

5301

INDIGO FIELDS BOULEVARD
NORTH CHARLESTON, SC 29418



1,986 - 16,439 SF OF INDUSTRIAL FLEX AND RETAIL SPACE

FOR LEASE OR SALE

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NEWLY CONSTRUCTED & READY FOR OCCUPANCY

Bridge Commercial is proud to present 5301 Indigo Fields, a premier Class A 30,043 SF flex development offering up to 16,439 SF for lease. Suites range from 1,986 SF and are available in multiple configurations to accommodate a wide variety of uses. The property features prime visibility along Dorchester Road with over 52,000 vehicles per day and convenient access to I-526 and other major thoroughfares. Tenants can select from a range of delivery conditions — from move-in ready buildouts to customizable shell spaces — ensuring maximum flexibility to meet unique business requirements. For additional information or to schedule a tour, please contact the leasing team.



ADDRESS:	5301 Indigo Fields Boulevard North Charleston, SC 29418	
TOTAL PROJECT SIZE:	30,043 SF	
AVAILABLE SF:	1,986 SF - 16,439 SF	
	Suites 101-106: 1,986 SF	Partially Built-Out
	Suite 111: 2,302 SF	Cold Dark Shell; Roll-Up Door
	Suite 112: 2,151 SF	Cold Dark Shell
LEASE RATE:	\$18.50 PSF with \$6.50 PSF NNN	
SALE PRICE:	Contact Brokers for Information	
PARKING:	143 Spaces 40' Future Common Dock Area	
TRAFFIC COUNT:	52,100 VPD	
ROLL UP DOORS:	Suites 102, 104, 106, 111	
POWER:	3-Phase Power	



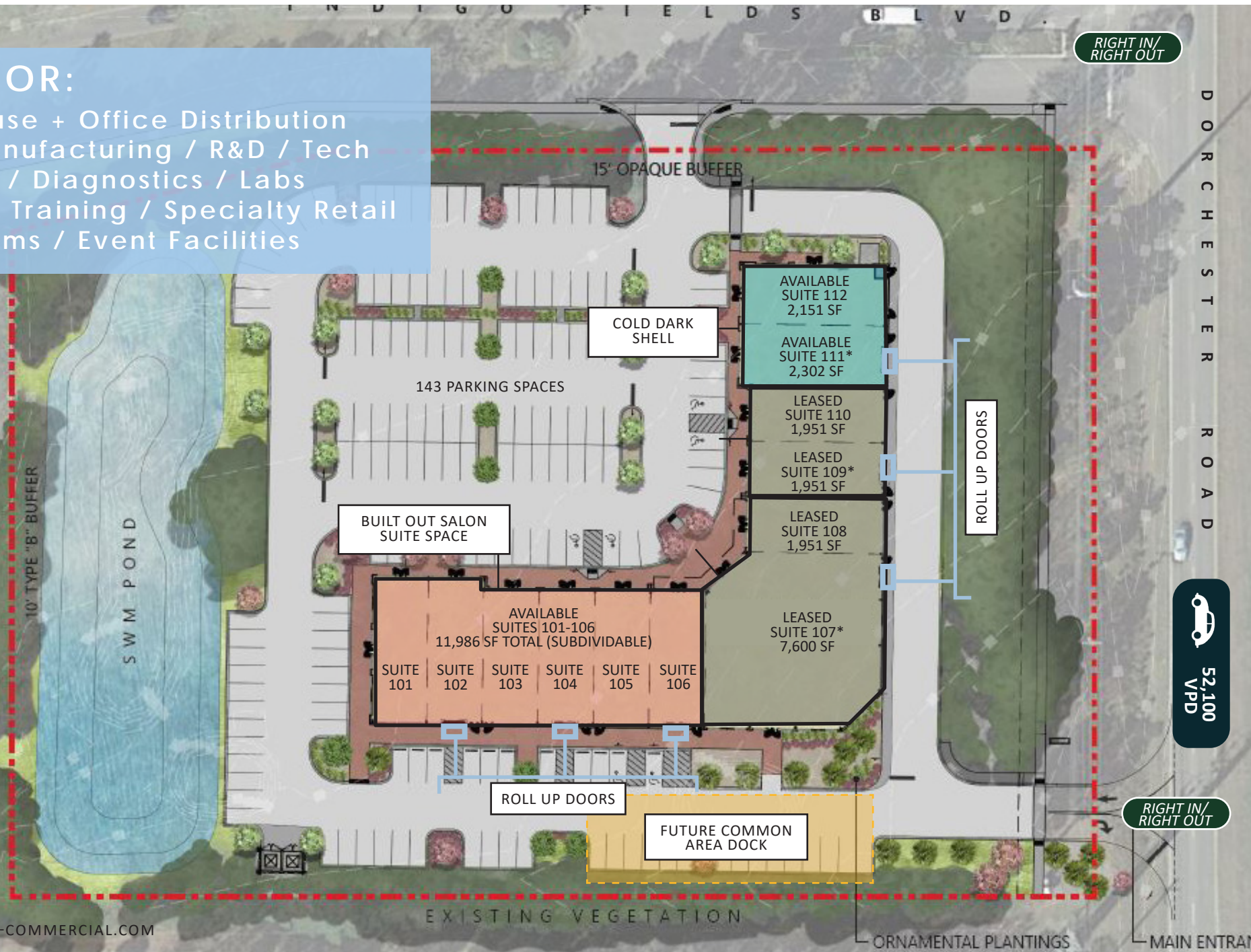
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UP TO 16,439 SF AVAILABLE

* SUITE HAS ROLL-UP DOOR

IDEAL FOR:

- Warehouse + Office Distribution
- Light Manufacturing / R&D / Tech
- Medical / Diagnostics / Labs
- Fitness / Training / Specialty Retail
- Showrooms / Event Facilities



SURROUNDING NEIGHBORS



FD

Wendy's

SPINX

PATRIOT BLVD

FRANKIE'S

sears HOME SERVICES

NEIGHBORHOOD TAP HOUSE

TRUIST

TSUNAMI

Crab

AUTORITATIVE

DOLLAR TREE

CVS pharmacy

BEHAVIORAL

WABCO

SouthState

TACO BELL

LI-HAUL

DORCHESTER RD

CIRCLE K

Walgreens

INDIGO FIELDS BLVD

POPEYES

McDonald's

PIZZA HUT

BOSCH

GOOK-OUT

BROWN COFFEE

tropical CAFE

PAPA JOHN'S

UPS

PUBLIX

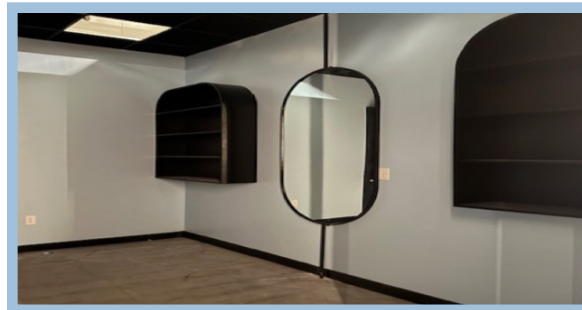
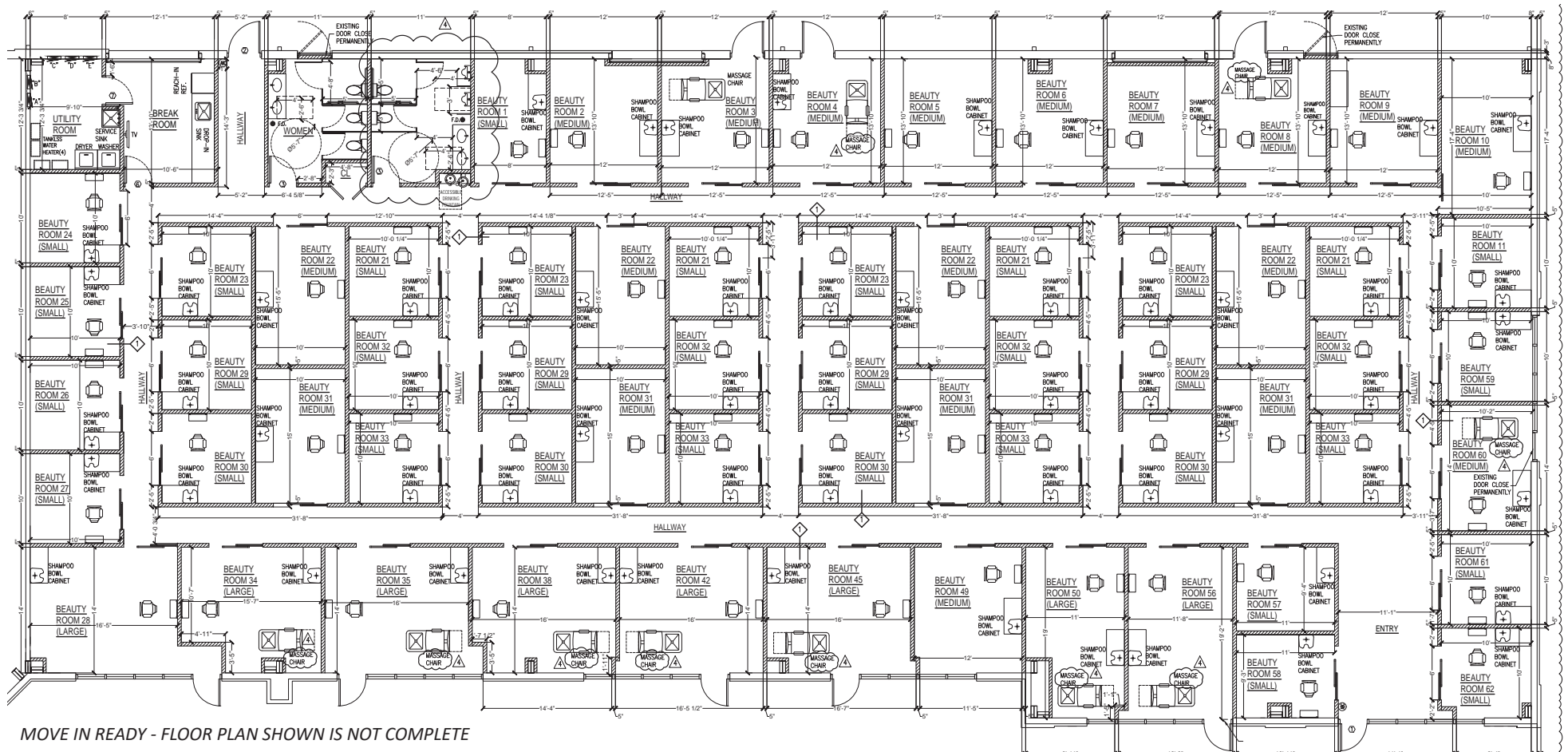
SUBWAY



5301 INDIGO FIELDS

SUITES 101-106: 11,986 SF (SUBDIVIDABLE) - PARTIALLY BUILT-OUT

PRIVATE SUITES RANGING IN SIZE FROM 100 SF TO 224 SF

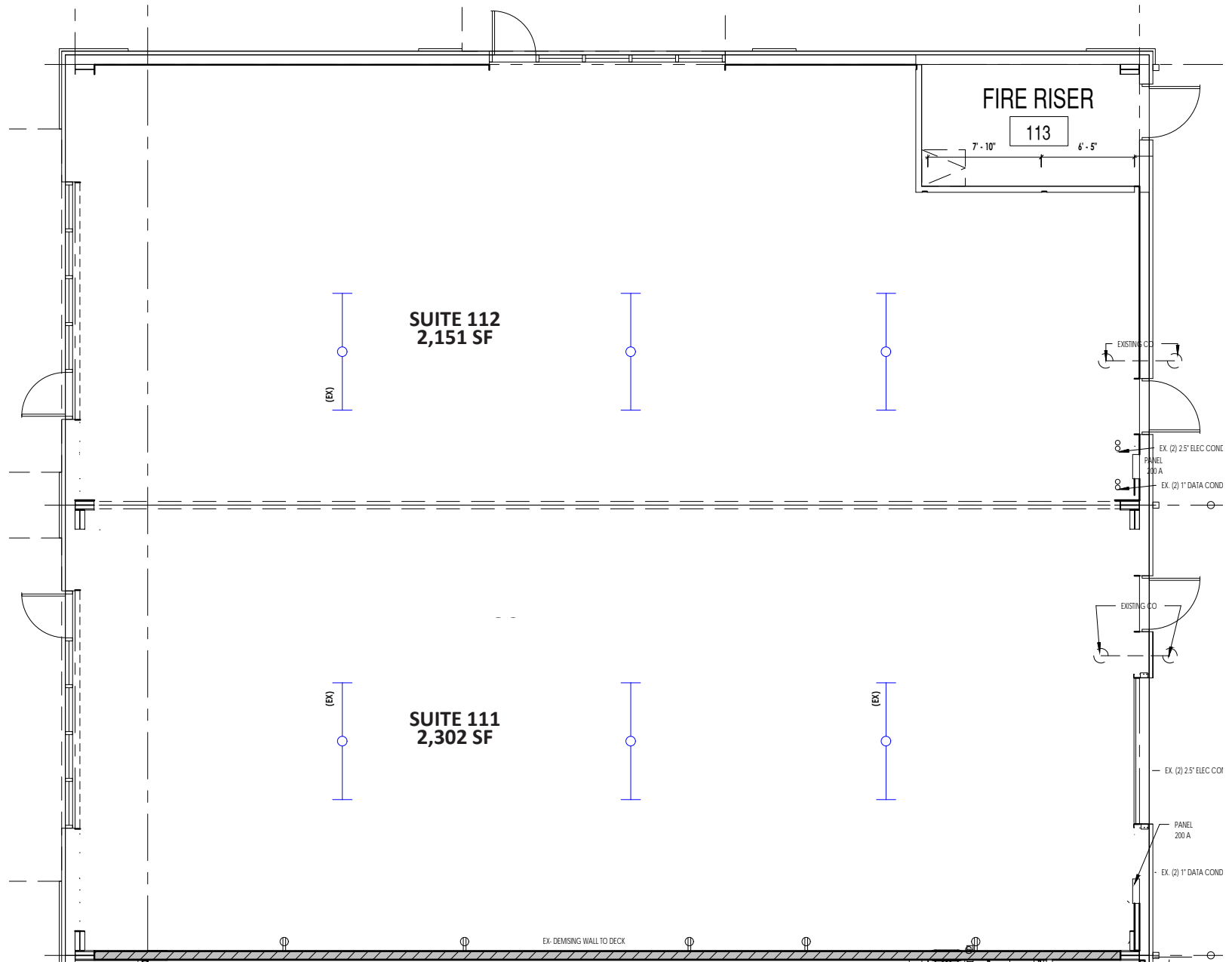
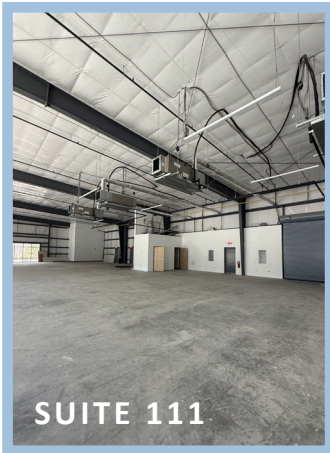
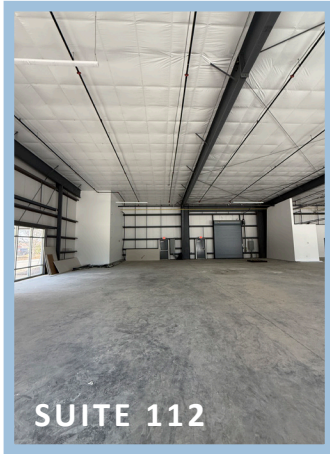


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SUITE 111: 2,302 SF & SUITE 112: 2,151 SF

COLD DARK SHELL WITH FLOOR IN PLACE
CURRENTLY VACANT & CURRENTLY SUBDIVIDED



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MONUMENT & BUILDING FACADE SIGNAGE OPPORTUNITIES



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