



**PLANNED IMPROVEMENTS UNDERWAY
CLIMATE CONTROLLED AND MANUFACTURING SPACE**

3216 INDUSTRY DR

NORTH CHARLESTON, SC 29418

**±7,012 - 17,512 SF MULTI-TENANT
INDUSTRIAL PARK FOR LEASE**

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The Property consists of approximately 44,000 SF of flex industrial space suitable for a variety of light manufacturing, distribution, service, and warehouse users. Its central Charleston location provides convenient access to major transportation corridors, while the functional mix of office, warehouse, parking, and loading areas accommodates a broad range of industrial users.

PLANNED IMPROVEMENTS:

- » New exterior and interior paint
- » Refinished and updated office space
- » Parking lot and asphalt improvements
- » Enhanced landscaping and general site cleanup
- » New monument signage
- » Metal siding work



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UNIT A



OFFICE/LAB SPACE

CLIMATE CONTROLLED
WAREHOUSE

SPECS

LEASE RATE \$17.00/SF/YEAR (NNN)

LIGHTING FLOURESCENT

SUITE SIZE 10,500 SF

CEILING HEIGHT 16'-18'

POWER 480Y/277 3PH

WAREHOUSE SPACE ±9,033 SF

DRIVE-IN DOORS FOUR (4)

SPECS

OFFICE SPACE ±1,467 SF
(MULTIPLE PRIVATE OFFICES, BATHROOMS, RECEPTION AREA, AND SEPERATE LAB/ASSEMBLY SPACE)

- FULLY CLIMATE CONTROLLED WAREHOUSE
- OFFICE, GAS, AND COMPRESSED AIR

UNIT C



SPECS

LEASE RATE \$16.00/SF/YEAR (NNN)

LIGHTING FLOURESCENT

SUITE SIZE 7,012 SF

CEILING HEIGHT 16'-18'

POWER 1200 AMP 600V-200V

WAREHOUSE SPACE ±5,721 SF

DRIVE-IN DOORS THREE (3)

SPECS

OFFICE SPACE ±1,291 SF
(MULTIPLE PRIVATE OFFICES, EXISTING BATHROOMS)

- IN PLACE SPACE HEATERS AND POWER PLUGS
- HEAVY EXISTING POWER



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3216 INDUSTRY DR
NORTH CHARLESTON, SC



EWING
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ASHLEY PHOSPHATE RD



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AMERICAN TIRE DISTRIBUTORS



DHL



**OWENS
CORNING**



Panera
BREAD



Chick-fil-A

FIVE GUYS
BURGERS and FRIES



ZAXBY'S

INDUSTRY DR



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WALTHALL
OS COMPANY



EATON

BRAND > SAFWAY

GROSS COUNTY RD



CHS CHARLESTON
INTERNATIONAL AIRPORT



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