



FOR LEASE

Multiple Industrial Suites with Adjacent Laydown Yards Available

3430 Buffalo Ave
North Charleston, SC 29418

- Availability:
 - C: ±2,470 SF
 - D: ±2,479 SF
 - E: ±1,232 SF
 - H: ±3,237 SF (*available Oct. 2026*)
- Two Laydown Yards available totaling up to ±2.80 acres
 - Yard A: ±0.25 - ±0.80 acre
 - Yard B: ±1.00 - ±2.00 acres
- Build-to-Suit opportunity available on ±1.00 - ±2.00 acre yard



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Property Overview

3430 Buffalo Avenue is a light industrial facility located within the City of North Charleston. The property includes eight (8) industrial suites and two adjacent laydown yards that total to ± 3.00 acres. This space is ideal for contractors, service providers or any users that need a mix of conditioned workspace and outdoor storage. Currently, there are four (4) available suites:

Space	Size
Suite C	$\pm 2,470$ SF
Suite D	$\pm 2,497$ SF
Suite E	$\pm 1,232$ SF
Suite H (<i>available Oct. 2026</i>)	$\pm 3,237$ SF
Laydown Yard A	$\pm 0.25 - \pm 0.80$ Acres
Laydown Yard B	$\pm 1.00 - \pm 2.00$ Acres

Location Overview

The property is located within the City of North Charleston and zoned M-1 light industrial. It is just south of the I-26/I-526 split, providing easy access to both for tenants and customers.

Demographics



Population: $\pm 138,511$
Households: $\pm 59,111$



Interstate Access:
4 minutes to I-26
5 minutes to I-526



Avg. HHI: \$94,873
Total Employees:
 $\pm 96,457$

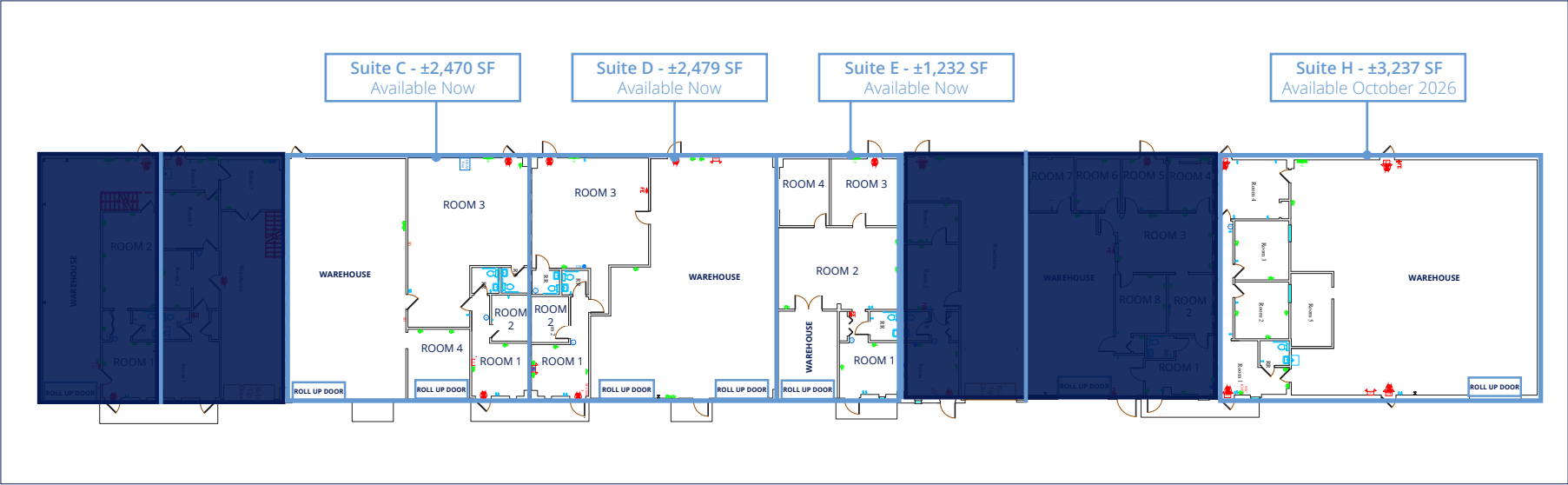
Property Details

Address	3430 Buffalo Ave, North Charleston, SC 29418
Lease rate	\$20.00 / SF
NNN fees	Contact broker
As-Is Lease Rate	\$7,500/Acre/Month
BTS Lease Rate	Contact broker
Total Land Area	4.06 acres
Total Building size	±15,051 total SF (divided into 8 suites)
Drive-in doors	Ten (10) 10' x 12' Each suite has 1-2 drive-in door(s)

Suites Available	Suite C: ±2,4770 SF Suite D: ±2,479 SF Suite E: ±1,232 SF Suite H: 3,237 SF (<i>available Oct. 2026</i>)
Laydown Yards Available	Laydown Yard A: ±0.25 - ±0.80 acres Laydown Yard B: ±1.00 - ±2.00 acres
Clear height	13.5'
Power	Single phase, 200 amp
HVAC	Fully air conditioned interior
Zoning	M-1 light industrial (City of North Charleston)



Availability and Floor Plan



Aerial Overview



Charleston Overview



Drive Times	
CHS International Airport	27 Minutes
I-26	4 Minutes
I-526	5 Minutes
James Island	27 Minutes
Downtown Charleston	22 Minutes
Mount Pleasant	20 Minutes
North Charleston	13 Minutes
Highway 17	11 Minutes

3430 Buffalo Ave

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