

±33,000 SF ON ±7.5 AC

Lacross Rd



NAI Charleston

5000 LACROSS
ROAD
NORTH CHARLESTON, SC 29406

**FOR LEASE: HEAVY INDUSTRIAL
OUTSIDE STORAGE PROPERTY**

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SUMMARY

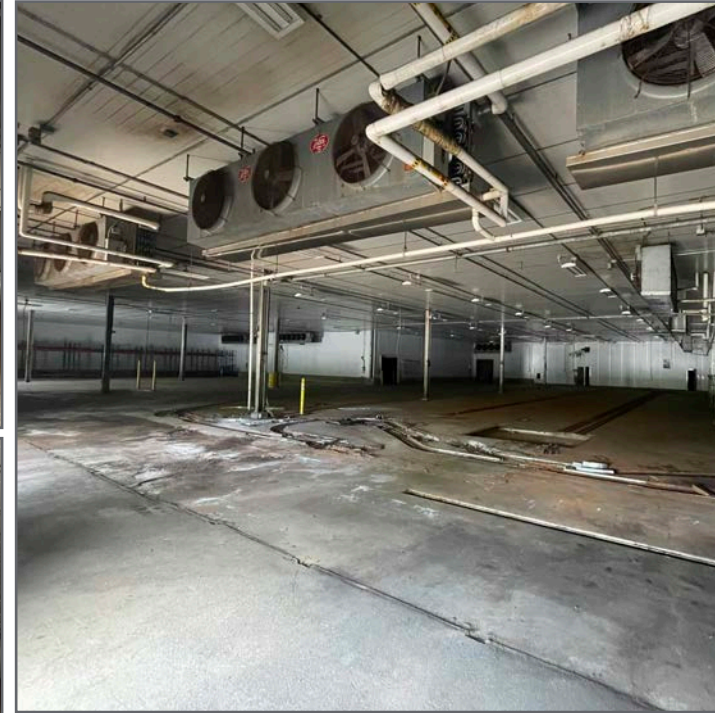
NAI Charleston is pleased to offer for lease **5000 Lacross Rd**, ±33,000 SF unconditioned warehouse space featuring 10+ loading docks, facilitating efficient unloading/loading operations. The building is situated on an expansive ±7.5 AC open laydown yard suitable for equipment storage, material staging, or fleet parking. The strategic location near the intersection of I-26 & I-526 provides seamless connectivity to major transportation routes, the Charleston International Airport, and the Port of Charleston. Additionally, it is located adjacently to the upcoming \$1 billion Roper St. Francis Healthcare campus, positioning any business in a rapidly developing commercial corridor. The property is zoned B-2 (General Business), accommodating a wide range of commercial and industrial uses. It also has a two year special exception to allow for limited light industrial and distribution uses.



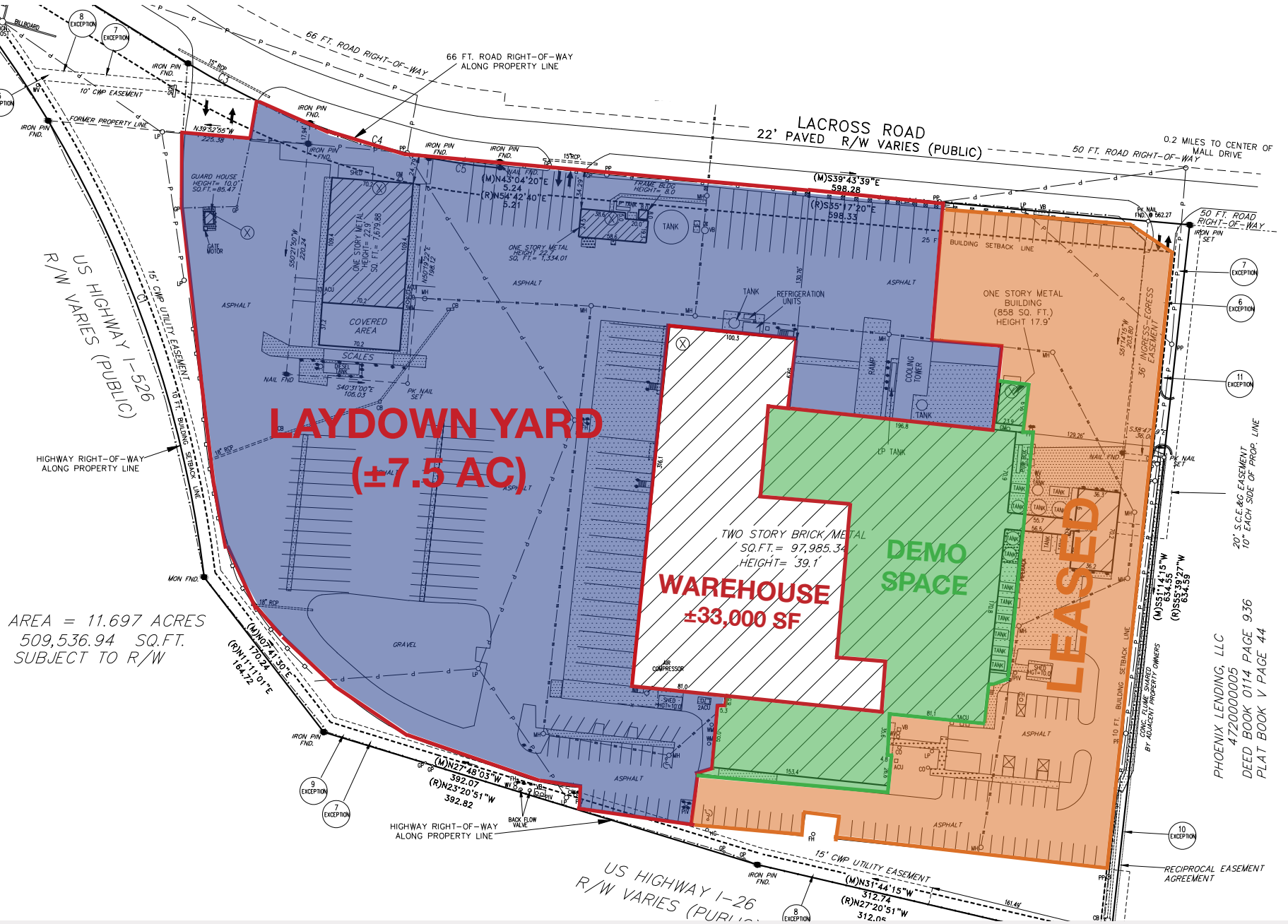
Offering Summary

Available:	Immediately
Lease Rate:	\$8/SF, NNN for Warehouse & \$7,500/AC
Warehouse Space:	±33,000 RSF
Laydown:	±7.5 AC of Outdoor Storage
Parking:	Ample Surface Parking
Loading:	10+ Loading Docks
Clear Height:	16-30 Feet
Power:	Available (Amperage TBD)
Zoning:	B2- General Business (with exception), City of North Charleston
County:	Charleston County
TMS #:	472-00-00-006

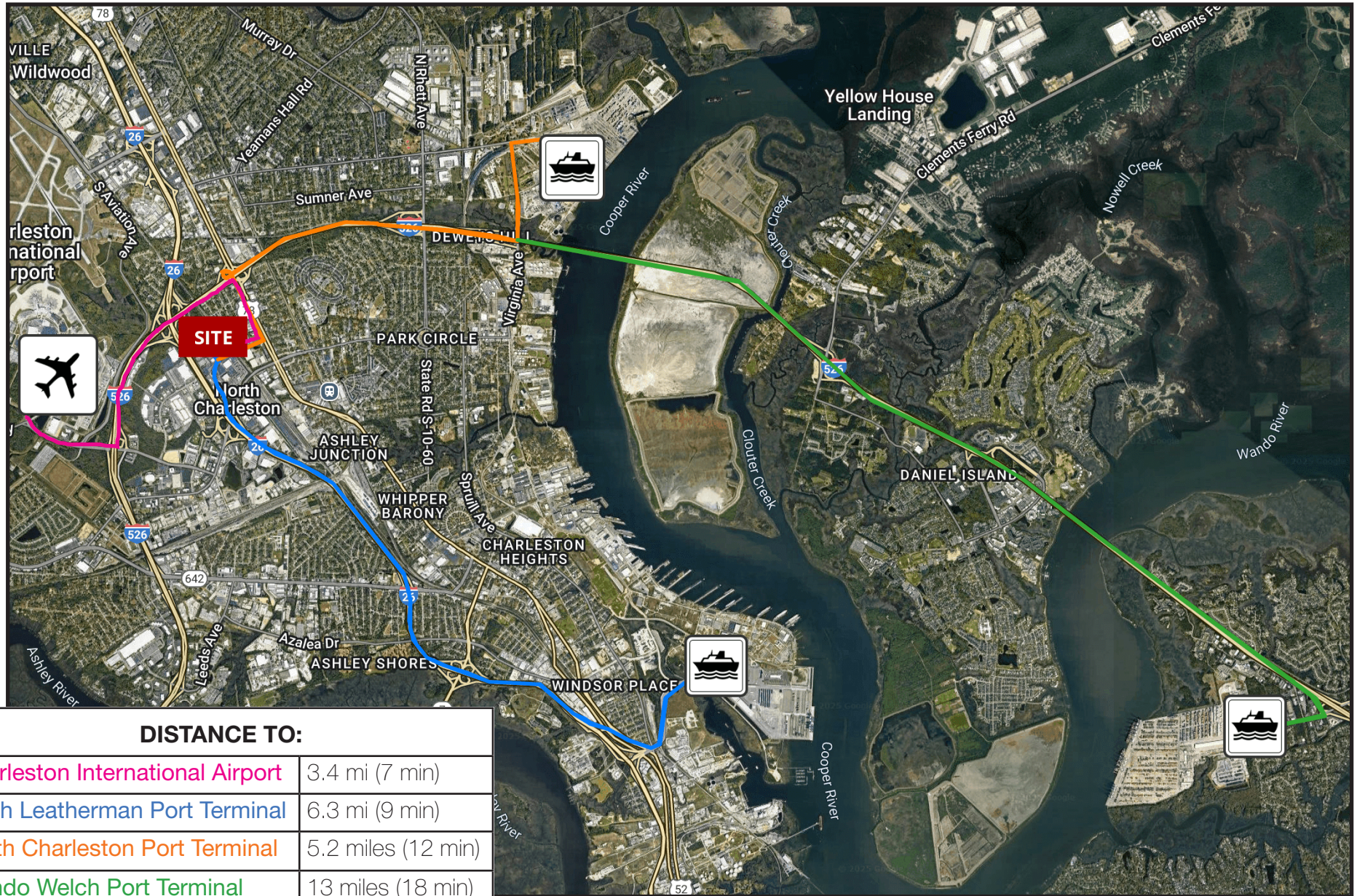
ADDITIONAL PHOTOS



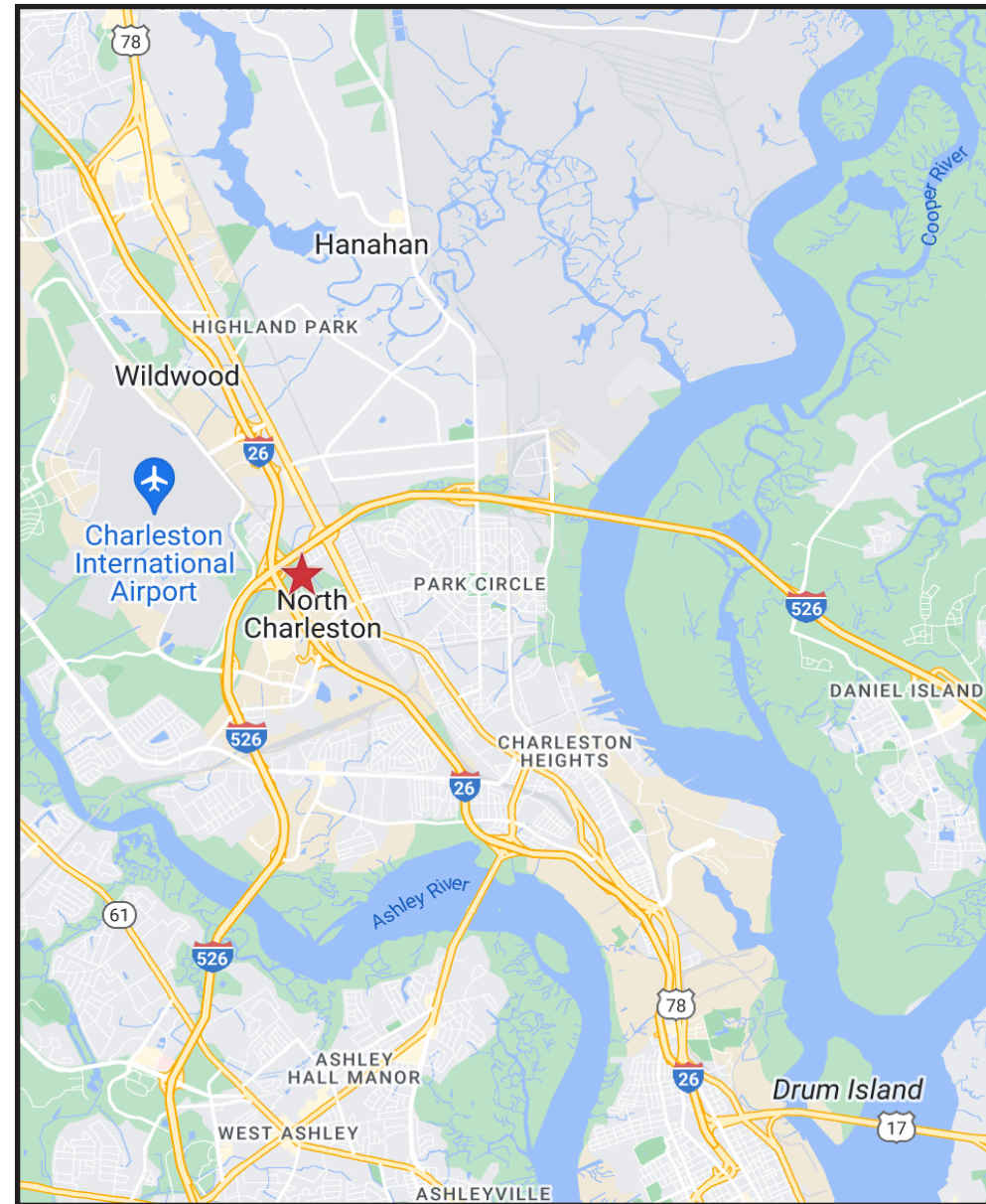
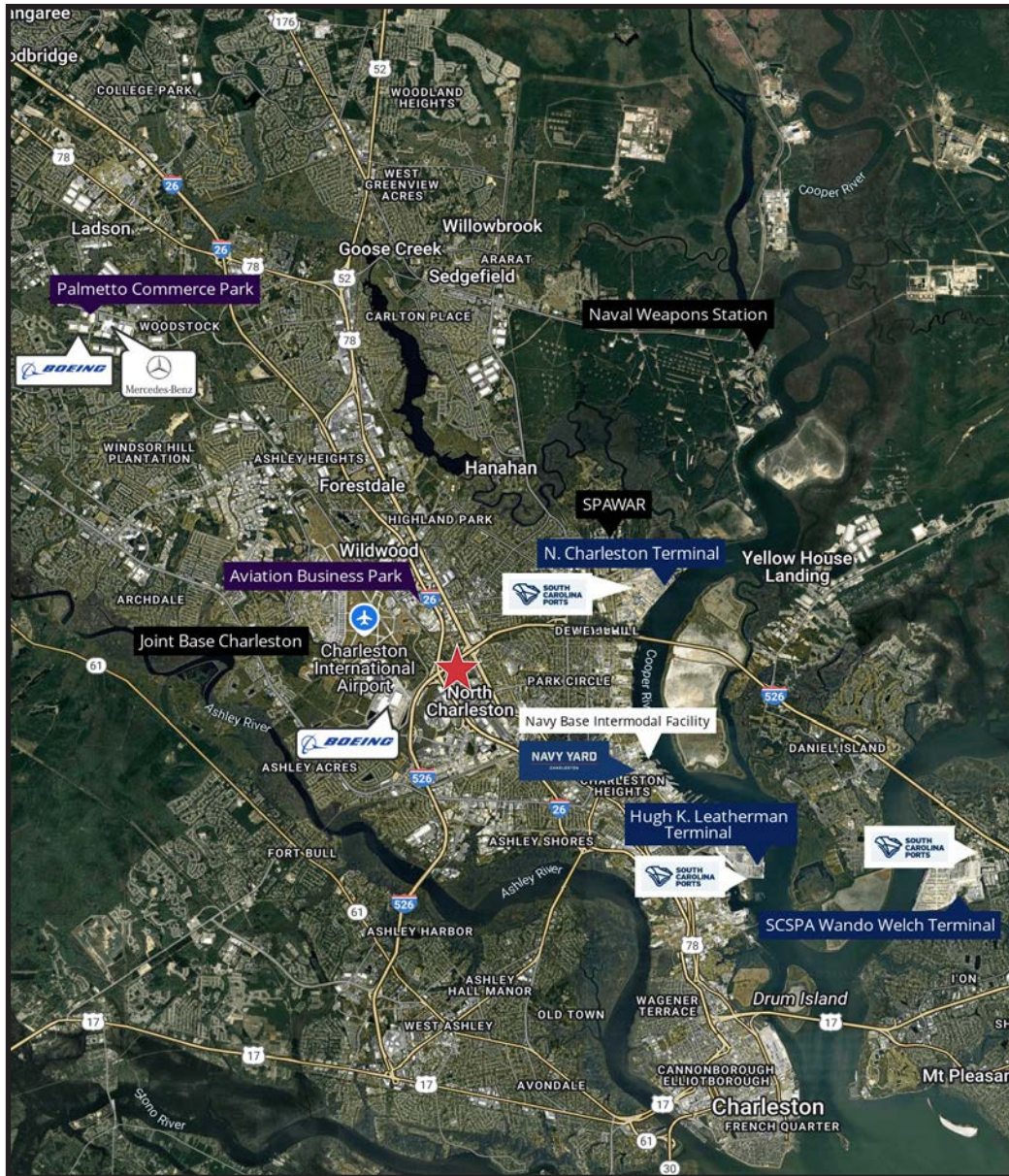
SURVEY



LOCATION MAP



AREA MAPS





Exclusively marketed by:

NAICharleston

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DISCLAIMER: The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.