



For Lease

INDUSTRIAL PROPERTY

4447 DORCHESTER RD

NORTH CHARLESTON, SC 29405

for more information, please contact:

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■ **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cc&tre.com

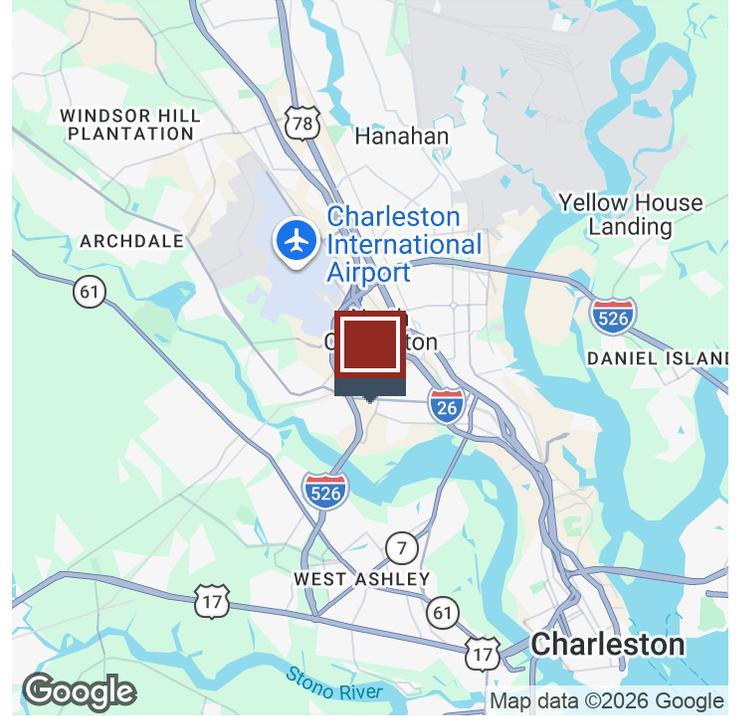
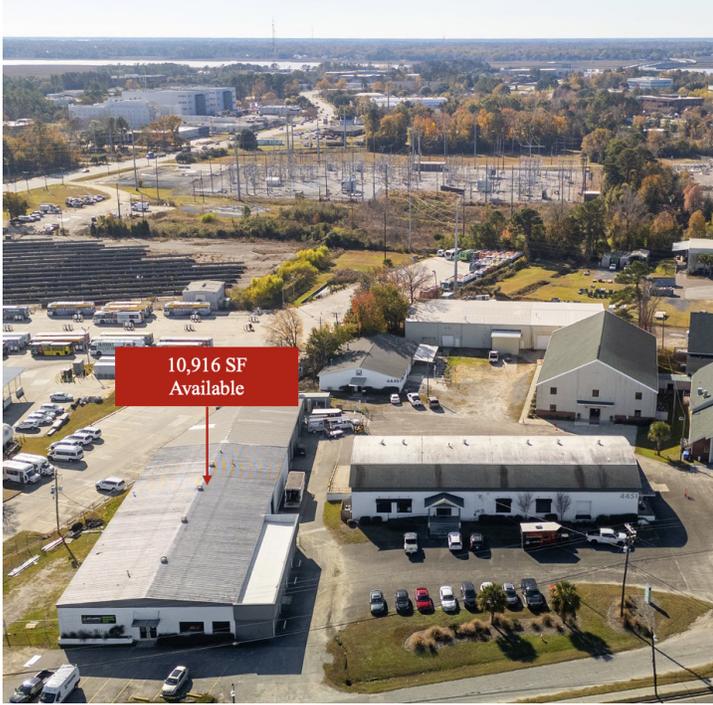
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INDUSTRIAL PROPERTIES FOR LEASE

4451 & 4447 DORCHESTER RD

NORTH CHARLESTON, SC 29405



OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NNN)
Available SF:	10,916 SF

PROPERTY OVERVIEW

A functional warehouse/flex building is coming available along the Dorchester Road corridor in North Charleston, offering excellent access to the region's major transportation arteries and Charleston International Airport.

4447 Dorchester (10,916 SF) is a well-configured flex/warehouse building that features approximately 3,000 SF of office space and 7,916 SF of warehouse space, offering a strong balance of administrative and operational functionality. The warehouse is served by one 14' x 14' drive-in door and comes with outside storage. Available for lease August 1, 2026 at \$12.75/ SF NNN. NNN Expenses are estimated at \$4.47 psf.

Strategically located just 0.4 miles from I-526, 1.4 miles from I-26, and approximately 3 miles from Charleston International Airport, this property provides ideal connectivity for distribution, service, and light industrial users.

PROPERTY HIGHLIGHTS

- Minutes to I-526, I-26 & Airport
- Efficient Warehouse Layout
- Strong Visibility on Dorchester Road

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SPACES AVAILABLE

NORTH CHARLESTON, SC 29405



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	10,916 SF	Lease Rate:	\$12.75 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4447 Dorchester Road	10,916 SF	NNN	\$12.75 SF/yr	Available 8/1/26
4451 Dorchester Road	10,000 SF	NNN	\$13.50 SF/yr	Available 2/1/26

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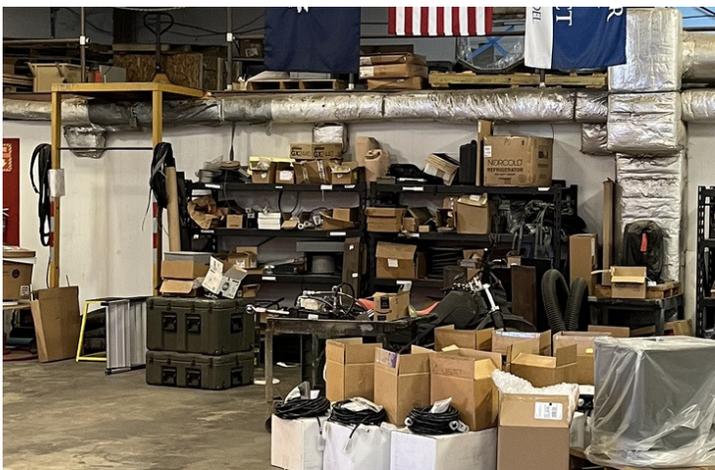
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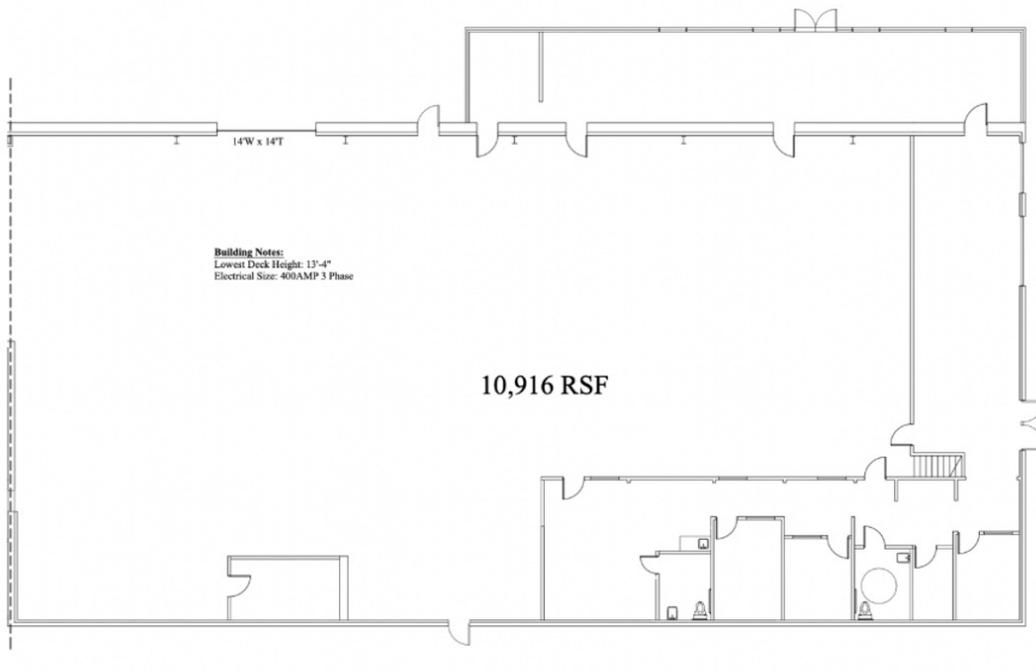
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FLOOR PLANS

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