



Unit A Leased

Unit B & C For Lease

For Lease

OFFICE/WAREHOUSE/FLEX SPACE

4405 DORCHESTER ROAD

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405

for more information, please contact:

- **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cctre.com
- **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@cctre.com

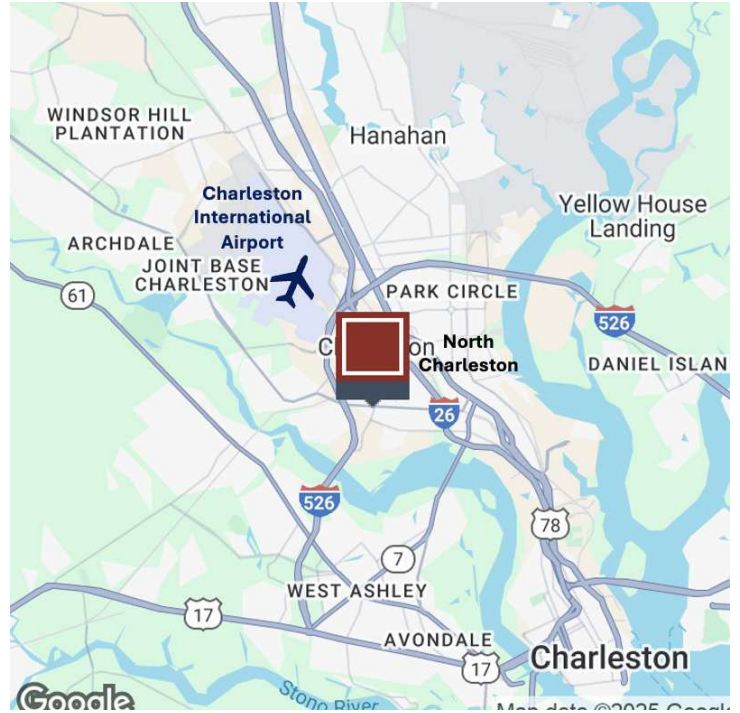
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OFFERING SUMMARY

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	18,621 SF
Available SF:	2,000 - 15,121 SF
Number of Floors:	3
Year Built:	1985
Market:	North Charleston
Submarket:	Charleston

PROPERTY OVERVIEW

This versatile 15,121 SF space spans two floors with an additional 925 SF climate-controlled office suite (not included in total SF) on the third floor. The first floor includes 5,663 SF of office, showroom, and warehouse space, while the second floor offers 7,458 SF of additional warehouse and office space across two units. Unit B features 4 offices, 3 restrooms, a conference room, showroom, kitchenette, and warehouse space with a roll-up door. An industrial lift connects to the spacious second-floor warehouse with 16–18 ft ceilings and mezzanine. Unit C (2,000 SF), also on the second floor, includes 5 offices, a restroom, and kitchenette. Adjacent to East Bay Deli and located between I-26 and I-526—just minutes from Charleston International Airport—this property offers an affordable, flexible solution for office, flex, light industrial, or showroom users.

PROPERTY HIGHLIGHTS

- Fit for an owner-user with a showroom and plenty of office, warehouse, and storage space
- Can be leased separately - Unit B & Unit C
- Excellent Location between I-26 and I-526, 4 miles from Charleston Intl Airport
- Terrific visibility off of Dorchester Road and Leeds Ave with easy access from each road
- Easy access to North Charleston, Charleston, and Mt. Pleasant

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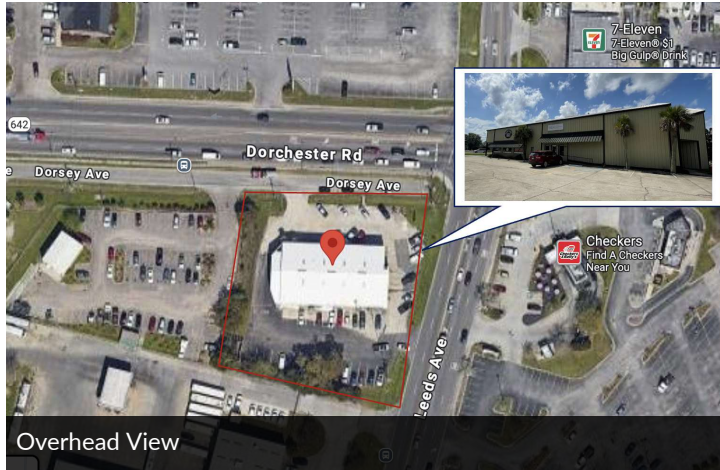
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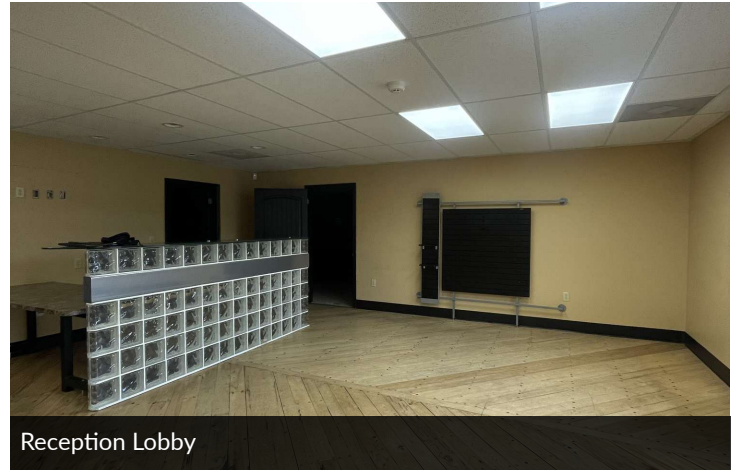
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UNIT B - 1ST FLOOR

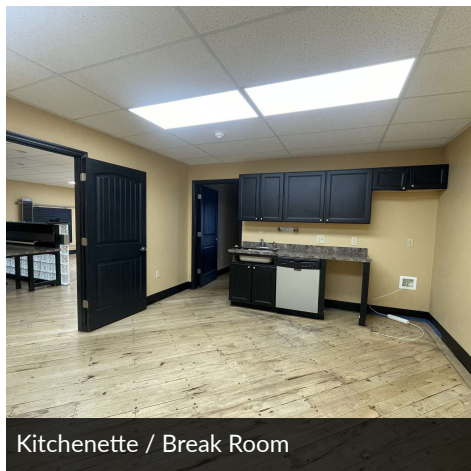
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Overhead View



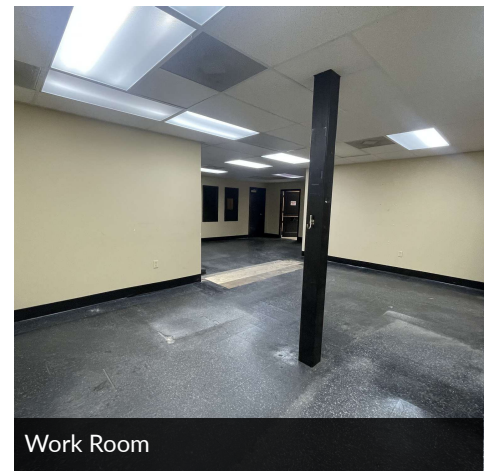
Reception Lobby



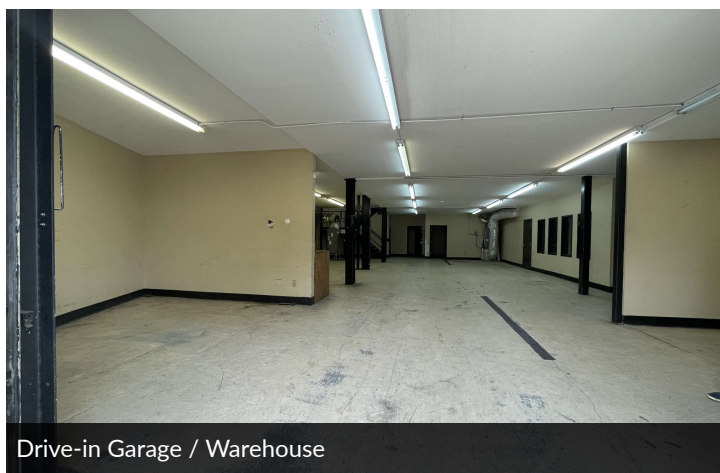
Kitchenette / Break Room



Conference / Meeting Room



Work Room



Drive-in Garage / Warehouse



Rear Garage Entrance

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UNIT B - 2ND FLOOR & MEZZANINE

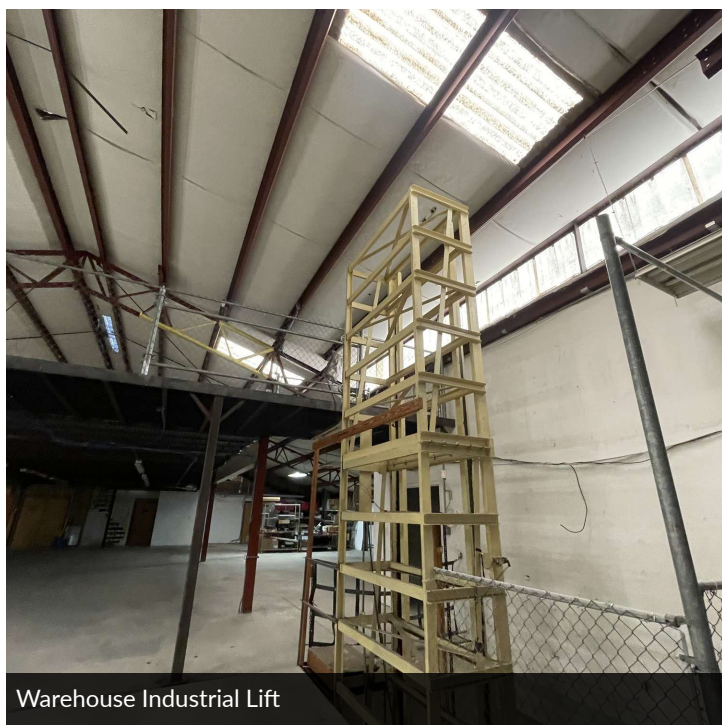
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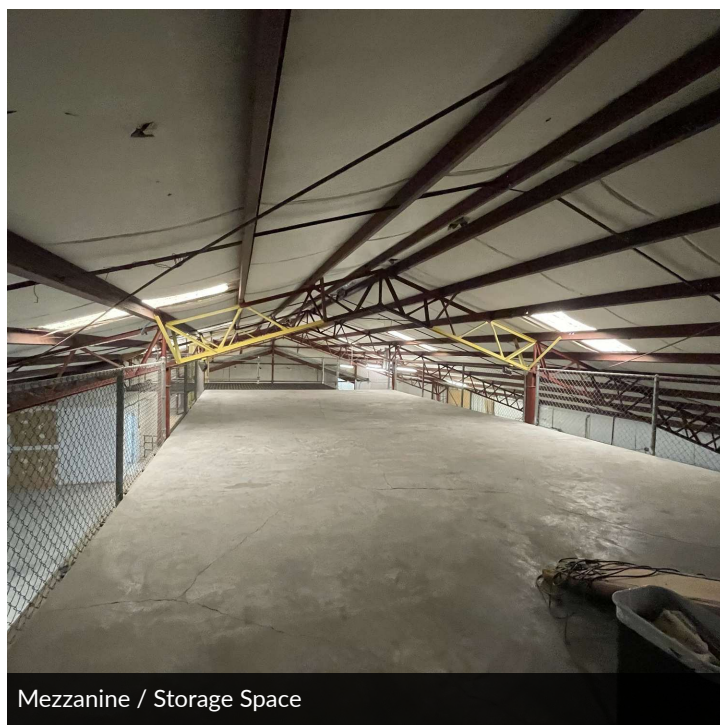
Open Warehouse



Warehouse Space



Warehouse Industrial Lift



Mezzanine / Storage Space

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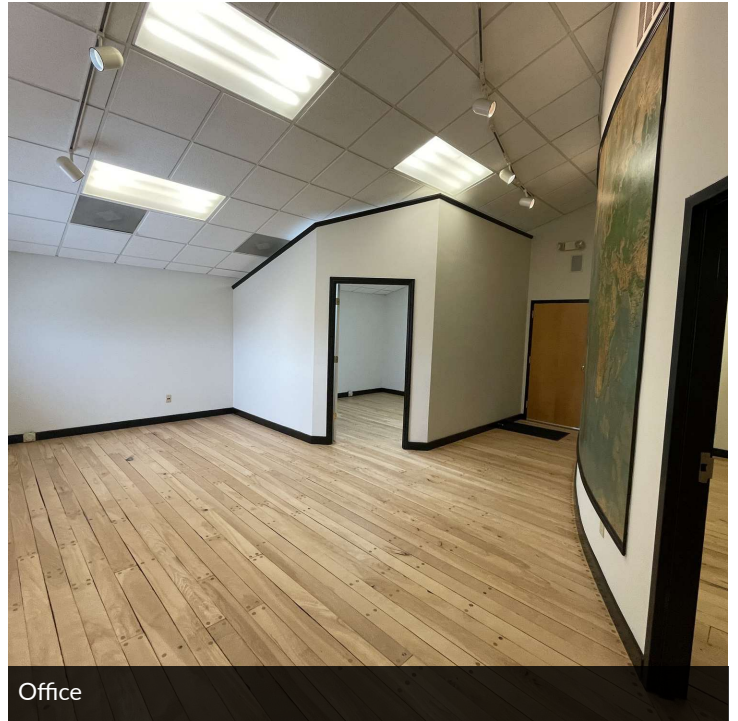
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UNIT C - 2ND FLOOR OFFICE

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Breakroom / Kitchenette



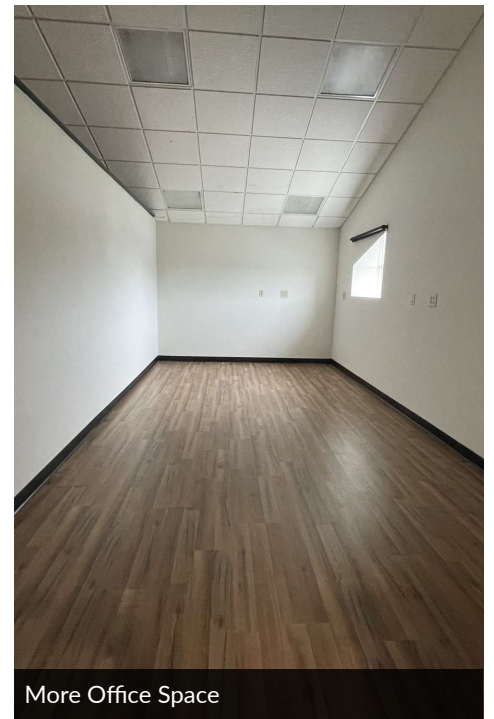
Office



Additional Office



Restroom



More Office Space

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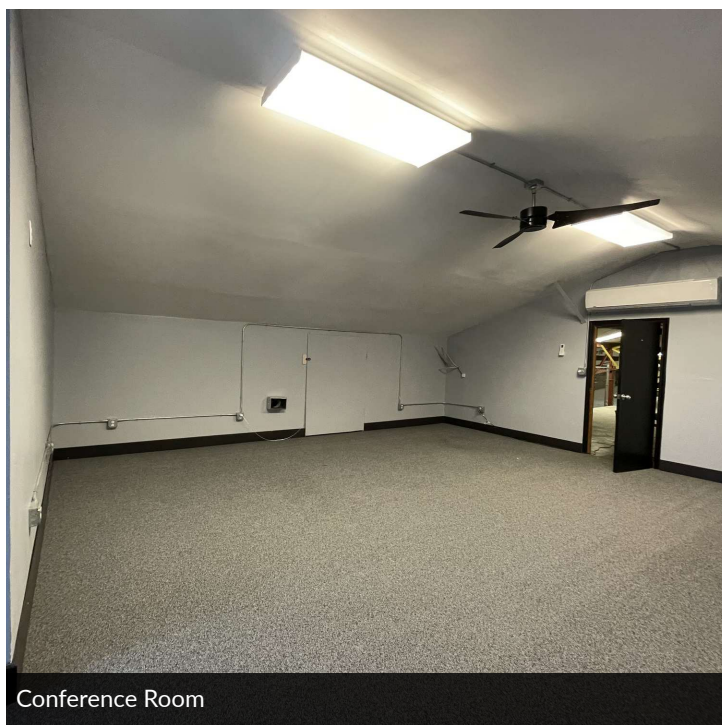
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ADDITIONAL 3RD FLOOR OFFICE (BONUS ROOM)

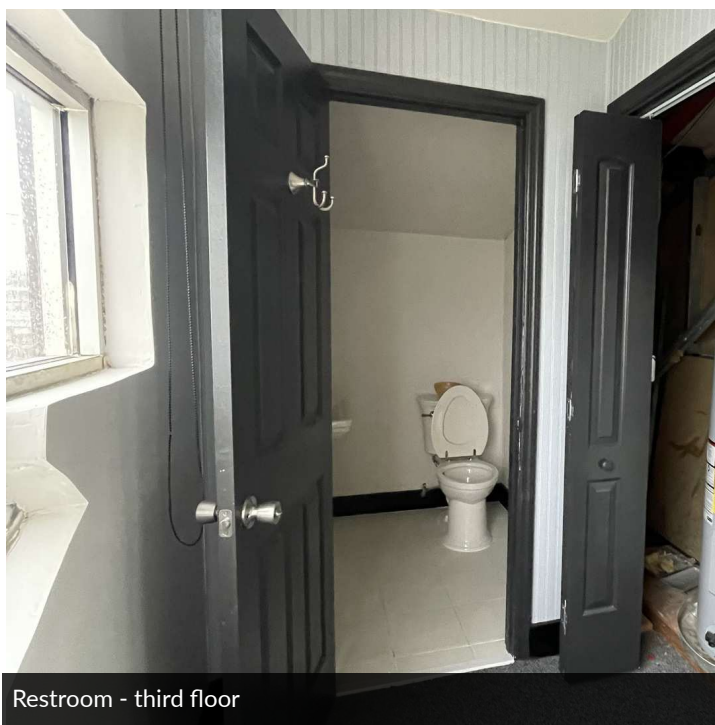
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Conference / Training Room



Conference Room



Restroom - third floor

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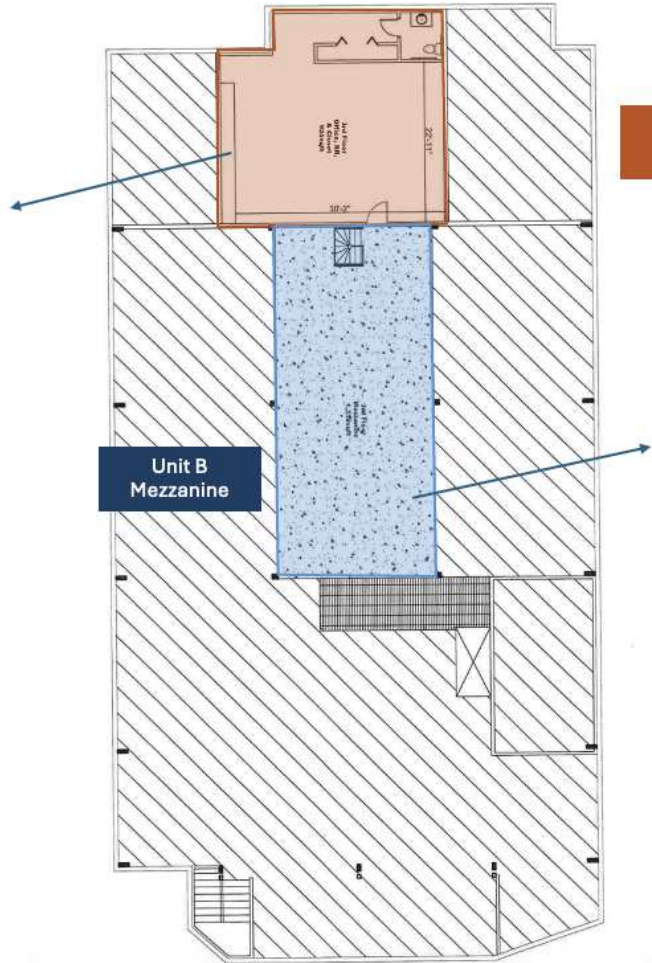
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THIRD FLOOR OFFICE & MEZZANINE (BONUS SPACE)

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Third Floor
925 SF



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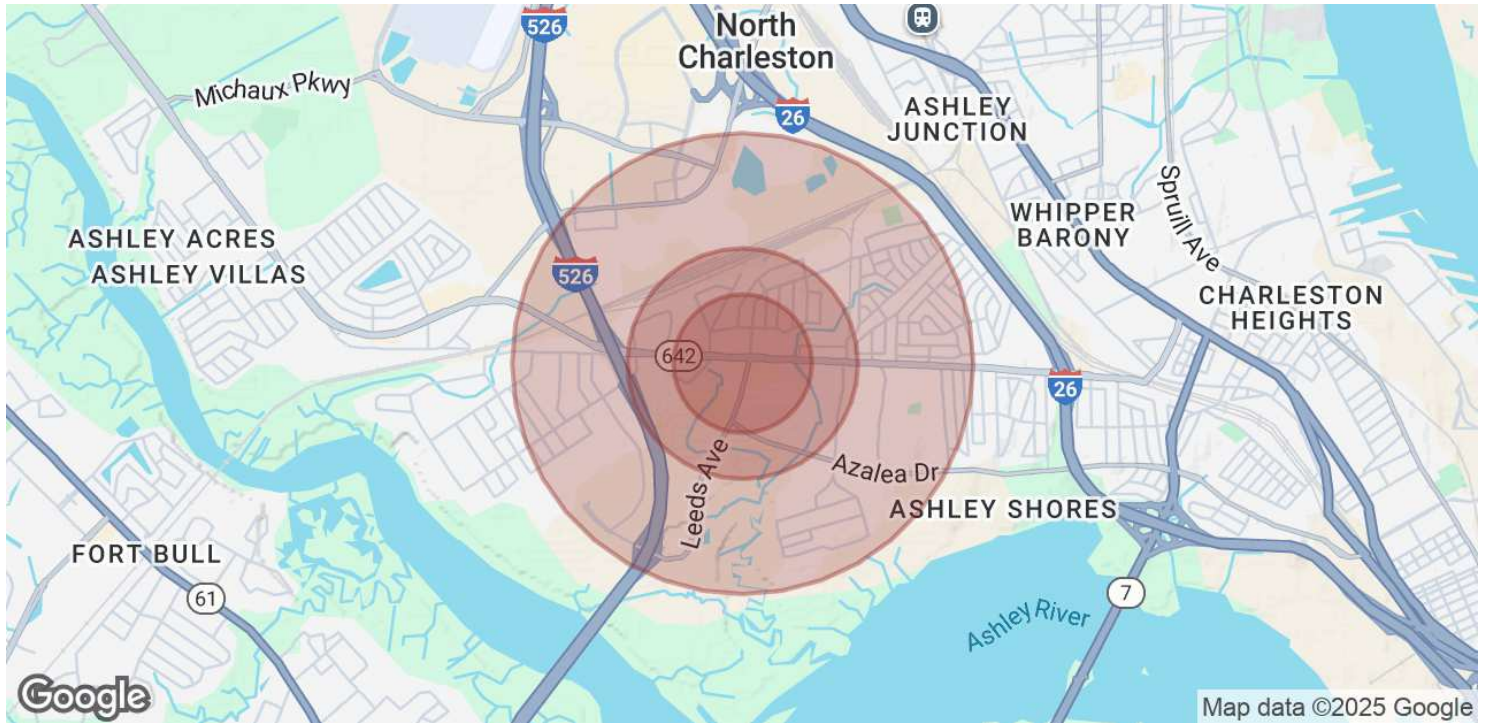
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	221	1,042	4,582
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	325	1,631
# of Persons per HH	3	3.2	2.8
Average HH Income	\$63,595	\$67,462	\$66,507
Average House Value	\$151,192	\$165,928	\$214,959

Demographics data derived from AlphaMap

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