

# ±3,000 sf flex/warehouse in North Charleston, SC

3792 Ladson Road, Suite A | Ladson, SC 29456

FOR LEASE



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# Property overview

## Description

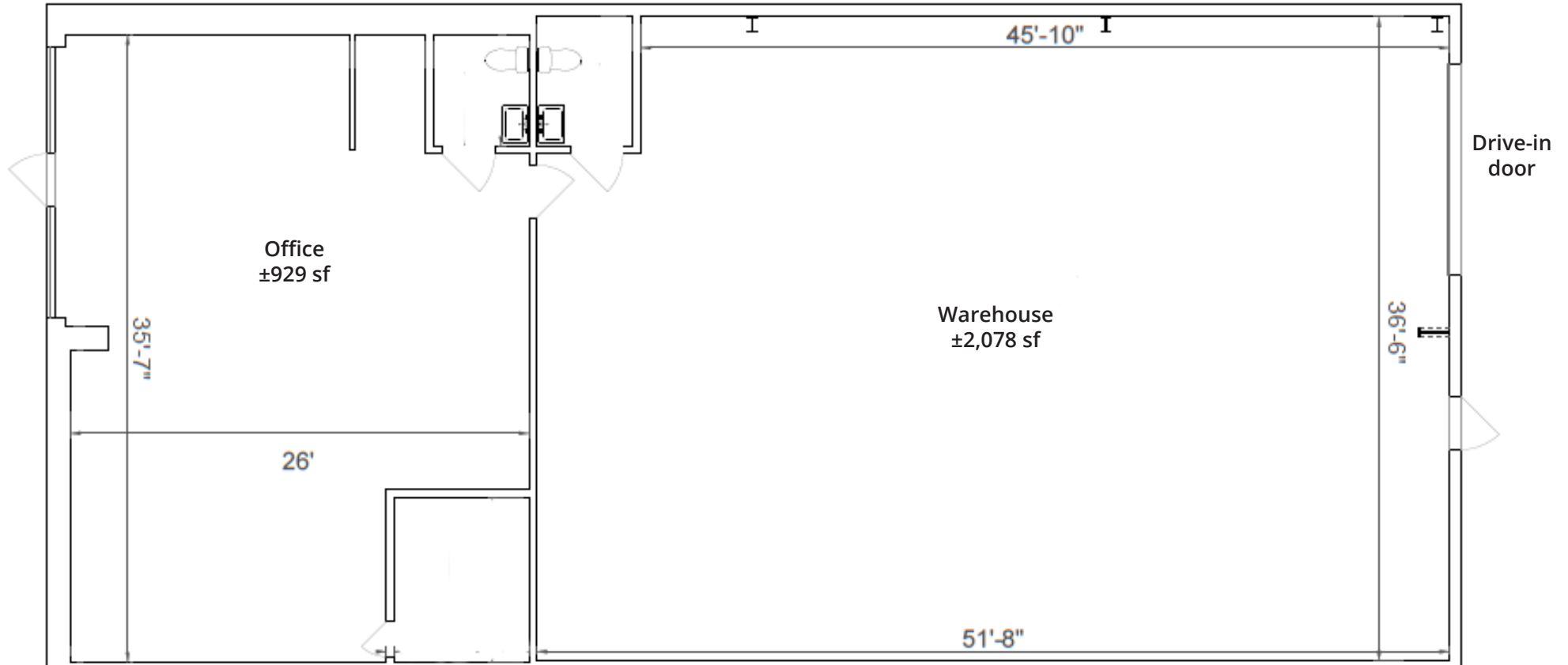
Well-positioned within one of the Lowcountry's most active industrial corridors, this well-configured flex space offers an efficient blend of office and warehouse functionality. The suite features finished office space complemented by open warehouse, providing an efficient footprint for a range of users. The space is equipped with one grade-level loading door and is ideally suited for light distribution, contractors, service providers, and small-bay industrial tenants seeking a strategic North Charleston location.

## Specifications

Total building size	±12,080 sf
Available suite	A
Available size	±3,007 sf
Warehouse space	±2,078 sf
Office space	±929 sf
Lease rate	\$18.50/sf/year
Lease type	NNN
TMS	389-00-00-121
Zoning	GC
County	Charleston
Municipality	Charleston County
Drive-in doors	(1) 12' x 14'
Lighting	LED
Power	200 amps, 240v, 3 phase per suite



# Floorplan



# Conceptual rendering

## Planned landlord improvements:

- Updated exterior paint scheme
- New monument signage
- Refreshed landscaping and vegetation management
- Parking lot resealing and restriping
- New architectural awnings
- Move-in ready spec office build-out



# Photos



3792 Ladson Road | Avison Young

# Location



SHIMANO



Charleston  
Air Force Base



CHS Airport



US Navy Weapons  
Joint Base Charleston



North Charleston  
Terminal



Hugh Leatherman  
Terminal



Wando Welch  
Terminal

Charleston

## SC Ports

North Charleston	16 miles
Hugh Leatherman	18 miles
Wando Welch	23 miles

## Airports

Joint Base Charleston	12 miles
Charleston Interna-	13 miles

## Drive Times

I-26	2 miles
I-95	36 miles



## LISTING TEAM

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