



Colliers

ADDITIONAL DEVELOPABLE AC
±2.50 ACRES

For Sale: ±41,885-SF Industrial Facility with ±2.50 Acres of Additional Developable Land

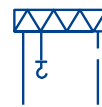
915 Commerce Circle, Hanahan, SC 29410

Sale Price:

\$6,360,000



Seven (7) Drive-In Doors (sizes vary)



Three (3) sets of Crane Rails, up to 10-tons. One 5-ton crane included



Zoned Industrial, City of Hanahan

Accelerating success.

For Sale | 915 Commerce Circle

Property Overview



Property Description

915 Commerce Circle is a strategically located industrial opportunity in Hanahan with convenient access to I-526, I-26, the Port of Charleston, and Charleston International Airport. The property's central location within the Charleston industrial corridor makes it well-suited for manufacturing, distribution, logistics, and service-related industrial users.

The ±41,885-square-foot facility sits on approximately ±5.37 acres and features a large warehouse component, multiple drive-in doors, heavy power, three (3) sets of crane rails (up to 10-ton) and a 5-ton overhead crane, and potential CSX rail access at the rear of the site. With Industrial zoning and additional developable land, the property offers both immediate functionality and long-term flexibility for industrial buyers.

Property Features

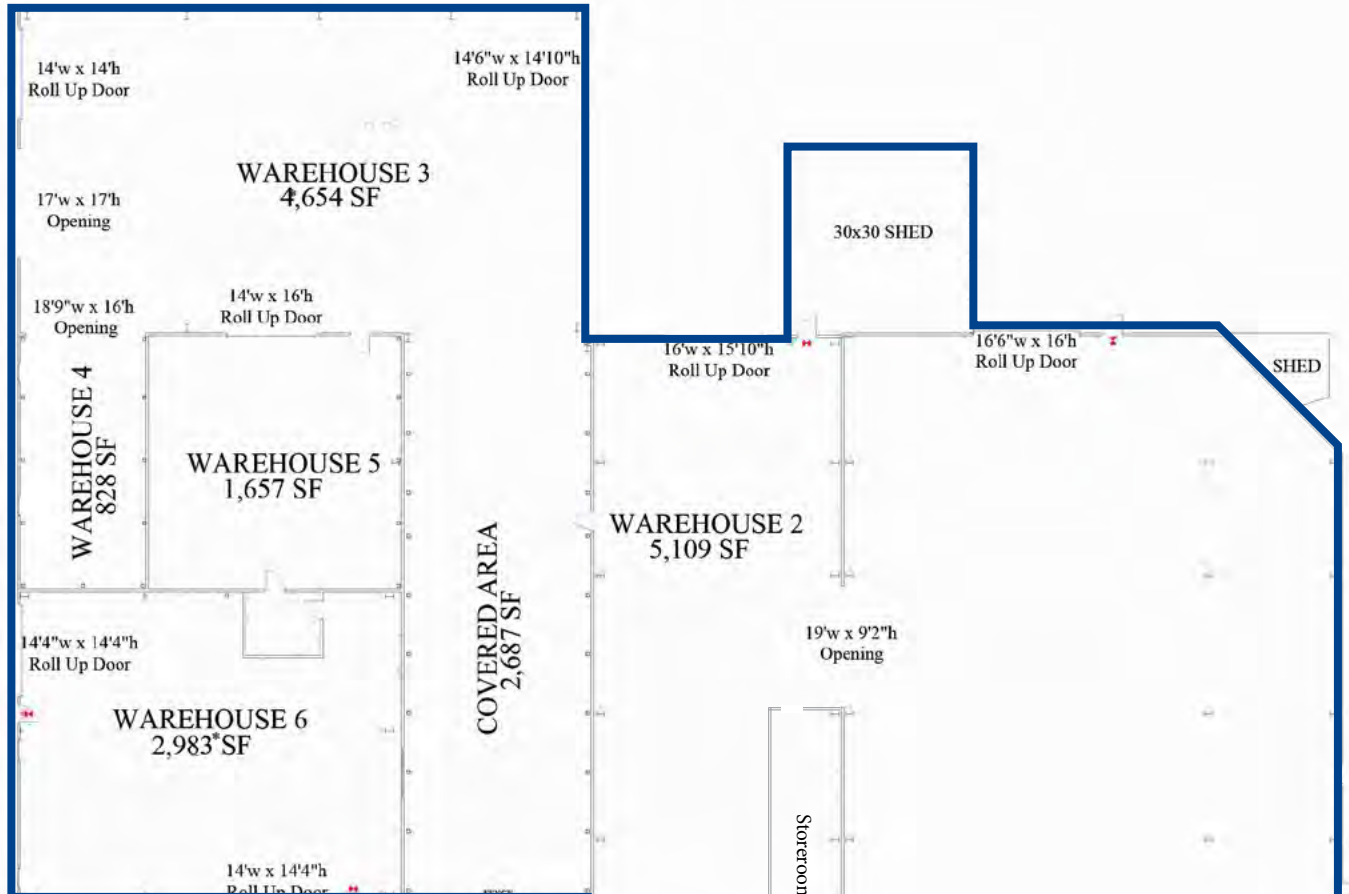
Total Building Area	±41,885 SF
Warehouse Area	±35,842 SF
Office Area	±6,043 SF
Total Acreage	±5.37 Acres
Developable Acres	±2.50 Acres
Zoning	Industrial (City of Hanahan)
Sale Price	\$6,360,000
TMS #	266-09-00-005
Drive-In Doors	7 (sizes vary)
Eave Heights	Varies 20'-26'
Parking	52 paved parking spaces and ±2.50 acres of additional land
Built/Renovated	1974/2017
Rail	Possible rail access at rear of site to CSX
Electrical	800 AMP, three-phase 277/480-volt
Overhead Crane	3 sets of crane rails, up to 10-tons One 5-ton crane to convey
Gas	Natural Gas
AC/Heat	AC - office only Warehouse - natural gas heat

Property Floor Plan



Click Here to
View 3D Tour

WAREHOUSE SPACES



Symbol Legend

- Standard Single Pole Switch
- Standard 110v Outlet
- ▲ - Telecomm
- T - Tstat
- ⬮ - Exit Sign
- E - Emergency Lighting
- EP - Electrical Panel
- ☒ - Water Fountain
- Transf - Transformer
- DIS - Electrical Disconnect



OFFICE AREA

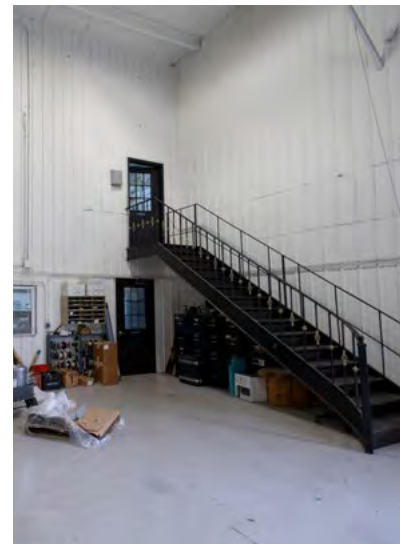
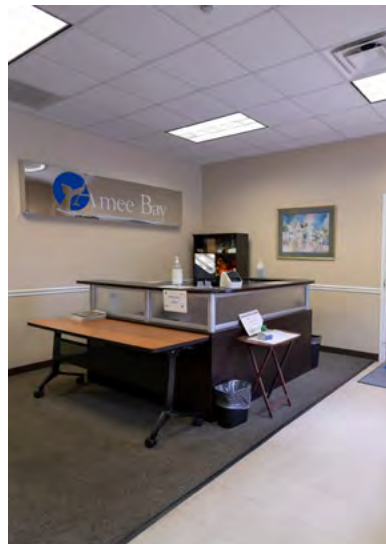
For Sale | 915 Commerce Circle

Exterior Photos



For Sale | 915 Commerce Circle

Interior Photos



Building Breakdown



Location Overview



Key Distances

I-26	±2.8 miles
I-526	±1.4 miles
CHS Airport	±6.6 miles
Downtown Charleston	±9.1 miles
North Charleston Terminal	±2.0 miles
Veterans Terminal	±4.6 miles
Hugh Leatherman Terminal	±7.7 miles
Columbus Street Terminal	±12.4 miles
Union Pier Terminal	±13.7 miles
Wando Welch Terminal	±10.7 miles



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