

INDUSTRIAL/MANUFACTURING FACILITY & LAND FOR SALE

7261 INVESTMENT DRIVE
N. CHARLESTON, SC 29418

For Sale

±16,569 SF on
±2.09 AC

\$3,450,000

INVESTMENT DR

NAICharleston

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About the Property

NAI Charleston is pleased to offer 7261 Investment Drive for Sale. This 16,569 SF stand-alone industrial/manufacturing property features a versatile and efficient layout well-suited for a wide range of users. The total ±2.04 AC site includes nearly an acre of cleared but unimproved land suitable for expansion, laydown, or development.

Located within Pepperdam Industrial Park along the Ashley Phosphate/Cross County Road industrial corridor, the property provides a central location within the greater Charleston MSA, with convenient access to Interstate 26, the Port of Charleston, and other key commercial destinations. The property is slated for notable upgrades, including enhanced landscaping, improved lighting, and additional cosmetic improvements.

➤ Location, Location, Location

Ashley Phosphate Rd. provides outstanding accessibility within the greater Charleston MSA and interstates.

➤ Unimproved Land

This site includes a cleared parcel approximately ±0.89 AC in size. Possibilities include expansion, development or IOS laydown yard.

➤ Favorable Zoning

M1 Zoning allows flexibility for a variety of light industrial uses.



Offering Summary

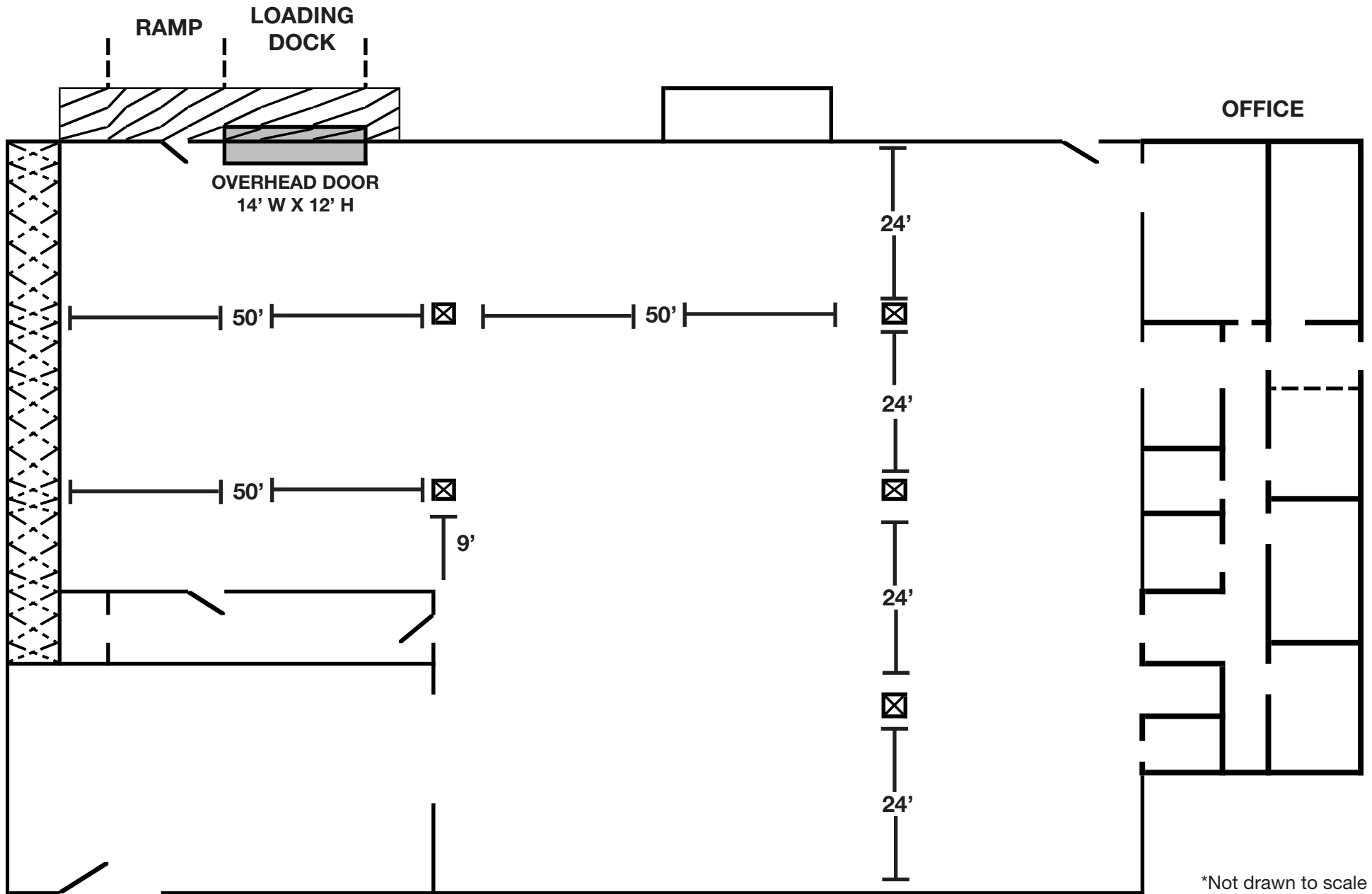
Building Size:	±16,569 SF
Configuration:	±2,867 SF of Office Space ±13,702 SF of Warehouse Space
Site Size:	±2.04 total AC Includes ±0.89 AC of cleared land
Parcel:	397-00-00-388
Year Built:	1992
Features:	<ul style="list-style-type: none">- Paved parking lot/laydown yard- Recessed loading dock - 12'x14' roll up door- Ramp next to loading dock- Eave height: 18'- Clear height (HVAC): Approx. 14'- Clear height (Beams): 17.5'- Multiple mezzanines for ample storage/use- 3 phase power
Zoning:	M1 (City of North Charleston)
Price:	\$3,450,000

Site Plan



Overall Site: ±2.04 AC
Cleared Land: ±0.89 AC

Floor Plan



Area Maps

