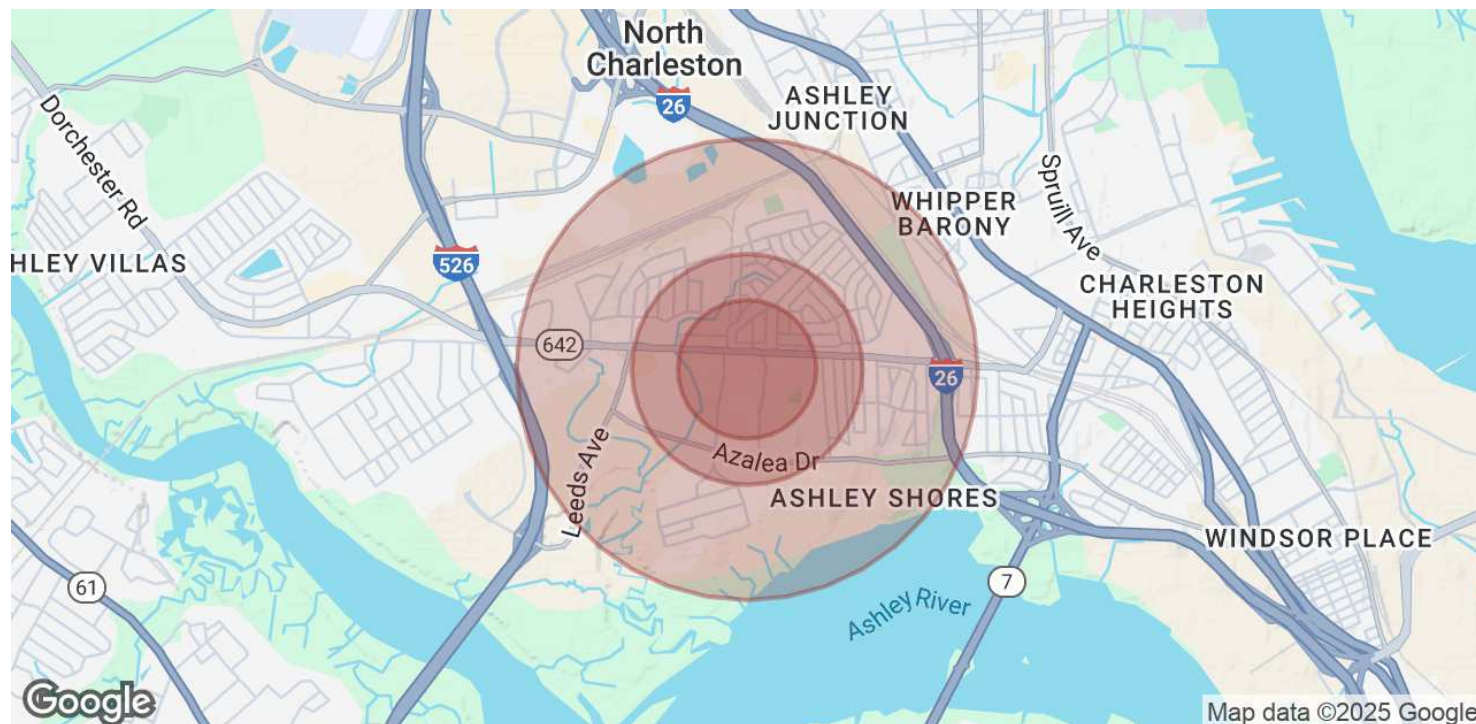
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	508	1,885	5,696
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	159	660	2,052
# of Persons per HH	3.2	2.9	2.8
Average HH Income	\$67,302	\$61,858	\$59,139
Average House Value	\$163,630	\$166,234	\$173,632

Demographics data derived from AlphaMap

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