

3225 Fortune Drive

NORTH CHARLESTON, SC 29418

8,000 SF INDUSTRIAL WAREHOUSE FOR LEASE



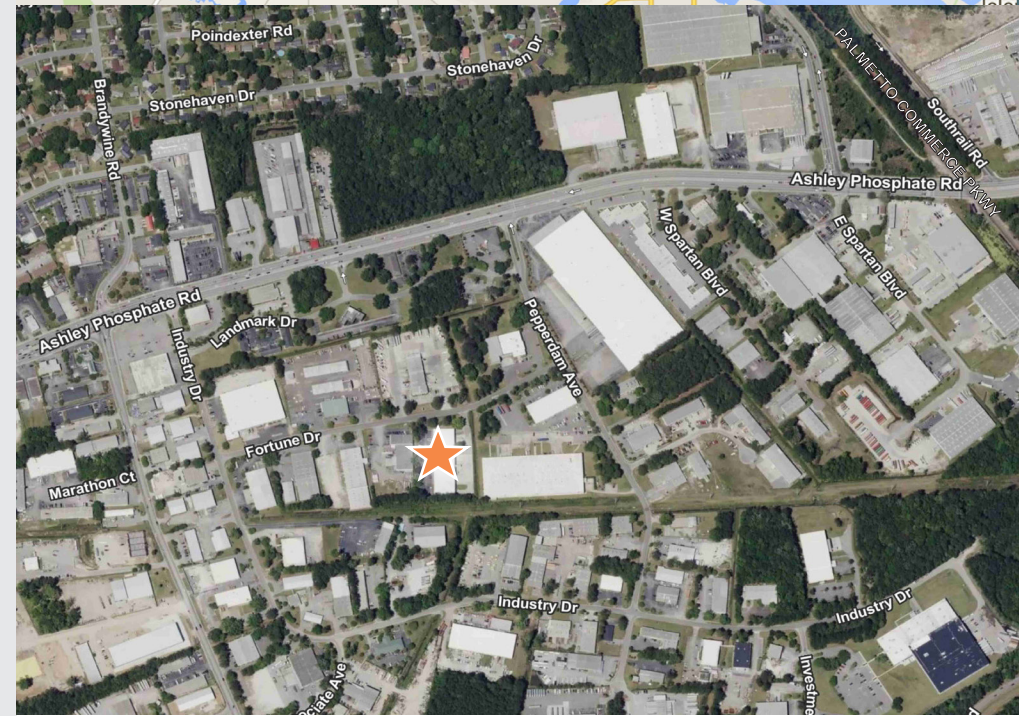
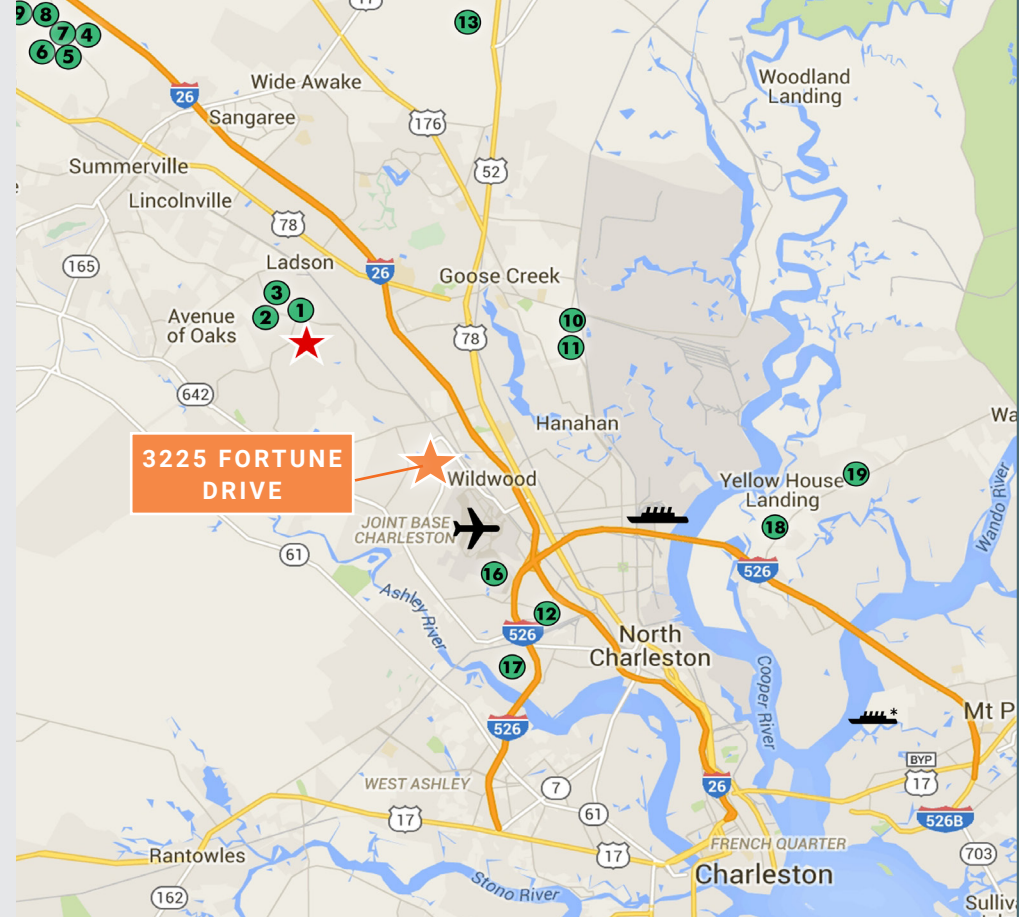
3225 FORTUNE DRIVE

PROPERTY DESCRIPTION

APPROXIMATELY 38,000 SF PRECAST CONCRETE DISTRIBUTION WAREHOUSE FACILITY SITUATED ON 3.04 ACRES OF LIGHT INDUSTRIAL ZONED LAND IN PEPPERDAM INDUSTRIAL PARK. FACILITY IS CURRENTLY SUBDIVIDED INTO 5 SUITES, WITH 8,000 SF AVAILABLE FOR LEASE. FACILITY PROVIDES 3-PHASE POWER, 8 DOCK HIGH DOORS, AND 2 DRIVE-IN DOORS. SITE IS PARTIALLY FENCED, AND PROVIDES AMPLE PAVED PARKING.

BUILDING SPECIFICATIONS

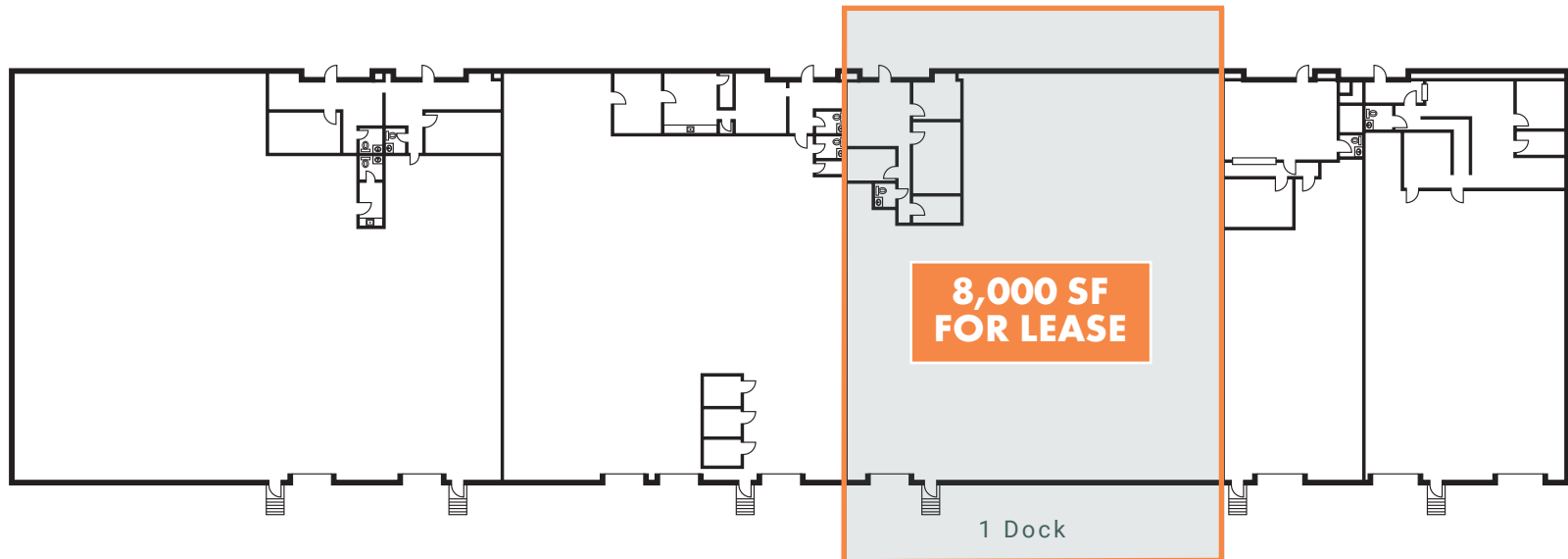
| | |
|--------------|--------------------------|
| AVAILABLE SF | 8,000 SF |
| AVAILABILITY | IMMEDIATE |
| BUILDING SF | 38,000 SF |
| TAX MAP | 397-00-00-036 |
| ZONING | LIGHT INDUSTRIAL |
| MUNICIPALITY | CITY OF NORTH CHARLESTON |
| COUNTY | CHARLESTON COUNTY |



PROPERTY AMENITIES

| | |
|----------------------------|-------------|
| AIR CONDITIONING | OFFICE ONLY |
| CLEARANCE | 16' |
| CONSTRUCTION STATUS | EXISTING |
| DOCK HIGH DOORS | 1 |
| DOCK HIGH DOOR SIZE | 10' X 12' |
| DRIVE IN DOORS | NONE |

| | |
|-------------------|-------------|
| FLOORS | 6" CONCRETE |
| LIGHTING | FLOURESCENT |
| POWER | 3-PHASE |
| SPRINKLER | NONE |
| WALLS | PRE CAST |
| YEAR BUILT | 1984 |



3225 Fortune Drive

NORTH CHARLESTON, SC 29418

PLEASE CONTACT:

TIM RABER, SIOR

Vice President
+1 843 720 3555
tim.raber@cbre.com

ROBERT BARRINEAU

Senior Vice President
+1 843 577 1157
robert.barrineau@cbre.com

BRENDAN REDEYOFF, SIOR

Senior Vice President
+1 843 577 1167
brendan.redeyoff@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Some content was originally generated by GenAI and modified by the author.

CBRE