

For Sale or Lease
2,347 SF
Office/Industrial



3821 W Montague Ave

North Charleston, South Carolina 29418

Property Description

This free-standing ±2,347 SF flex building is available for sale or for lease. Located near the corner of W. Montague Ave and Dorchester Rd, the property has excellent visibility and is just one mile from the I-526 interchange. It sits on 0.34 acres and is improved with an office/warehouse building. There is one 8' roll-up door, ample parking and the property is fully fenced. Estimated NNN's are \$5.48, with the tenant responsible for expenses including but not limited to HVAC maintenance, landscaping, utilities, trash removal. Currently, it is occupied by a concrete contractor through 2/28/2025. Seller financing available - ask agent for more details.

Property Highlights

- Located near the corner of W. Montague Ave & Dorchester Rd
- Just one mile from the I-526 interchange
- Zoned: CRD (City of North Charleston) allows for many uses
- TMS #: 408-16-00-028
- **Sale Price:** \$860,000
- **Lease Rate:** \$24/SF, NNN



For more information

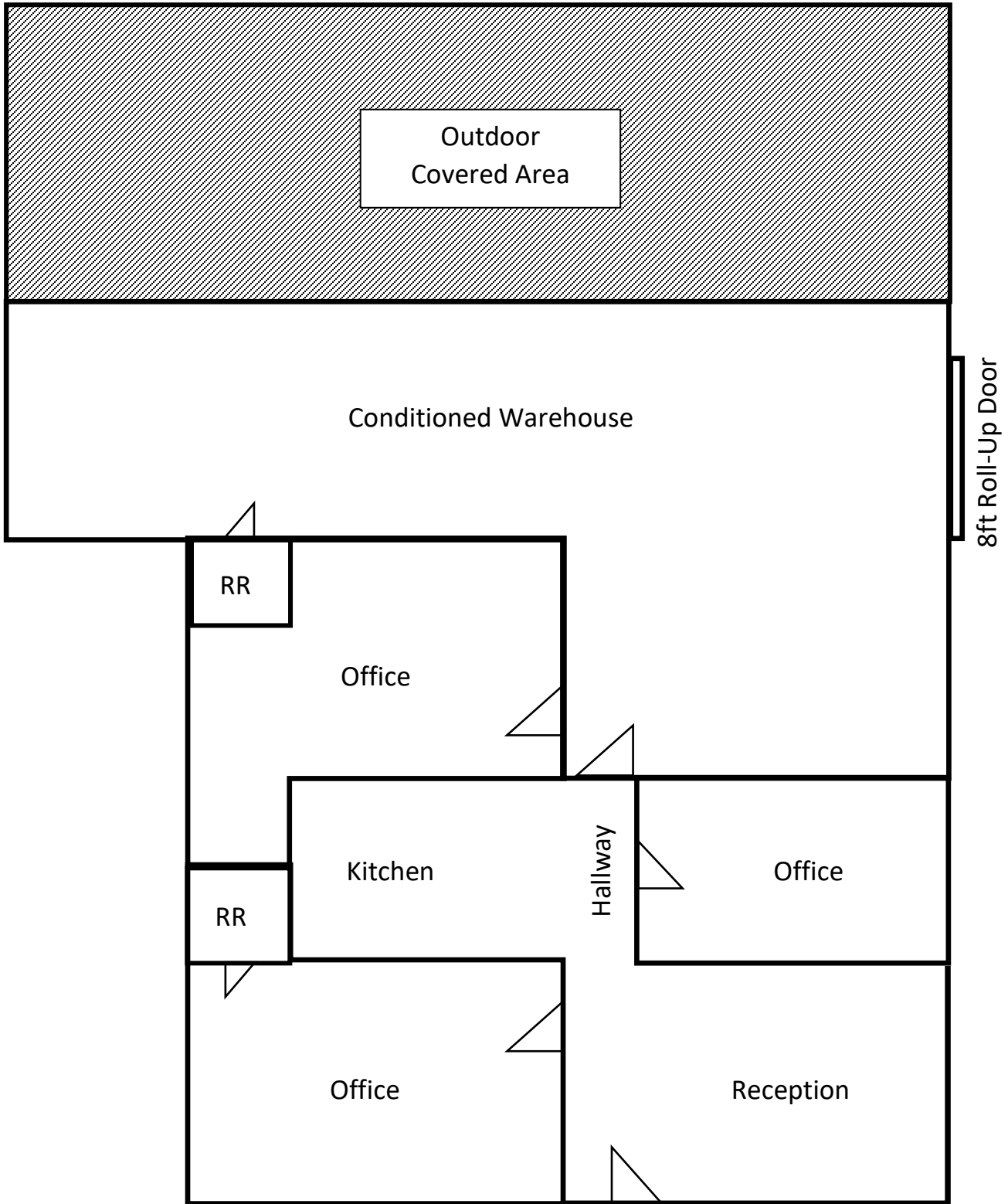
Christi Copenhaver
843 513 0595
ccopenhaver@naicharleston.com

Trad Dyches, CCIM
843 364 4288
tdyches@naicharleston.com

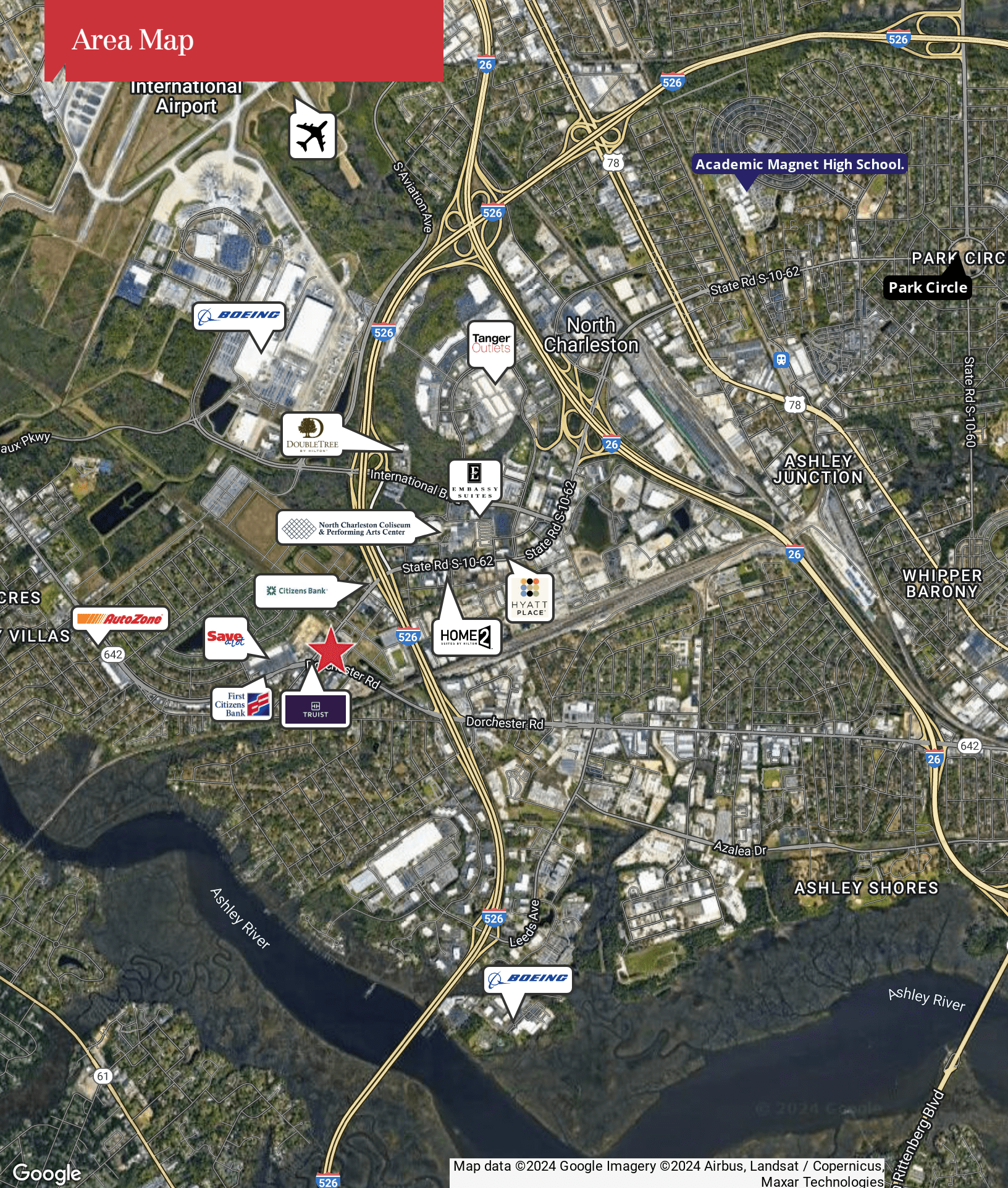
Additional Photos



*not drawn to scale



Area Map



Location Maps

