

FOR SALE OR LEASE

±8,000 SF PROFESSIONAL OFFICE BUILDING

3255 INDUSTRY DRIVE | NORTH CHARLESTON, SC 29418

OFFERED FOR SALE AT **\$1,900,000**

or FOR LEASE AT **\$17.50/SF NNN**



GARY WHITE

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186 SEVEN FARMS DR, SUITE F, BOX 248 | CHARLESTON, SC 29492 | URBANCOREADVISORS.COM

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3255 INDUSTRY DRIVE | NORTH CHARLESTON, SC 29418

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Nestled in North Charleston's dynamic business corridor, 3255 Industry Drive presents an exceptional opportunity to own or lease a high-quality, freestanding professional office building with excellent visibility and seamless regional connectivity. The ±8,000 SF building features modern finishes, flexible workspaces, and a refined layout ideal for a wide range of users—from established firms to growing companies seeking a polished corporate presence. Its brick façade, clean architectural lines, and ample on-site parking create a strong and lasting first impression for clients and employees alike.

Inside, the building offers a thoughtfully designed mix of private offices, meeting rooms, and collaborative open areas, complemented by a full kitchen and lounge, as well as a welcoming lobby and reception space. With approximately 16 private offices, three conference rooms, and two large open work zones, the layout supports both productivity and team interaction.



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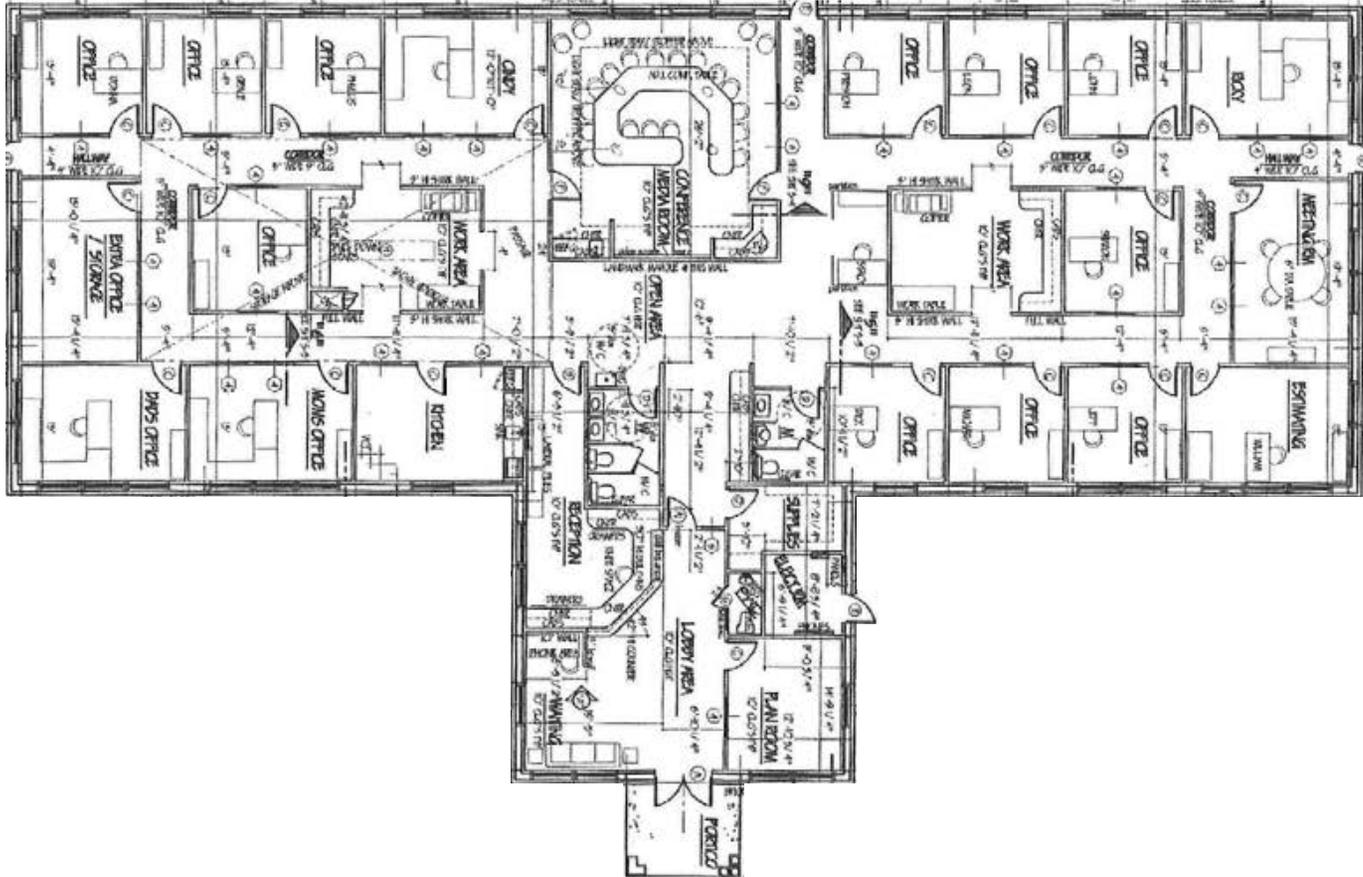
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- ±8,000 SF FREESTANDING BRICK BUILDING WITH EXCELLENT CURB APPEAL
- APPROX. 16 PRIVATE OFFICES, 3 CONFERENCE / MEETING ROOMS
- TWO SPACIOUS OPEN WORK AREAS IDEAL FOR COLLABORATIVE TEAMS
- FULL KITCHEN AND EMPLOYEE LOUNGE
- PROFESSIONAL LOBBY AND RECEPTION AREA WITH GUEST SEATING
- 40 ON-SITE PARKING SPACES
- MODERN FINISHES AND EFFICIENT FLOOR PLAN SUPPORTING MULTIPLE USERS
- LOCATED ON ±1.40 ACRES WITH OPPORTUNITY FOR SELECTIVE EXPANSION
- CONVENIENT ACCESS TO I-26 AND I-526, MINUTES TO CHARLESTON INT'L AIRPORT

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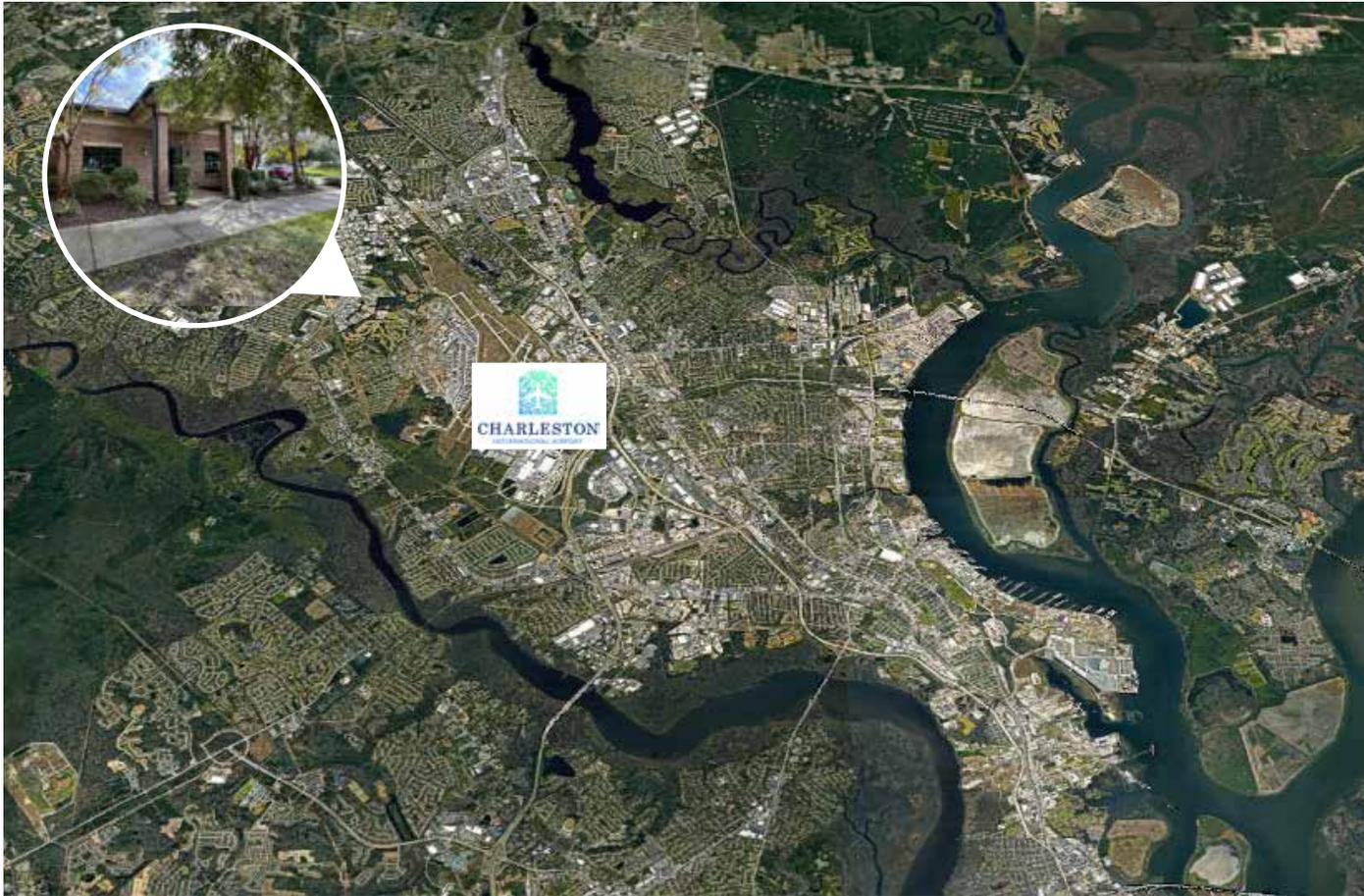
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±5 MILES TO
I-526/I-26 INTERCHANGE

±7 MILES TO
CHARLESTON INT'L AIRPORT

±14 MILES TO
DOWNTOWN CHARLESTON

Strategically positioned just off Interstate 26, this prime location offers seamless access to key Charleston-area destinations. Surrounded by major employers such as Boeing, Mercedes-Benz, Shimano, and PepsiCo, the property lies within a thriving industrial and corporate corridor—an exceptional setting for professional offices, service-oriented companies, or regional headquarters.



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URBAN CORE
REALTY

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