

FOR LEASE

3,575 SF
OFFICE/WAREHOUSE



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

Harbor
COMMERCIAL PARTNERS



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

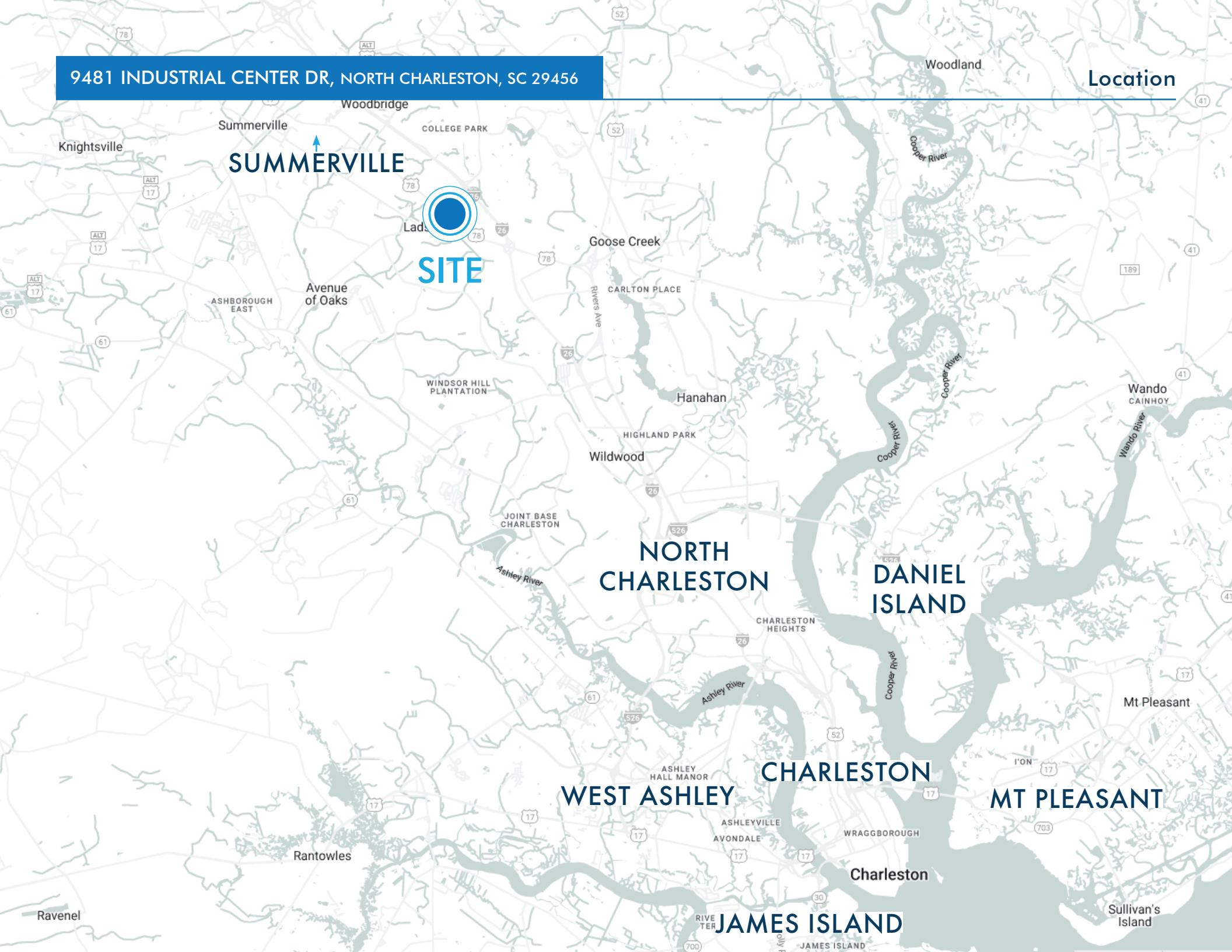


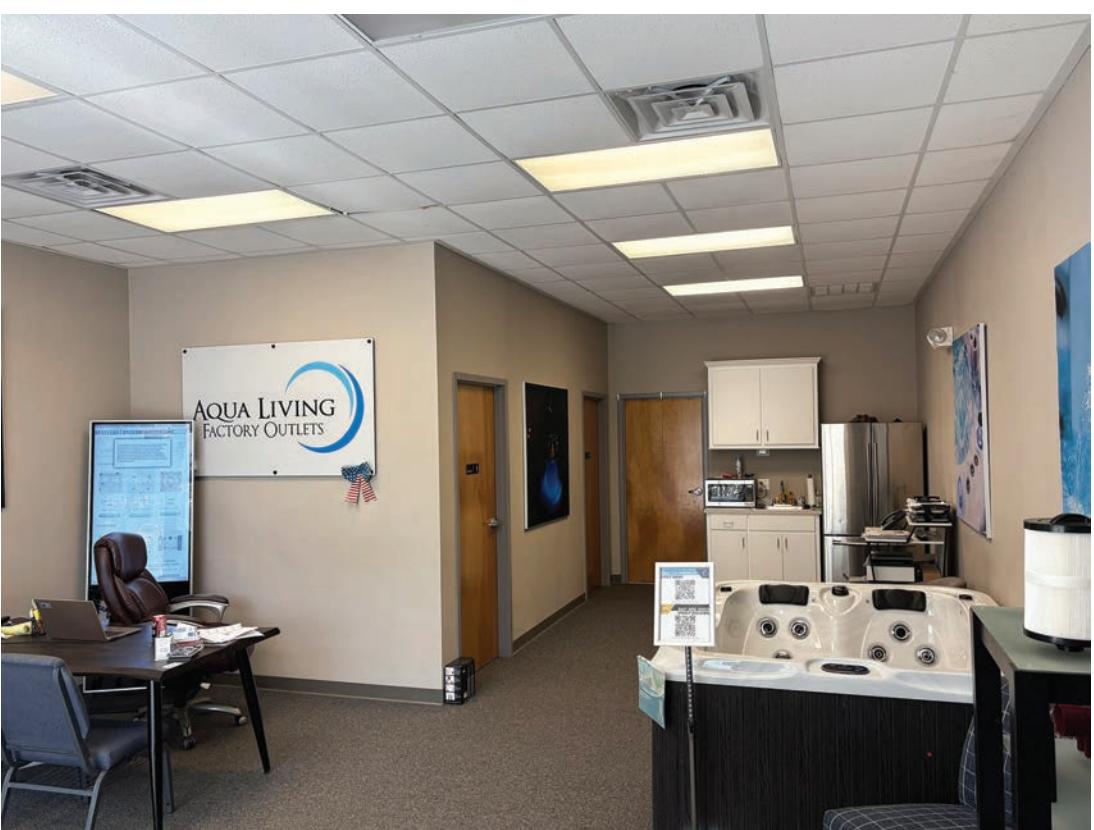
SPECS

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







CONTACTS:

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