

FOR LEASE

16,509 SF WAREHOUSE
WITH PAVED YARD



6549 FAIN ST, NORTH CHARLESTON, SC 29406

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PROPERTY DESCRIPTION

16,509 SF Freestanding Office/Warehouse facility with excellent visibility and access to I-26. Property is conveniently located immediately off of Aviation Ave. interchange. This facility has 600 Amp Three Phase power service, 5,828 SF of functional office space, and 10,681 SF of warehouse space accessed by three drive-in doors. Fully fenced and paved yard space, with full building circulation, makes this an ideal opportunity for users with significant truck traffic.

THE OFFERING

SIZE	SUBLEASE RATE	AVAILABLE
16,509 SF	\$18.50 PSF NNN	5/1/2026

PROPERTY SPECS

TAX ID/APN	475-00-00-008
BUILDING TOTAL	16,509 SF
OFFICE SF	5,828 SF
WAREHOUSE	10,681 SF
LOT SIZE	1.5 AC
LISTING PRICE	\$18.50 PSF NNN
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
ZONING	M-1
EAVE HEIGHT	18.5'
CENTER HEIGHT	22'
CLEARANCE HEIGHT	18.5' - 22'
FENCED YARD	Yes
COOLING	Office only
HEATING	100%
LIGHTING	LED
POWER	Three Phase
DRIVE-IN DOORS	(2) 10' x 12' (1) 12' x 16'
PARKING	25 Spaces

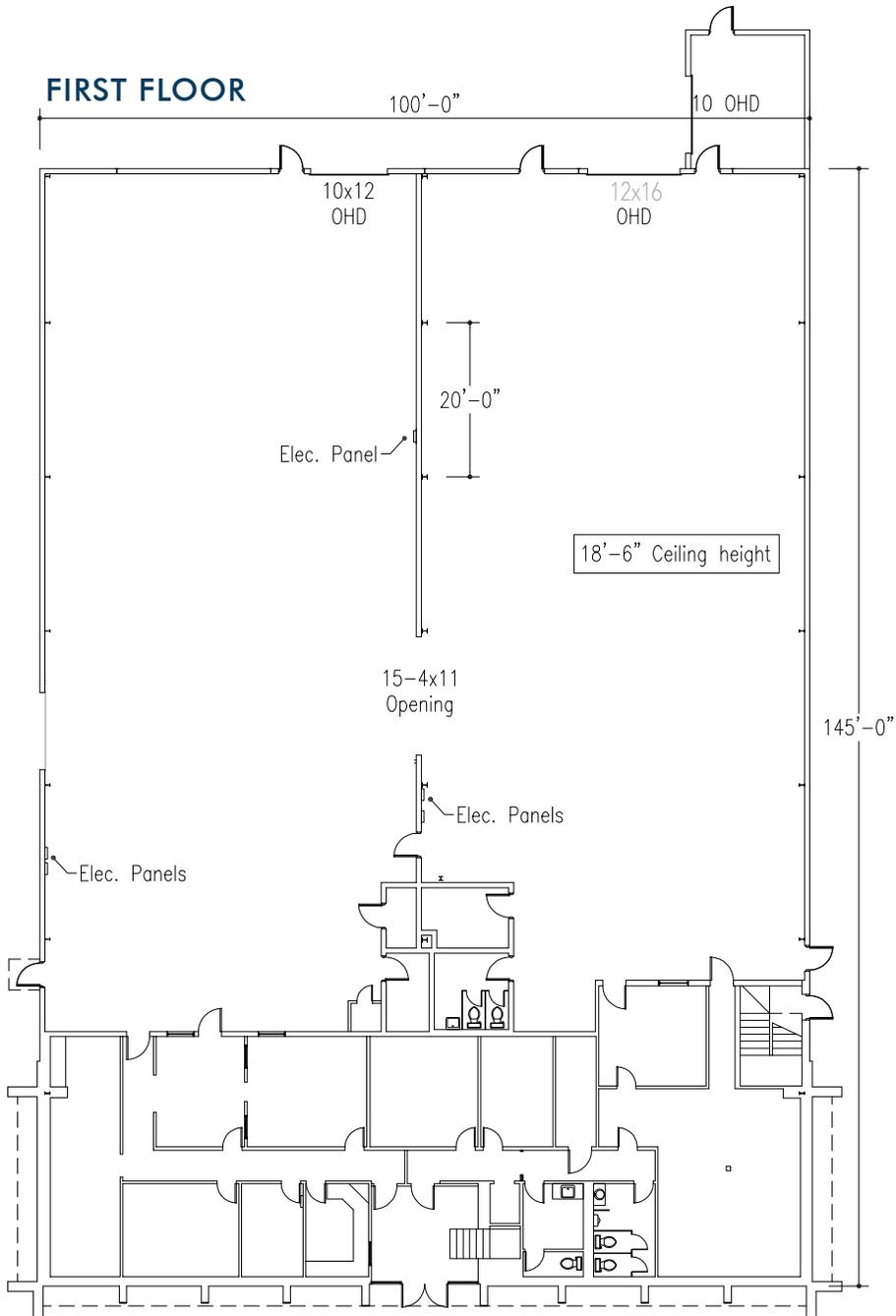


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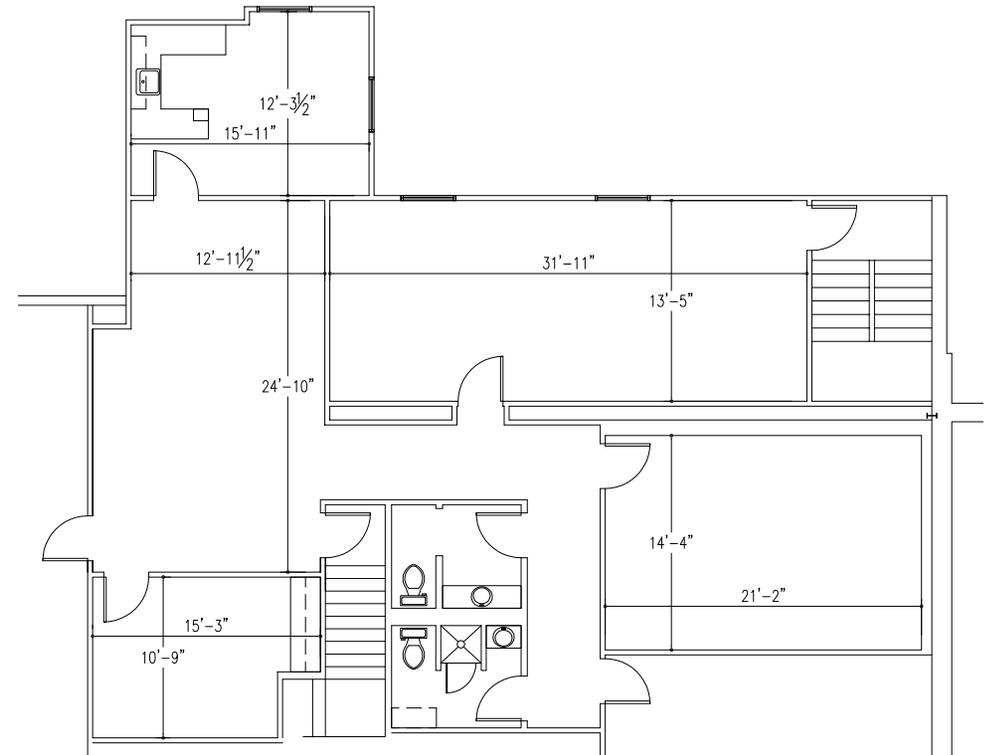


FLOOR PLAN

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SECOND FLOOR

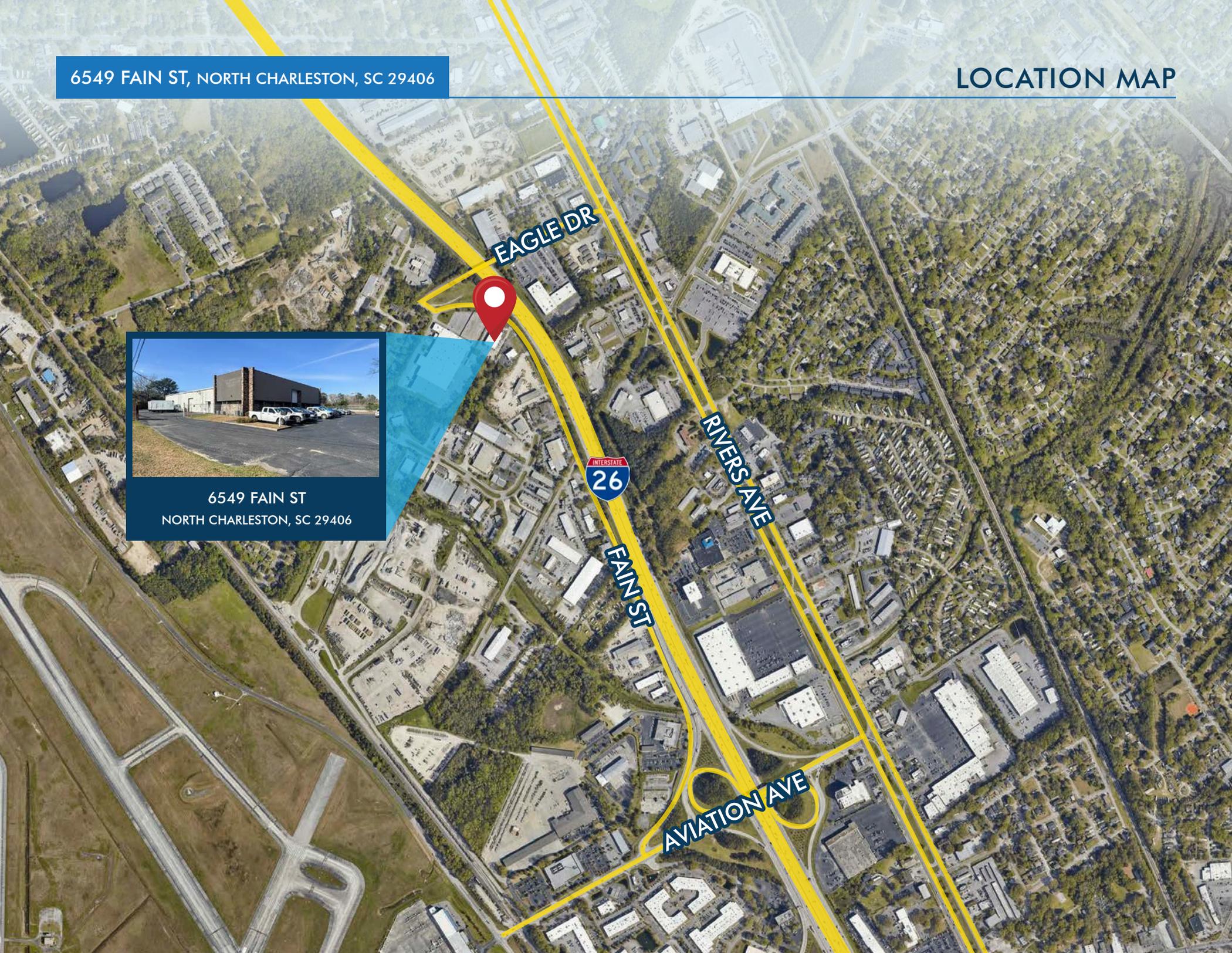


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LOCATION MAP



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