



FOR LEASE

±42,261-SF Industrial Site Located in North Charleston

4500 Leeds Avenue
North Charleston, SC 29405

- ±6.41 acres zoned M-2 Heavy Industrial allowing a wide range of industrial uses
- Centrally positioned near I-26, I-526 and Charleston's port network
- ±2 acres of laydown yard available



GREENDOCK
PARTNERS

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PROPERTY FEATURES

The former research & development facility at 4500 Leeds Avenue, North Charleston, was demolished in Q3 2025 and is available for lease, with delivery set for February 2026. This ± 6.41 -acre parcel is zoned M-2 Heavy Industrial (City of North Charleston) and accommodates a variety of uses. Its prime location offers ample warehouse and laydown yard space, convenient access to major interstates and a short drive to Charleston's major ports. For pricing information, please contact brokers.



$\pm 42,261$
total square feet



± 6.41 Acres
parcel size



M-2 Heavy Industrial
zoning



February 2026
delivery date



PROPERTY RENDERINGS



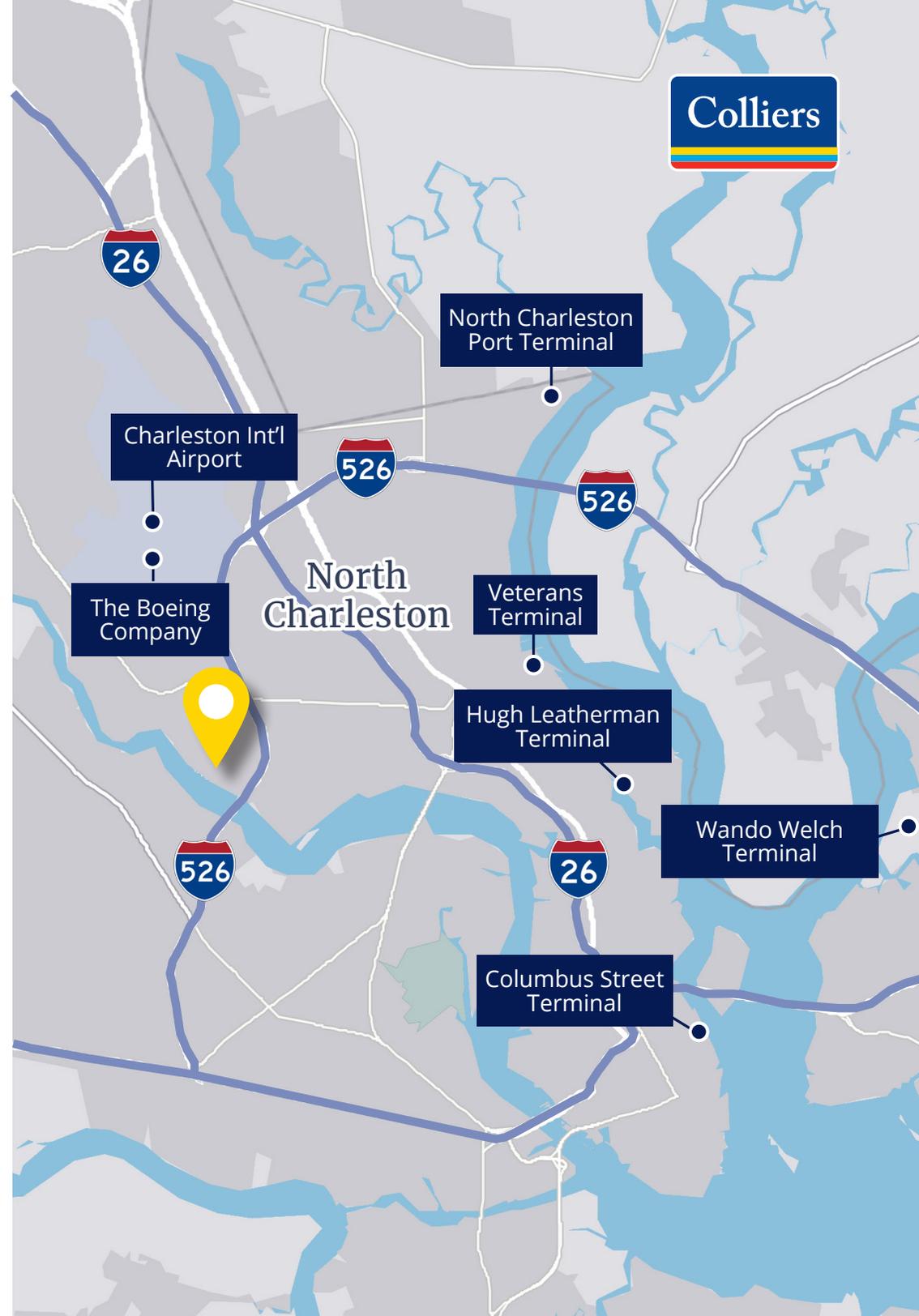
Property Details

Building A

Building Size	±40,000 SF
Smallest Divisible Space	±20,000 SF
Laydown Yard (IOS)	±0.25 acres
Office Size	Build-to-suit
Loading Docks	Two (9' x 10')
Dock Levelers	Two 35,000 lb. levelers
Drive-in doors	Four (12' x 14')
Clear height	28'
Sprinkler	ESFR
Slab Thickness	6"
Lighting	LED lighting *Interior high bay motion sensor
Electric	400 amp; 3-phase

Building B

Building Size	±2,261 SF
Laydown Yard (IOS)	±1.75 acres
Office Size	Build-to-suit
Electric	400 amp; 3-phase



Neighboring Tenants



4500 Leeds Avenue | North Charleston, SC 29405

Contact:

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