

3567 Meeting Street Road
North Charleston, SC 29405



FOR LEASE



**MULTIPLE FLEX SPACE
OPTIONS AVAILABLE**

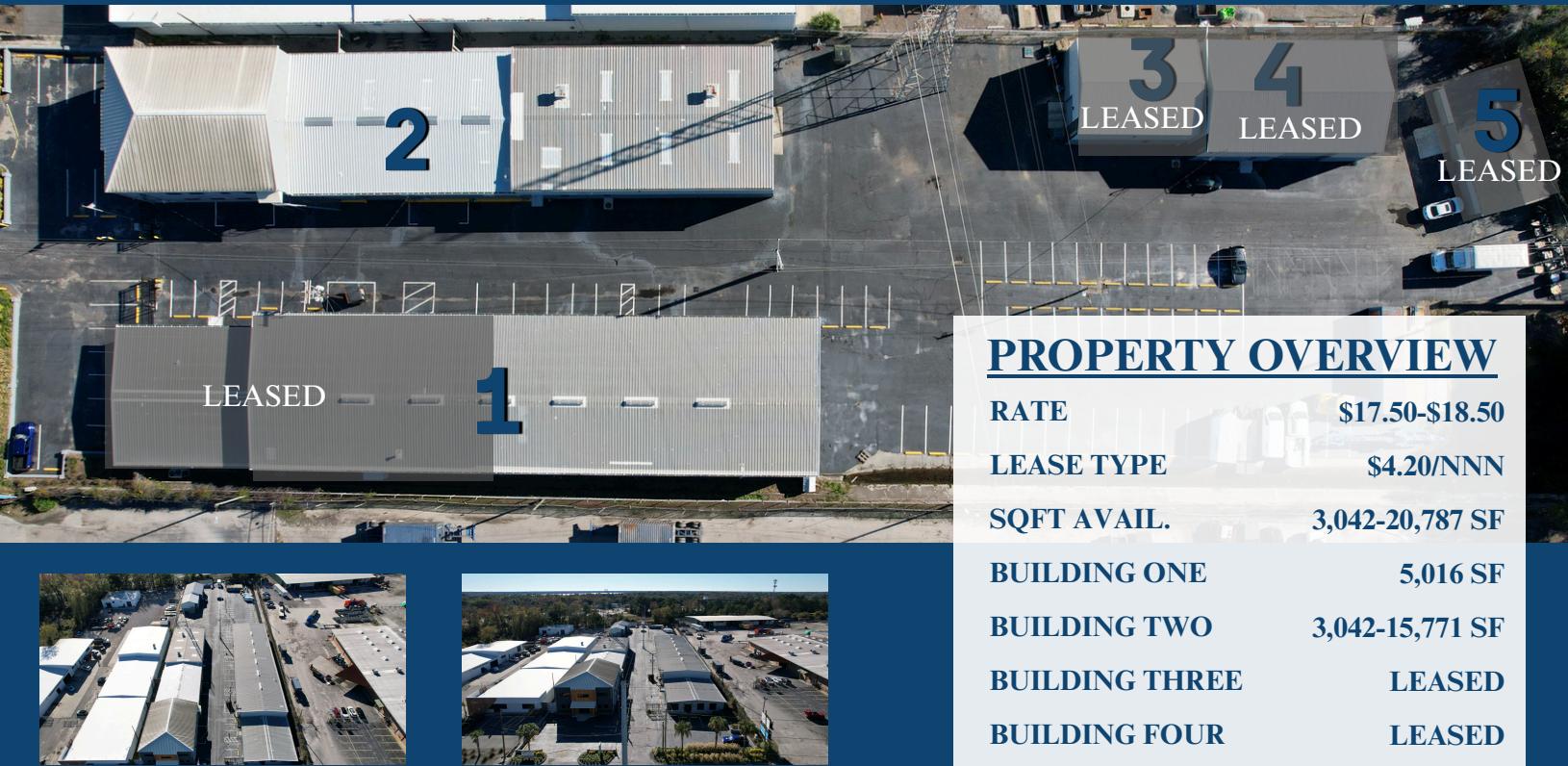
3,042 SF – 20,787 SF

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PROPERTY OVERVIEW

RATE	\$17.50-\$18.50
LEASE TYPE	\$4.20/NNN
SQFT AVAIL.	3,042-20,787 SF
BUILDING ONE	5,016 SF
BUILDING TWO	3,042-15,771 SF
BUILDING THREE	LEASED
BUILDING FOUR	LEASED
BUILDING FIVE	LEASED
*PHASE 3 POWER	

PROPERTY DESCRIPTION

Discover a prime industrial property for lease in the heart of North Charleston, offering multiple building options tailored to meet diverse business needs. This versatile property is zoned M-1 (Light Industrial District), making it suitable for a wide range of industrial uses. Conveniently located near Interstate 26, Exit 215 (Dorchester Road), it provides seamless connectivity to the Port of Charleston and the greater Tri-County area, ensuring optimal access for logistics and distribution operations. The property features five distinct buildings with flexible leasing options. Building 1 offers 5,016 square feet of dedicated warehouse space, perfect for storage and distribution needs. Building 2 is a spacious 15,771 square feet and can be configured in multiple ways to suit various tenant requirements with flexible layouts. Building 3 provides 1,523 square feet, ideal for smaller operations or specialized industrial uses. Building 4 offers 3,024 square feet of warehouse space with mezzanine options available to maximize vertical storage and operational efficiency. Finally, Building 5 includes 1,155 square feet of warehouse space, suitable for compact business operations. This property's strategic location, coupled with its diverse building configurations, makes it an exceptional choice for businesses looking to optimize their operations within North Charleston's thriving industrial corridor. Don't miss this opportunity to secure a prime industrial space tailored to your business needs.

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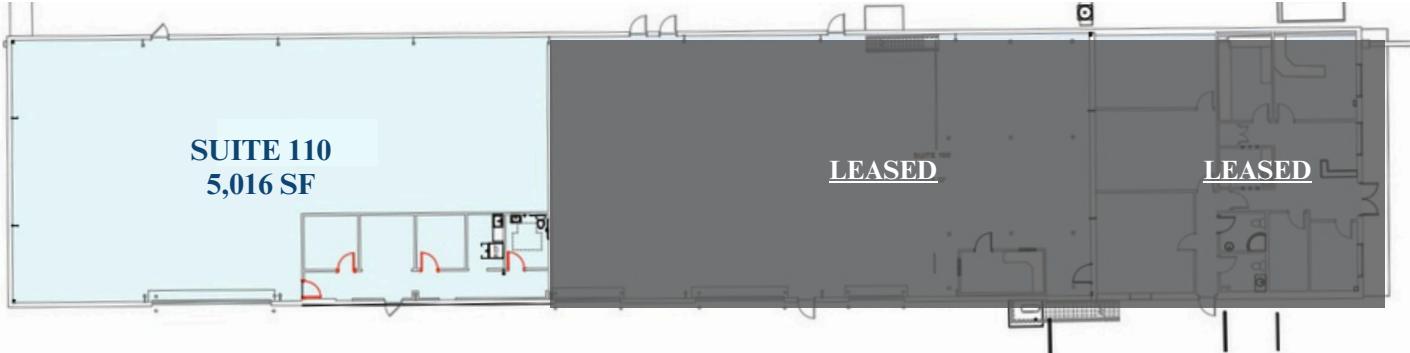
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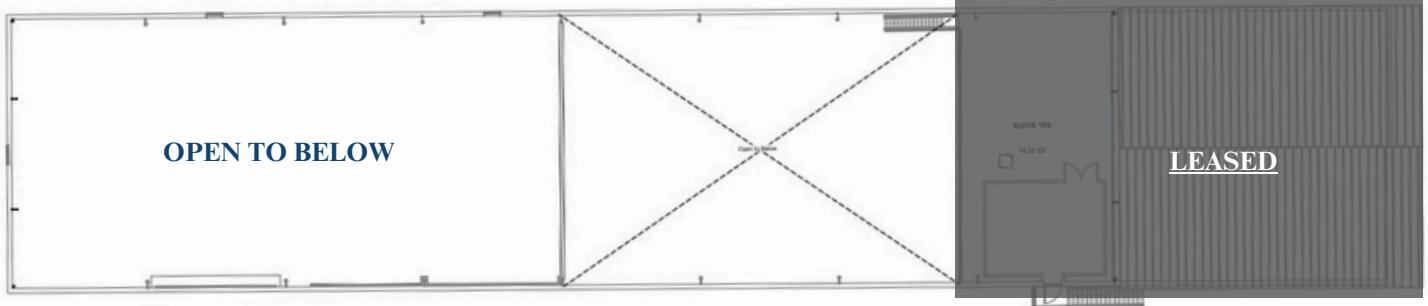
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BUILDING ONE 5,016 SF



Meeting Street Road



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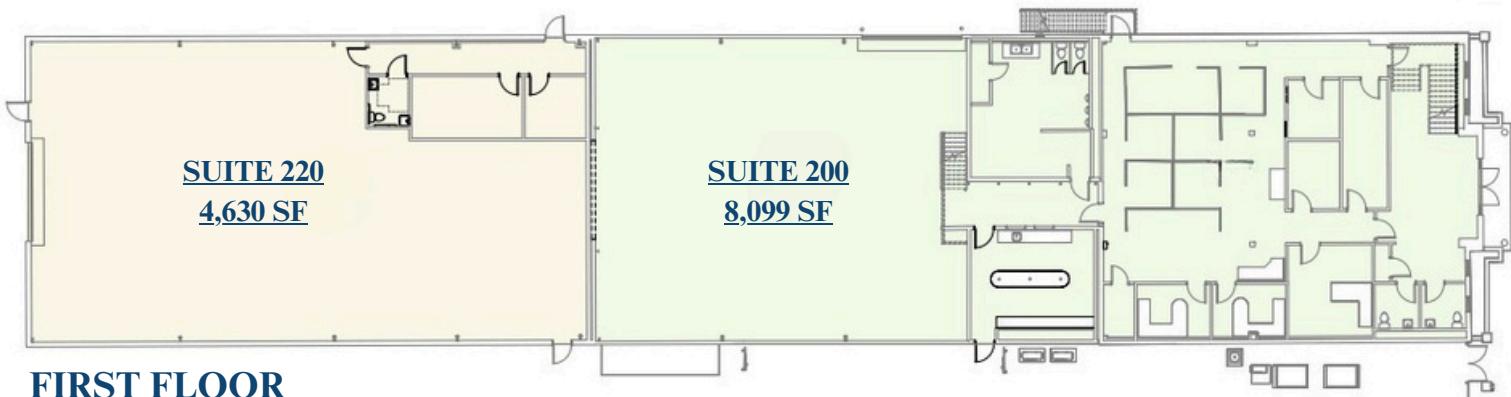
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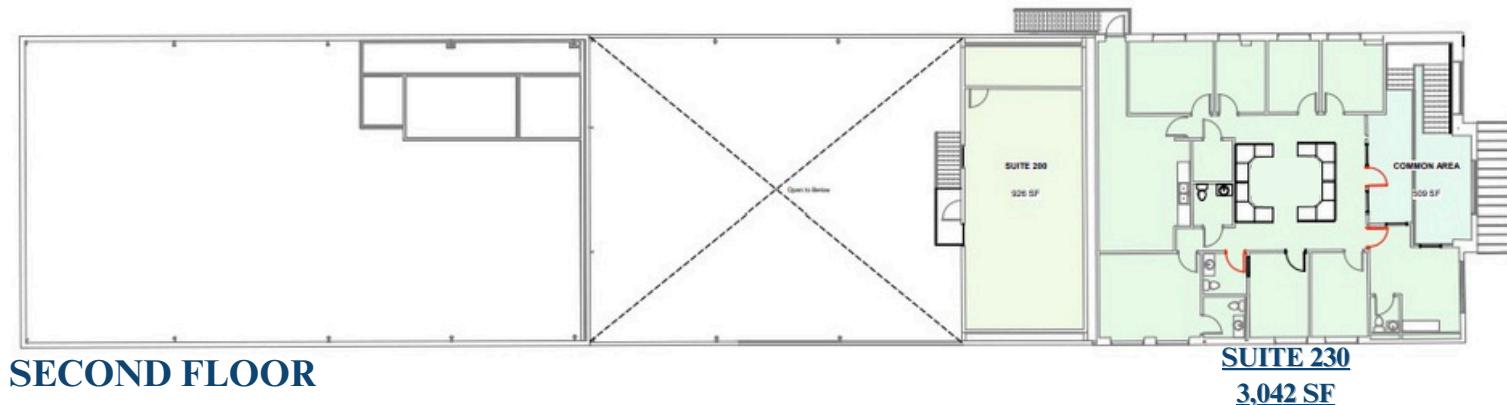
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BUILDING TWO 15,771 SF



FIRST FLOOR



SECOND FLOOR

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BUILDING TWO



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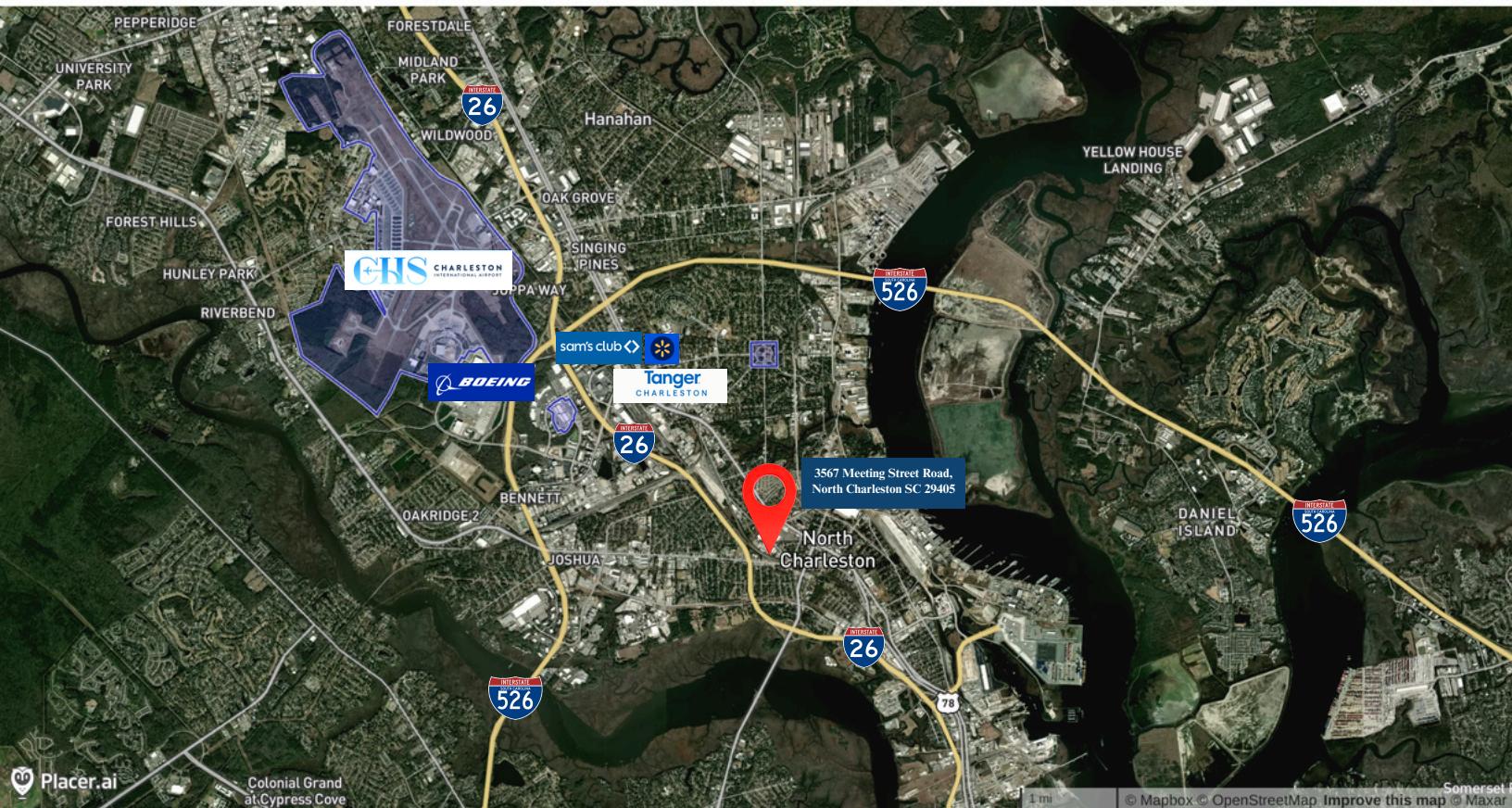
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PALMETTO



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