

# 5301

INDIGO FIELDS BOULEVARD  
NORTH CHARLESTON, SC 29418



1,951 - 20,341 SF OF INDUSTRIAL FLEX AND RETAIL SPACE

FOR LEASE OR SALE

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Bridge Commercial is proud to present 5301 Indigo Fields, a premier Class A 30,043 SF flex development offering up to 20,341 SF for lease. Suites range from 1,951 SF and are available in multiple configurations to accommodate a wide variety of uses. The property features prime visibility along Dorchester Road with over 52,000 vehicles per day and convenient access to I-526 and other major thoroughfares. Tenants can select from a range of delivery conditions — from move-in ready buildouts to customizable shell spaces — ensuring maximum flexibility to meet unique business requirements. For additional information or to schedule a tour, please contact the leasing team.



## NEWLY CONSTRUCTED & READY FOR OCCUPANCY

<b>ADDRESS:</b>	5301 Indigo Fields Boulevard North Charleston, SC 29418		
<b>TOTAL PROJECT SIZE:</b>	30,043 SF		
<b>AVAILABLE SF:</b>	1,951 SF - 20,341 SF		
	Suites 101-106:	1,986 SF	Partially Built-Out
	Suite 109:	1,951 SF	Warm Vanilla Shell; Roll-Up Door
	Suite 110:	1,951 SF	Warm Vanilla Shell
	Suite 111:	2,302 SF	Cold Dark Shell; Roll-Up Door
	Suite 112:	2,151 SF	Cold Dark Shell
<b>LEASE RATE:</b>	\$18.50 PSF with \$6.50 PSF NNN		
<b>SALE PRICE:</b>	Contact Brokers for Information		
<b>PARKING:</b>	158 Spaces		
<b>TRAFFIC COUNT:</b>	52,100 VPD		
<b>ROLL UP DOORS:</b>	Suites 102, 104, 106, 109, 111		
<b>POWER:</b>	3-Phase Power		



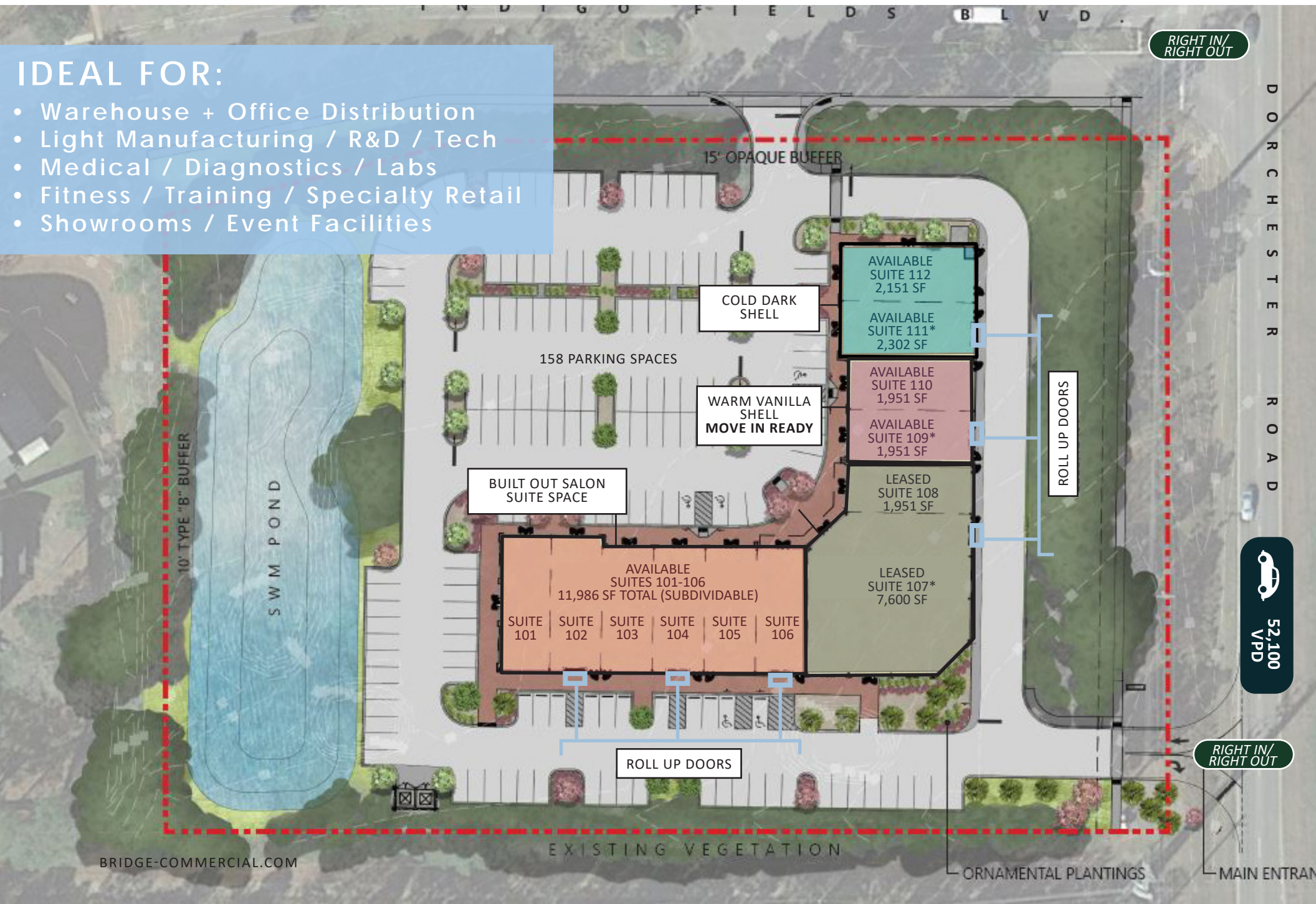
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# UP TO 20,341 SF AVAILABLE

\* SUITE HAS ROLL-UP DOOR

## IDEAL FOR:

- Warehouse + Office Distribution
- Light Manufacturing / R&D / Tech
- Medical / Diagnostics / Labs
- Fitness / Training / Specialty Retail
- Showrooms / Event Facilities

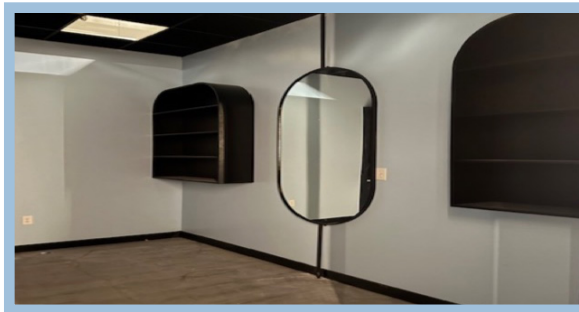
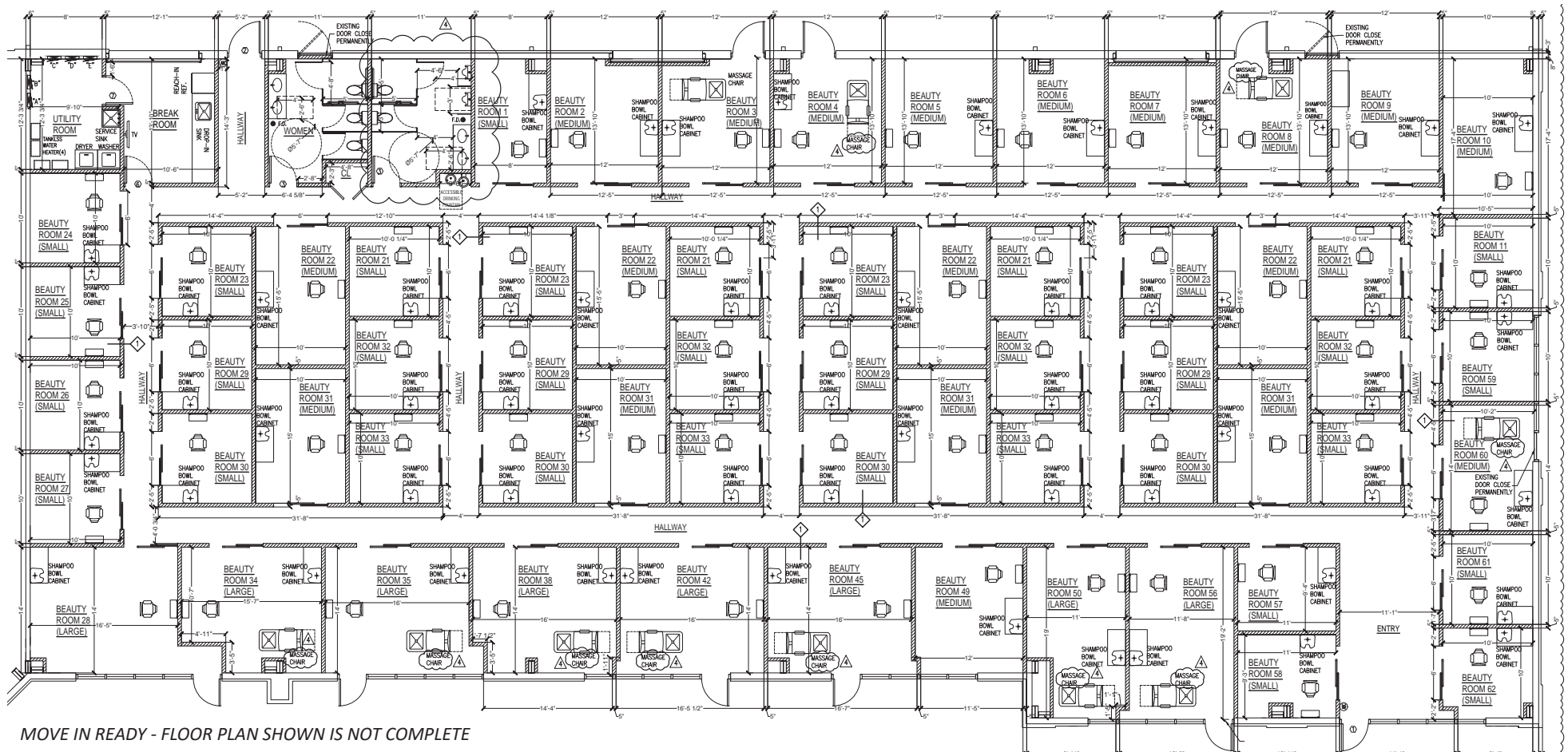


# SURROUNDING NEIGHBORS



# SUITES 101-106: 11,986 SF (SUBDIVIDABLE) - PARTIALLY BUILT-OUT

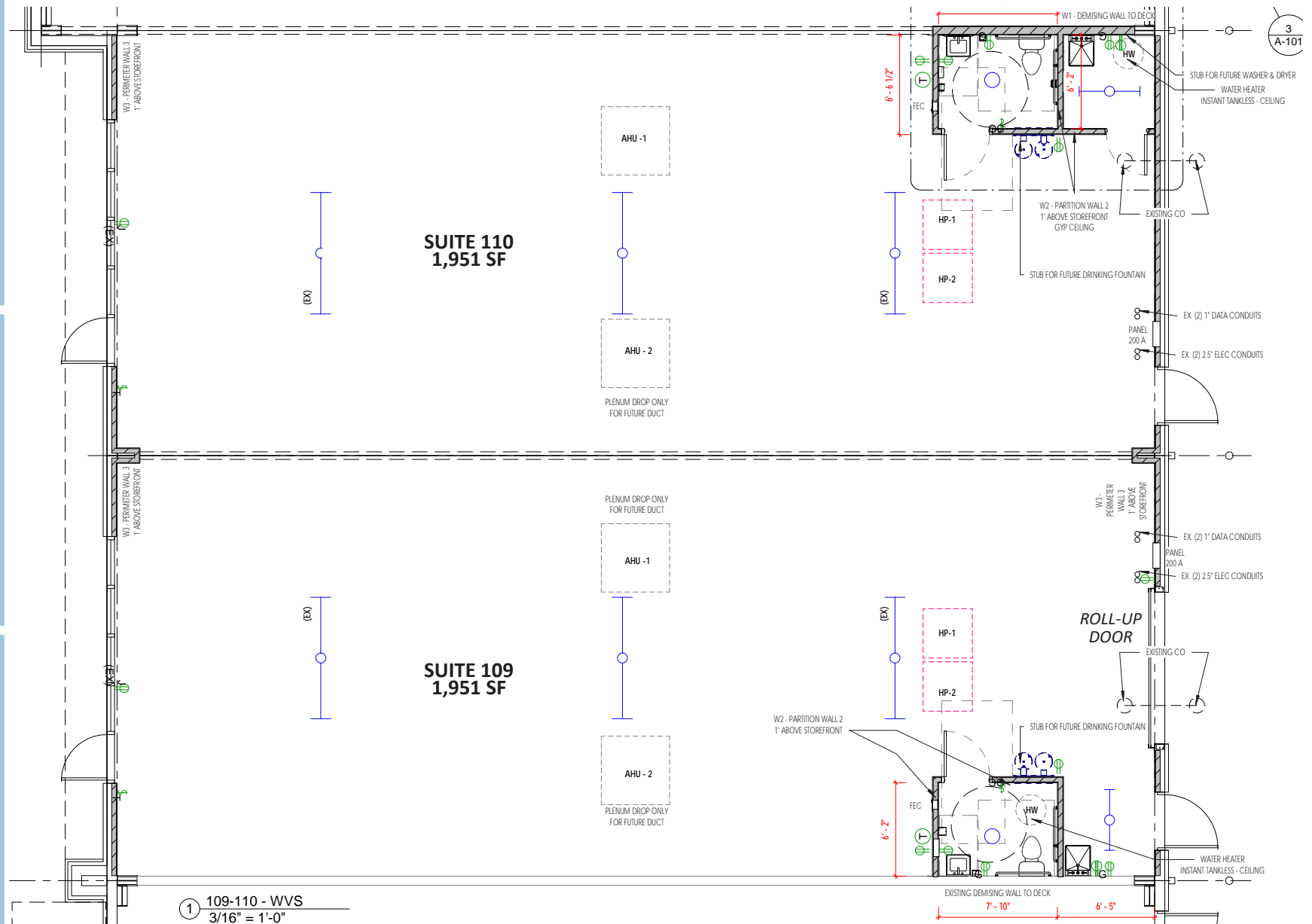
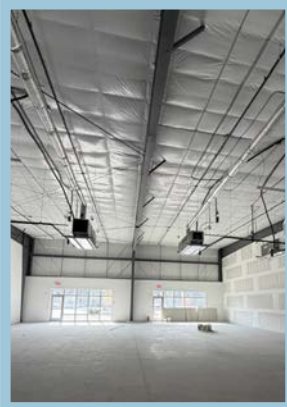
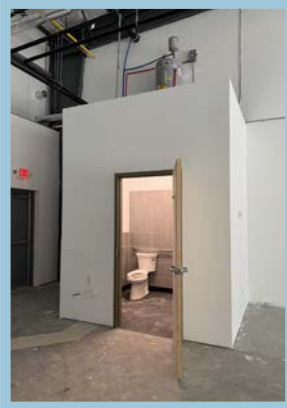
PRIVATE SUITES RANGING IN SIZE FROM 100 SF TO 224 SF



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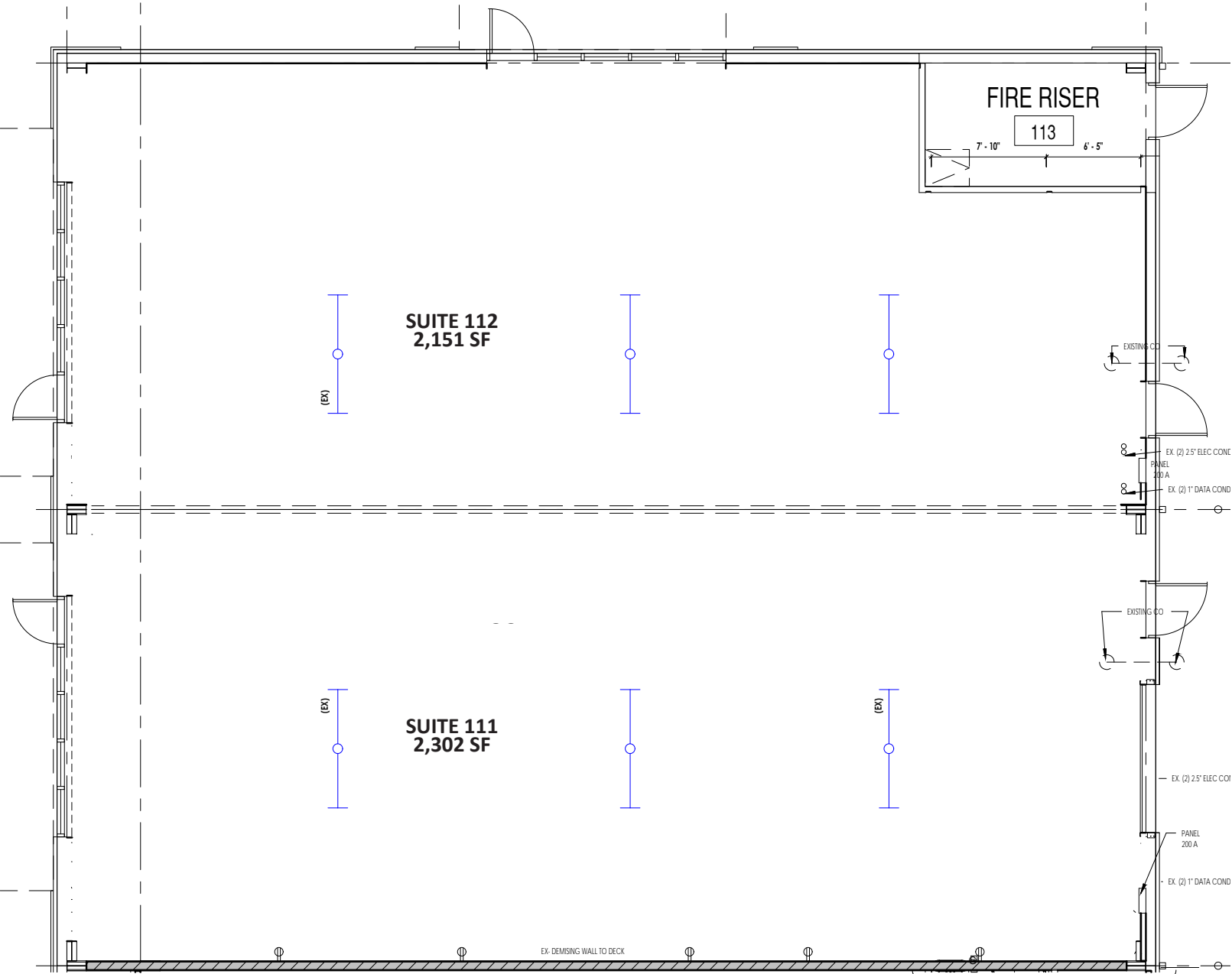
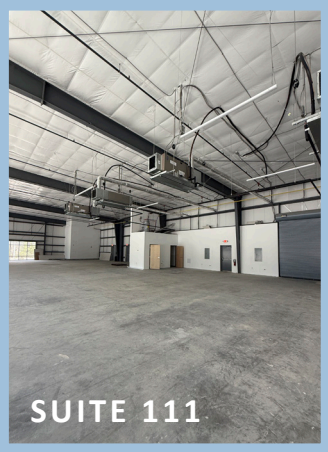
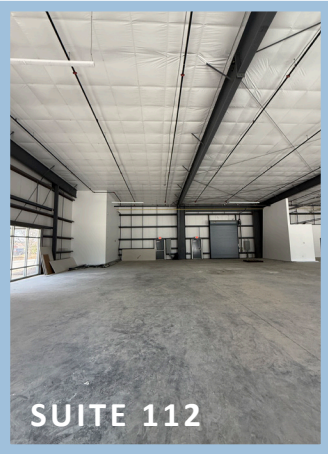
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WARM VANILLA SHELL WITH FLOOR IN PLACE; RESTROOMS IN PLACE  
CURRENTLY SUBDIVIDED

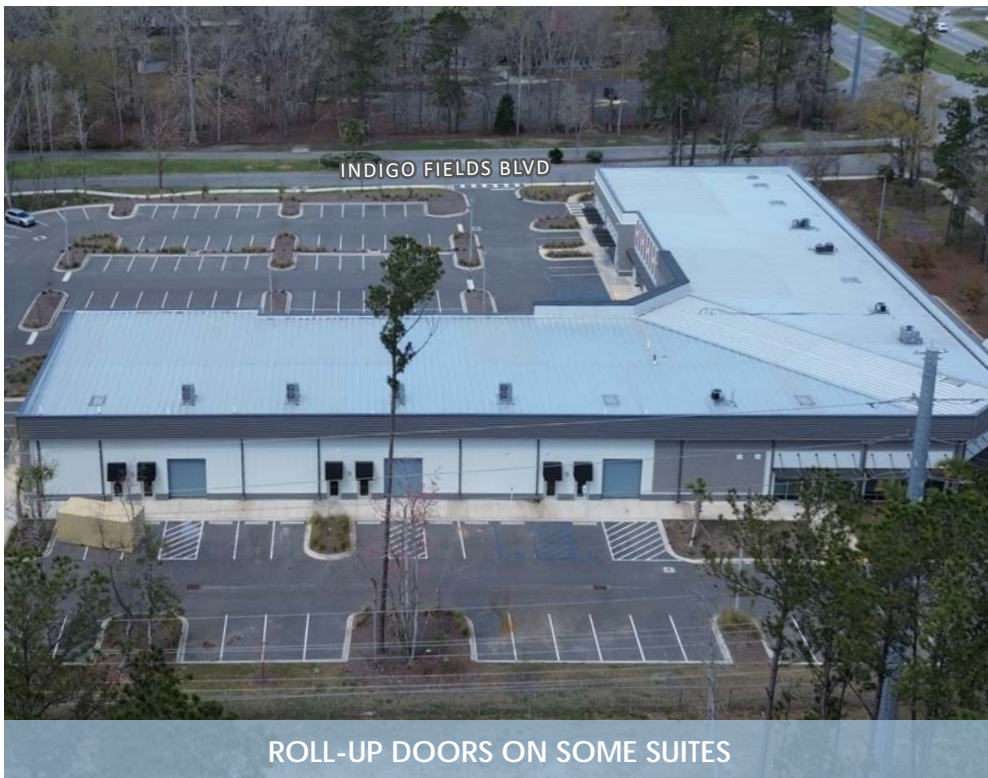


# SUITE 111: 2,302 SF & SUITE 112: 2,151 SF

COLD DARK SHELL WITH FLOOR IN PLACE  
CURRENTLY VACANT & CURRENTLY SUBDIVIDED



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## MONUMENT & BUILDING FACADE SIGNAGE OPPORTUNITIES



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