

# FOR LEASE

2,805 - 3,575 SF  
OFFICE/WAREHOUSE



9481 INDUSTRIAL CENTER DR, NORTH CHARLESTON, SC 29456



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## PROPERTY DESCRIPTION

Light Industrial office/warehouse suite available within a Class A business park with quick access to I-26.

Unit 3 includes warehouse space, a private office, a breakroom, and two restrooms. The space comes with 1,955-sf of warehouse space with a 10x10ft drive-in door and 850-sf of office space. Available April 1, 2026. Estimated taxes, insurance, and common area maintenance pass-throughs are \$3.57/sf annually.

Unit 6 comes with a showroom area, a few private offices, a kitchenette, and two restrooms. The space includes 1,675 SF of warehouse space with a 10x10 FT drive-in door and 1,900 SF of office space. Available May 1, 2026. Estimated taxes, insurance, and common area maintenance pass-throughs are \$3.57 PSF annually.

## THE OFFERING

UNIT	SIZE	LEASE RATE	NNN	AVAILABLE DATE
3	2,805 SF	\$16 PSF NNN	\$3.57 PSF	4/1/2026
6	3,575 SF	\$16 PSF NNN	\$3.57 PSF	5/1/2026

## PROPERTY SPECS

TAX ID/APN	390-00-00-433
BUILDING TOTAL	18,816 SF
SPACE AVAILABLE	2,805 SF - 3,575 SF
OFFICE SF	850 SF - 1,900 SF
LEASE RATE	\$16.00 PSF NNN
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
YEAR BUILT	2016
LOT ACREAGE	2.03 AC
ZONING	Light Industrial
CLEARANCE HEIGHT	17'-18'
CENTER HEIGHT	17.5'
HEATING/COOLING	Office only
LIGHTING	LED (Unit 3); Fluorescent (Unit 6)
POWER	Single Phase/240V
DRIVE-IN DOOR	(1) 10'x10' Per Unit
PARKING	Surface

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UNIT 3



# UNIT 6



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# LOCATION MAP

**SUMMERVILLE**



9481 INDUSTRIAL CENTER DR  
LADSON, SC 29456

INTERSTATE  
**26**

**HANAHAN**

**NORTH  
CHARLESTON**

**DANIEL  
ISLAND**

**WEST ASHLEY**

**MT PLEASANT**

**CHARLESTON**



## CONTACTS:

**Tradd Varner, SIOR**  
Partner  
+1.843.532.1684  
tradd.varner@  
harborcommercialpartners.com

**Todd Garrett, CCIM, SIOR**  
Managing Partner  
+1.843.408.8846  
todd.garrett@  
harborcommercialpartners.com

**Crawford Riddle**  
Associate  
+1.864.423.4973  
crawford.riddle@  
harborcommercialpartners.com

**Harbor**  
COMMERCIAL PARTNERS

harborcommercialpartners.com