

4405 DORCHESTER ROAD

NORTH CHARLESTON, SC 29405



OFFICE/RETAIL/FLEX SPACE FOR SALE OR LEASE

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OFFICE/WAREHOUSE/FLEX SPACE FOR SALE OR LEASE

4405 Dorchester Road offers a strong value-add opportunity in a high-growth, high-traffic corridor of North Charleston. The ±18,621 SF flex building features retail frontage, warehouse space, and convertible mezzanine areas, allowing for multiple repositioning strategies.

With prime visibility, dual access, and proximity to I-26, I-526, and the airport, the property is well-positioned for an owner-user or investor to capitalize on ongoing redevelopment and increasing demand in the corridor.

ADDRESS: 4405 Dorchester Road
North Charleston, SC 29405

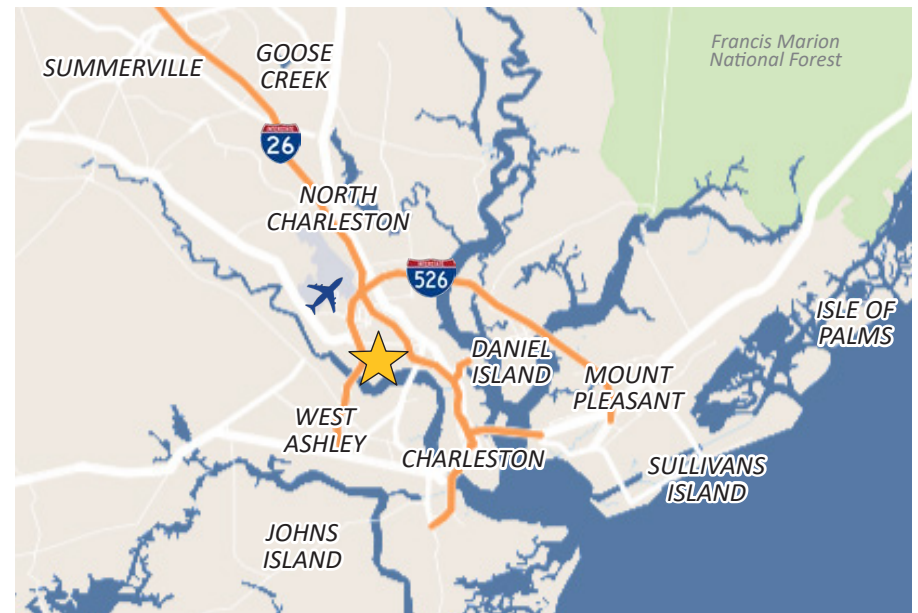
AVAILABLE SF: 18,621 SF

SALE PRICE: \$3,125,000

PRICE PER SF: \$167.82

LEASE PRICE: Please inquire with broker

YEAR BUILT 1985

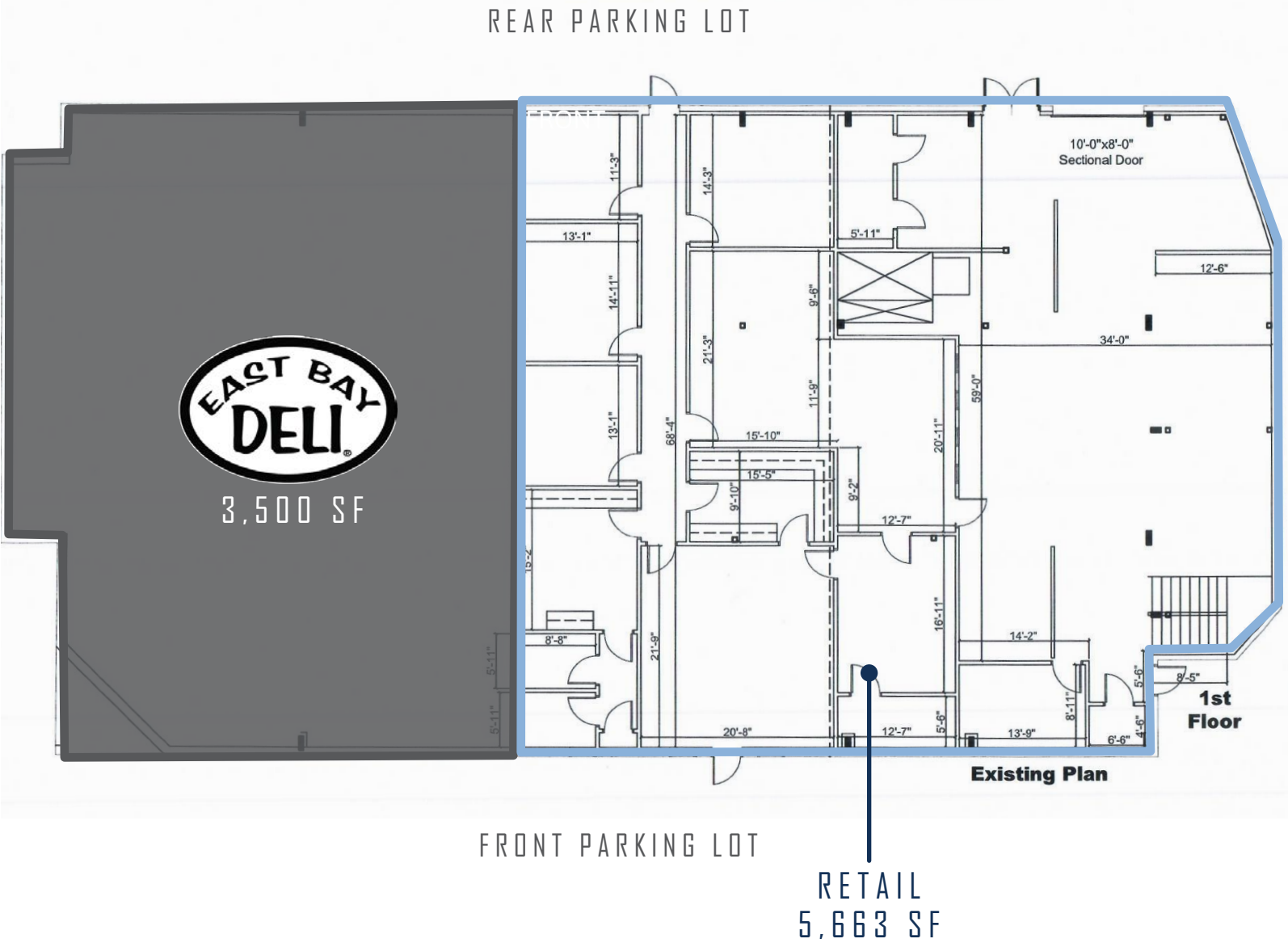


FEATURES

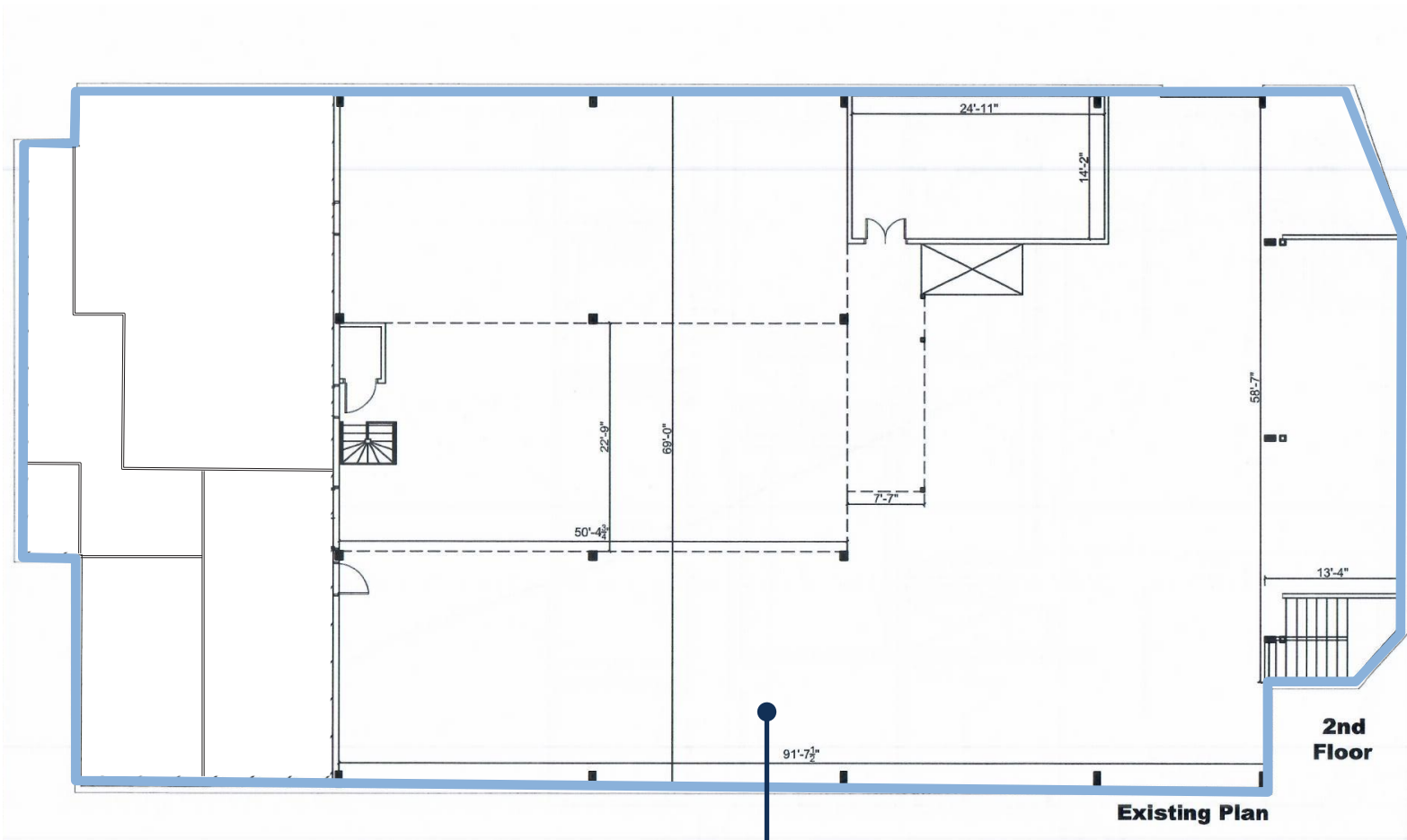
- Prime location, with two easy accesses from Dorchester Rd and Leeds Ave
- 4 miles from Charleston International Airport
- Located between I-26 and I-526, centrally located to North Charleston, Charleston, and Mt. Pleasant
- 2nd floor warehouse and mezzanine that can be converted into office



1ST FLOOR
FLOOR PLAN



2ND FLOOR
FLOOR PLAN

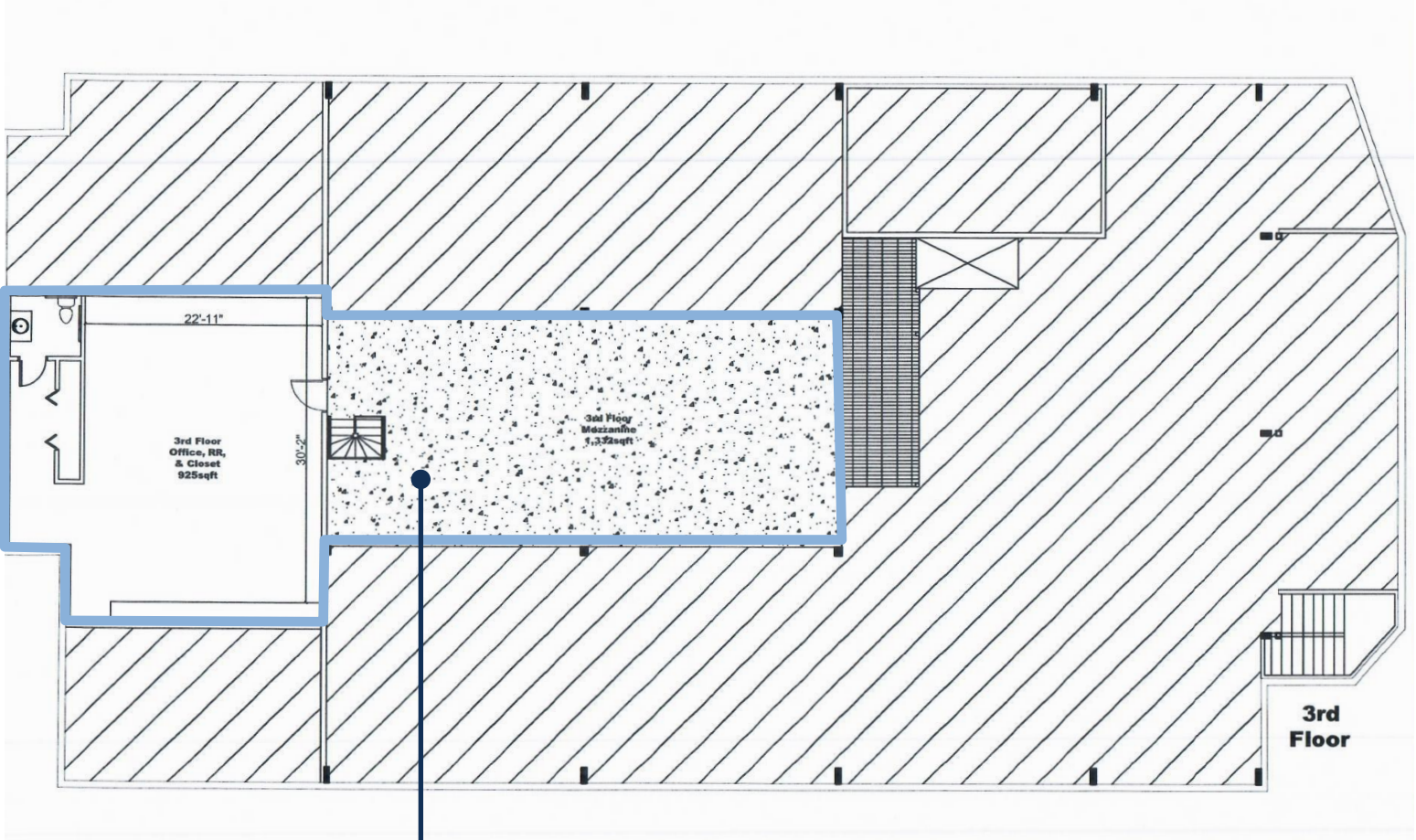


WAREHOUSE & OFFICE SPACE
9,458 SF

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3RD FLOOR & MEZZANINE

FLOOR PLAN



MEZZANINE & OFFICE SPACE
2,257 SF

**This space is not included in the total building square footage.*

CENTRALLY LOCATED, EASILY ACCESSIBLE & MINUTES TO AMENITIES

DINING

Azul
Bonefish Grill
Buffalo Wild Wings
Charleston Sports Pub
Chick-fil-a
Chili's
Chipotle
Daniel Island Grill
Frothy Beard Brewing
Jackrabbit Filly

Jersey Mike's
Jim N Nick's BBQ
Jimmy Johns
Kickin Chicken
LoLA
McAlister's Deli
Mellow Mushroom
Mod Pizza
Moe's
Panera Bread

Poke Bros.
Rio Chico
Sesame Burger
Smoothie King
Starbucks
The Tattooed Moose
Tropical Smoothie Cafe
Zaxby's

HOTELS, RETAIL & SERVICES

Aloft
Bank of America
Charleston Int. Airport
DoubleTree
Embassy Suites
Hampton Inn
Harris Teeter
Holiday Inn Express
Hyatt Place
Office Depot

Publix
Sam's Club
Spinx
Staples
Tanger Outlets
Target
Top Golf
Walmart



PRIME DORCHESTER ROAD LOCATION



DRIVE TIMES:

I-526:	1 mile/3 mins
I-26:	1.4 miles/4 mins
Charleston International Airport:	3 miles/12 mins
West Ashley:	6.8 miles/16 mins
Downtown Charleston:	7.4 miles/18 mins

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EXCLUSIVELY MARKETING BY

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