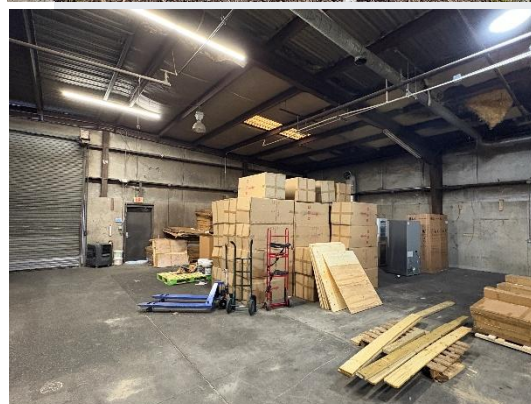
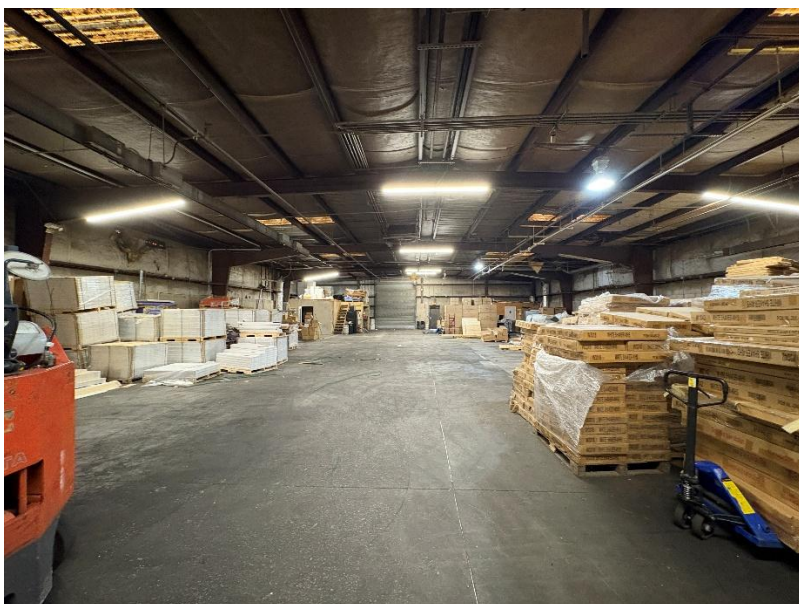


3209 Industry Drive

North Charleston, SC 29418

10,500 SF



Property Details

- **Building Size:** 10,500 SF (350 SF of roughly finished office/restroom/storage space)
- **Total Site Acreage:** 0.5
- **Building Dimensions:** 70' x 150'
- **Lease Rate:** \$11.25 NN (Landlord covers roof and structure)
- **Drive-In Bay Doors:** 2
- **Clear Height:** 16'
- **Column Spacing:** Clear span
- **Loading:** 2 grade level drive-in doors; potential for dock addition

EMAIL

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AVAILABLE

January 1, 2026

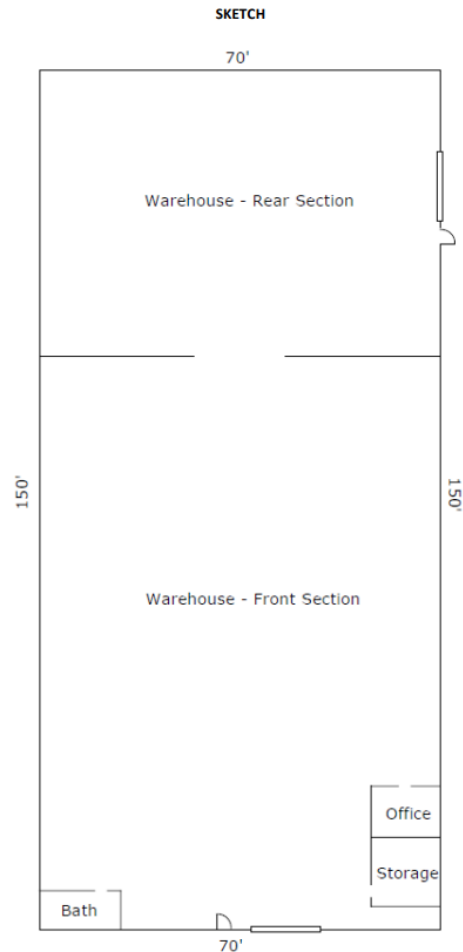
Industrial | Lease

Discover this versatile 10,500 SF light industrial warehouse in the established Pepperdam Industrial Park, perfectly positioned for logistics, storage, distribution, or flex office/warehouse operations. Nestled in North Charleston's booming industrial corridor, this property offers immediate access to major highways, the port, and airport, making it ideal for businesses seeking efficient supply chain solutions.

With a competitive lease rate aligned to the tightening 2025 market, this space provides exceptional value in a high-demand submarket experiencing low vacancy and steady absorption.

Key Property Highlights

- **Flexible Layout:** This clear span building supports customizable up-fits for manufacturing, e-commerce fulfillment, or light assembly.
- **Modern Infrastructure:** The building has a 16' eave height, 3 phase power into a 600-amp industrial panel, a secondary 200-amp panel, a 45 KVA transformer, roughly 400' of electrical bus ducts/overhead distribution, two drive-in doors, and compressed air & gas lines throughout
- **Competitive Terms:** Our offering features an NN lease, covering the roof and structure, which provides a more favorable financial arrangement than the full NNN leases common to this market. Tenant improvements include the construction of a front office and a complete update of the existing bathroom.
- **Facility Air Conditioning:** The building has four 3 ton HVAC systems, all of which were installed in 2022
- **Fence:** A chain-link fence is along the right, back, and left of the property



Strategic Location & Access

Located off Ashley Phosphate Road in Pepperdam Industrial Park, this property benefits from North Charleston's robust logistics ecosystem:

- **Proximity to Key Hubs:** 4.4 miles to Charleston International Airport (CHS) and Joint Base Charleston; 6.9 miles to North Charleston Terminal (Port of Charleston) – the 7th busiest U.S. container port.
- **Highway Connectivity:** Immediate access to I-26 (1 mile), I-526 (2 miles), and Mark Clark Expressway; 15 minutes to downtown Charleston.
- **Labor & Amenities:** Surrounded by national employers like Boeing, Volvo, and Amazon; quick drive to dining, hotels, and workforce housing

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