

**7311 PEPPERDAM AVENUE
N. CHARLESTON, SC 29418**



FOR LEASE

4,772 SF INDUSTRIAL SPACE AVAILABLE

Lead Contact:



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

7311 Pepperdam Avenue is a 4,772 SF fully conditioned, light industrial-zoned property situated on 0.81 acres in North Charleston, SC. Suite A provides clear heights ranging from 10'3" to 12'2", an eave height of 11'6", and a ceiling height of 13'10". Newly renovated flooring, paint, lighting, and updated bathrooms and kitchen. The suite includes a 10' x 10' drive-in door and access to a common loading dock. Additionally, the property features the potential for a 0.25-acre laydown yard, which will be delivered with new gravel, fencing and lighting.

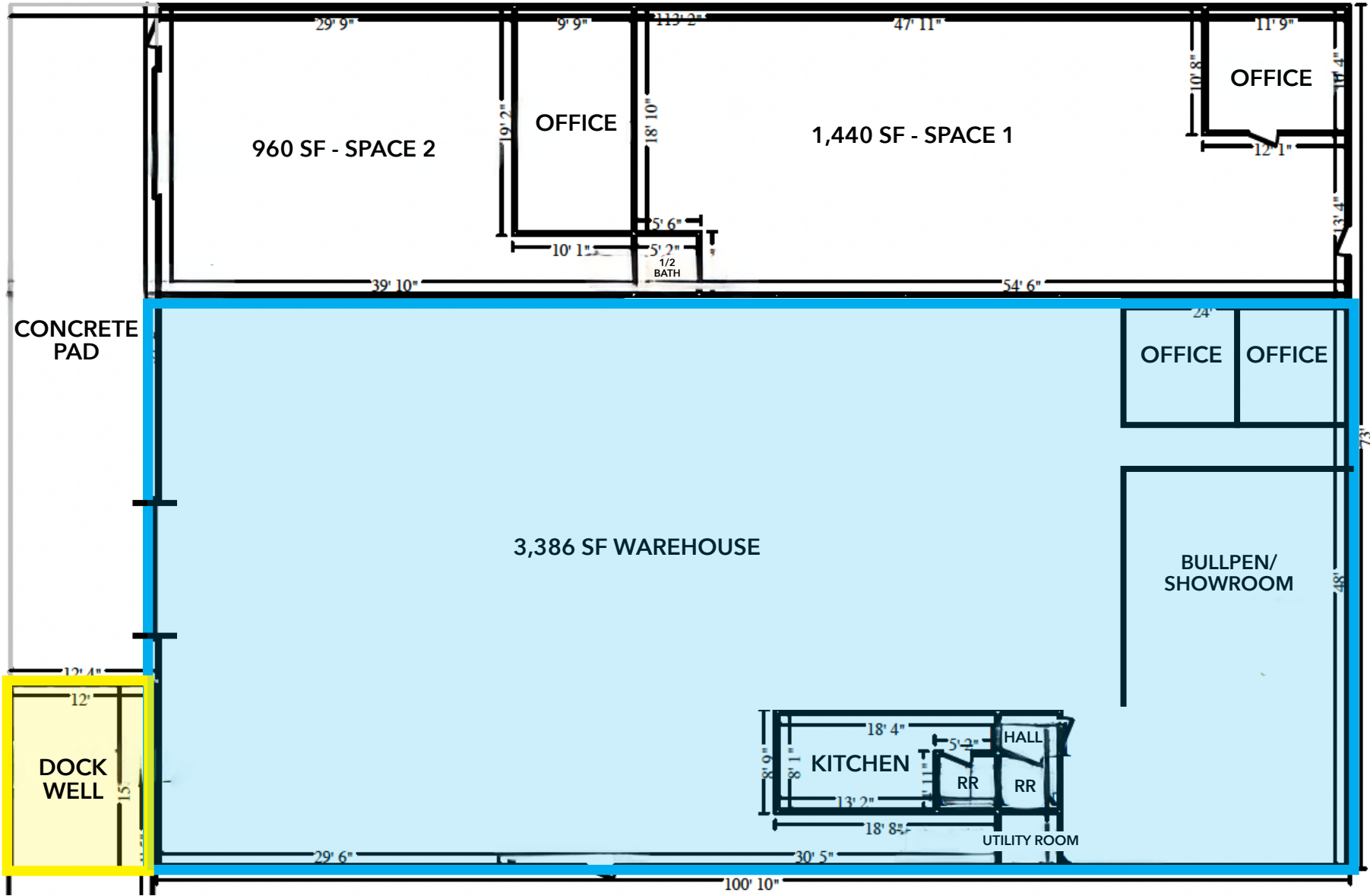
Located in the heart of North Charleston's industrial corridor, 7311 Pepperdam Avenue provides convenient access to I-526, I-26, and the Port of Charleston.

PROPERTY SPECIFICATIONS

ADDRESS	7311 Pepperdam Avenue, North Charleston, SC 29418
LEASE RATE	\$14.00/SF, NNN
NNN FEES	\$2.83/SF
TOTAL SPACE AVAILABLE	4,772 SF
HVAC	Fully Conditioned
TMS #	397-00-00-133
ZONING	Light Industrial
POWER	Single Phase Power
SPRINKLER	No
GAS	Yes
LOADING DOCK	One (1)
RENOVATIONS	New Flooring, Paint, Lighting, Bathrooms, and Kitchen
POTENTIAL LAYDOWN YARD	0.25 AC



FLOOR PLAN



SUITE A	
TOTAL SPACE AVAILABLE	4,772 SF
OFFICE	1,386 SF
WAREHOUSE	3,386 SF
DRIVE IN DOOR	One (1)
LOADING DOCK	One (1)
CLEAR HEIGHT	10'3" - 12'2"
EAVE HEIGHT	11'6"

AERIAL OVERVIEW



MARKET OVERVIEW



LOCATION OVERVIEW



7311

PEPPERDAM AVENUE
NORTH CHARLESTON, SC 29418

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