

FOR LEASE

3,575 SF
OFFICE/WAREHOUSE



9481 INDUSTRIAL CENTER DR, UNIT 5,
NORTH CHARLESTON, SC 29456



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DESCRIPTION

Light Industrial office/warehouse suite available within a Class A business park with quick access to I-26. Unit 5 comes with a bull pin style office area, with kitchenette, two restrooms, and a 10x10 drive in door. Site includes 2,895-sf of warehouse space and 680-sf of office space. Available June 1, 2025.

PROPERTY INFORMATION

| | |
|--------------------|--------------------------|
| PARCEL NUMBER | 390-00-00-433 |
| COUNTY | Charleston |
| MUNICIPALITY | City of North Charleston |
| ZONING | Light Industrial |
| TOTAL SITE ACREAGE | 2.03 Acres |
| GLA | 18,425 SF |
| YEAR BUILT | 2016 |

OFFERING

| UNIT | SIZE | LEASE RATE | NNN | AVAILABLE |
|------|----------|------------|--------|-----------|
| 5 | 3,575 SF | \$16 PSF | \$3.57 | 6/1/25 |

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SPECS



SPECS

| | |
|-------------------|-----------------------|
| LOADING DOCKS | None |
| DRIVE-IN BAYS | 1 10'x10' |
| CENTER HEIGHT | 18' |
| CLEARANCE HEIGHT | 17' |
| EAVE HEIGHT | 17.5 |
| COLUMN SPACING | Clear Span |
| ROOF | Insulated Metal |
| WALLS/SIDING | Insulated Metal |
| FLOORS | 6" Concrete |
| AIR CONDITIONING | Office Only |
| HEAT SOURCE | Office Only |
| LIGHTING | LED |
| NUMBER OF STORIES | 1 |
| POWER PHASE | Single Phase |
| POWER PROVIDER | SCE&G |
| RAIL/COMPANY | None |
| RESTROOMS | 2 |
| GARBAGE REMOVAL | Tenant Responsibility |
| UTILITIES | Tenant Responsibility |

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Location

SUMMERVILLE

SITE

NORTH CHARLESTON

**DANIEL
ISLAND**

WEST ASHLEY

CHARLESTON

MT PLEASANT

JAMES ISLAND





CONTACTS:

Tradd Varner, SIOR
Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Todd Garrett, CCIM, SIOR
Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Crawford Riddle
Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com