

# DESETA GROUP

REALTY · MANAGEMENT · INVESTMENT

**ALEX DESETA**  
BROKER IN CHARGE

## Warehouse Space for Lease NORTH CHARLESTON, SOUTH CAROLINA

4531 Piggly Wiggly Drive  
North Charleston, SC 29405



### PROPERTY OVERVIEW

Turnkey warehouse space in a iconic Charleston property! This former Piggly Wiggly cold storage facility now hosts a variety of office and industrial tenants in an ultra convenient location inside 526. This 173,015 SF warehouse features ceiling heights from 15-28 ft, 24 dock-high doors, 3 drive-in doors, and 1.7 acre enclosed parking area for trucks. The building can be divided into 30,000, 49,000 and 104,515 SF units. This space will be available June 1st, 2023.

- ✓ 30,000-183,515 SF
- ✓ 9,949 SF 2nd Floor Offices
- ✓ 22 Dock Doors
- ✓ 3 Drive-in Doors
- ✓ Convenient Location
- ✓ 1.5 Acre Laydown

2457 Aviation Ave, Suite 120  
North Charleston, SC 29406  
Office: 843.647.1313  
Cell: 610.656.8017  
SCLLR License:73082

The information contained herein has, we believe, been obtained from reliable sources, and we have no reason to doubt the accuracy thereof. All such information is submitted, subject to errors, omissions or changes in condition prior to sale, lease or withdrawal without notice. All information contained herein should be verified by the person relying thereon. We have not made and will not make any warranty or representation as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions they make affect the value of suitability of the property.



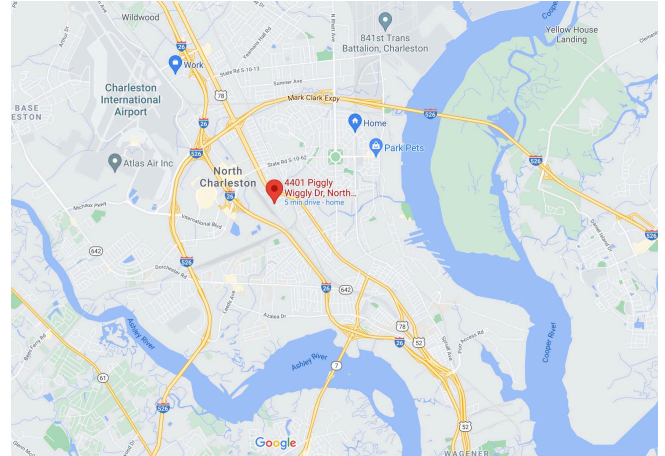
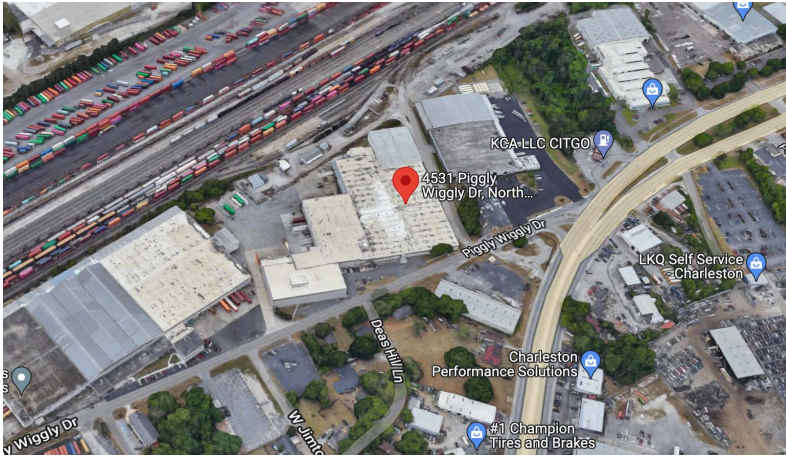
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### LOCATION OVERVIEW

The Rivers Avenue Corridor in North Charleston is the gateway to all of Charleston's major transport arteries. This location features easy access to I-26, I-526 and close proximity to the newly opened deep-water Leatherman Port Terminal. Only minutes from Charleston International Airport, this property is with 15 minutes of all of Charleston's major markets. As an added bonus, bustling Park Circle with its trendy restaurants, bars and shops is less than two miles away for a quick lunch or after work drinks with coworkers.

### OFFERING SUMMARY

**30,000-183,515 SF**

**LEASE RATE: \$8.75-10.95 PSF**

**LEASE STRUCTURE: NNN**

**ZONING: LIGHT INDUSTRIAL**

**HUB ZONE CERTIFIED**

**Call Alex at 610.656.8017 or email [Alex@Desetagroup.com](mailto:Alex@Desetagroup.com)**

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