



4405 DORCHESTER ROAD

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405

for more information, please contact:

- **BRADLEY BAKER** PRINCIPAL 843.414.4070 bradley@cctre.com
- **JOSEPH TECKLENBURG** PRINCIPAL 843.343.2268 joseph@cctre.com

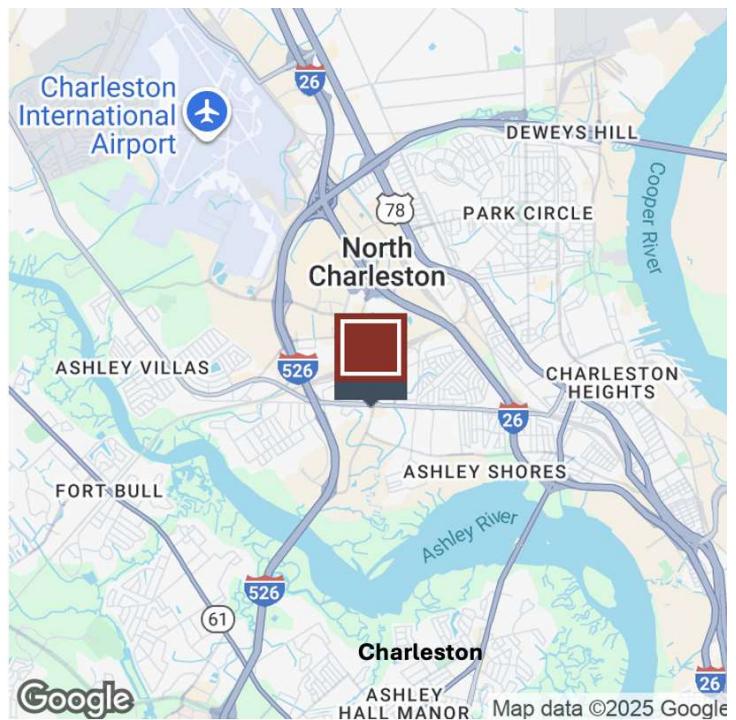
11 Cunningham Avenue 843.577.6722 [HTTPS://CCTRE.COM](https://CCTRE.COM)



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

4405 DORCHESTER ROAD

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



OFFERING SUMMARY

Sale Price:	\$3,150,000
Building Size:	18,621 SF
Number of Units:	3
Price per SF:	\$169.50
Year Built:	1985

PROPERTY OVERVIEW

Located at the high-traffic intersection of Leeds Avenue and Dorchester Road, this 18,621 SF flex/light industrial/retail building offers excellent visibility, access, and versatility. The property is divided into three units. Unit A (3,500 SF) is leased to long-term tenant East Bay Deli at \$21.79/SF with 3% annual increases and eight years remaining. Units B (13,121 SF) and C (2,000 SF) are available for lease.

Unit B spans two floors and includes office space, restrooms, a conference room, showroom, warehouse with a garage door, and an industrial elevator leading to a high-ceiling second-floor warehouse with a mezzanine. Unit B is a perfect fit for an owner-occupant or can be split up into multiple units. Unit C can be leased separately or together. Unit C, located on the second floor, includes 5 offices, a kitchenette, and a restroom. A third-floor 925 SF office/ conference room with a restroom is also available (not included in total SF).

PROPERTY HIGHLIGHTS

- Prime location, with two easy accesses from Dorchester Rd and Leeds Ave
- 4 miles from Charleston International Airport
- Located between I-26 and I-526, centrally located to North Charleston, Charleston, and Mt. Pleasant
- 2nd floor high ceiling warehouse and mezzanine

for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

VISIBILITY

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

josephht@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://CCTRE.COM)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



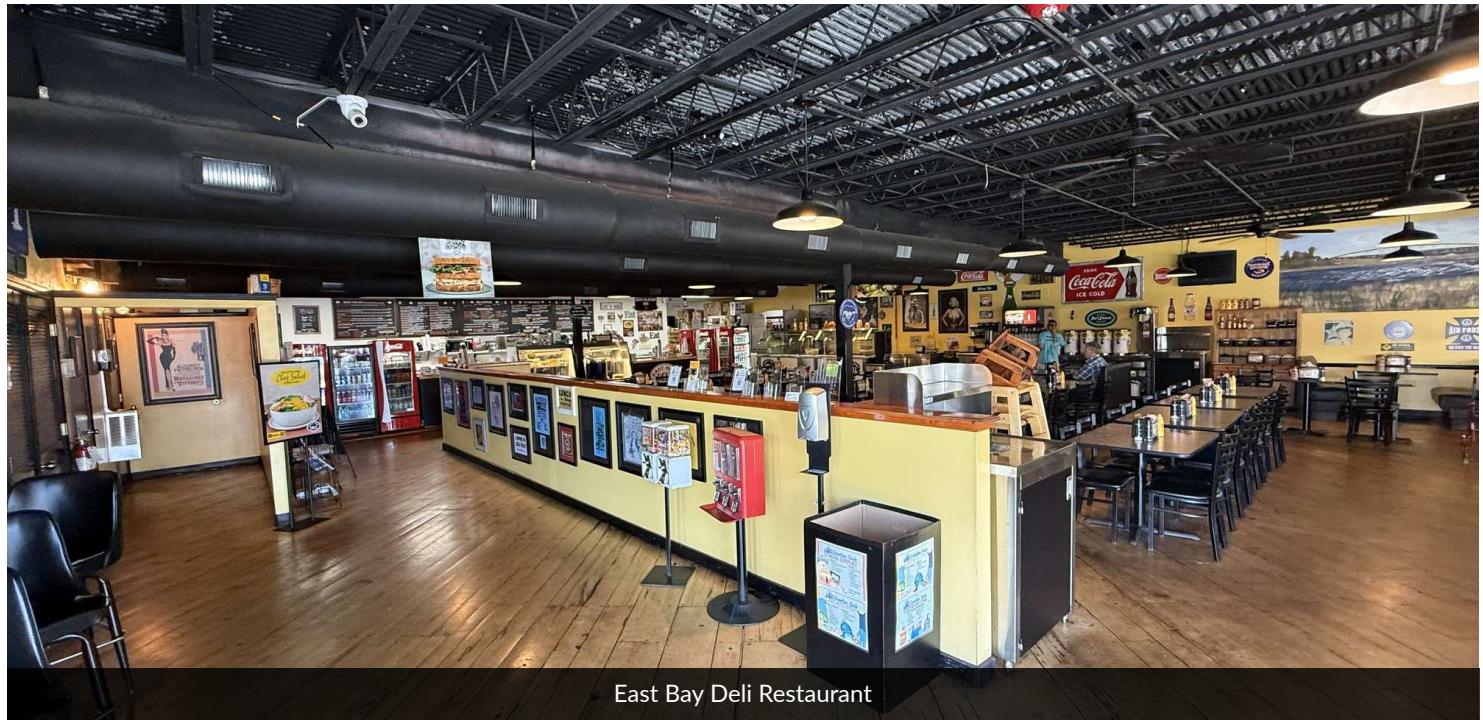
OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

UNIT A - 1ST FLOOR

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



East Bay Deli Entrance



East Bay Deli Restaurant

for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cttre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

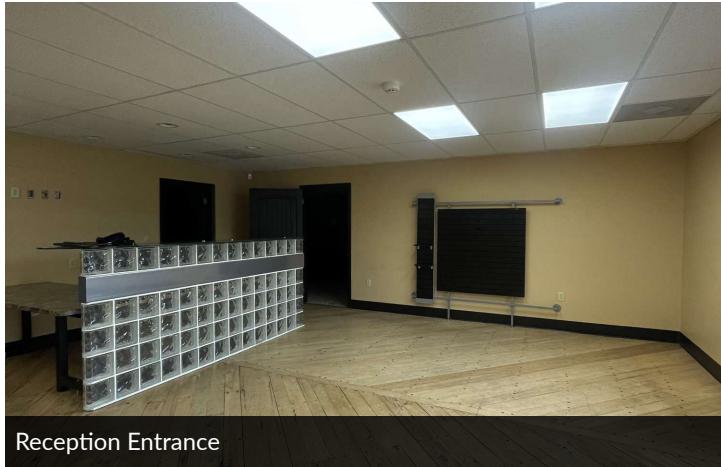
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

UNIT B - FIRST FLOOR

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



Reception Entrance



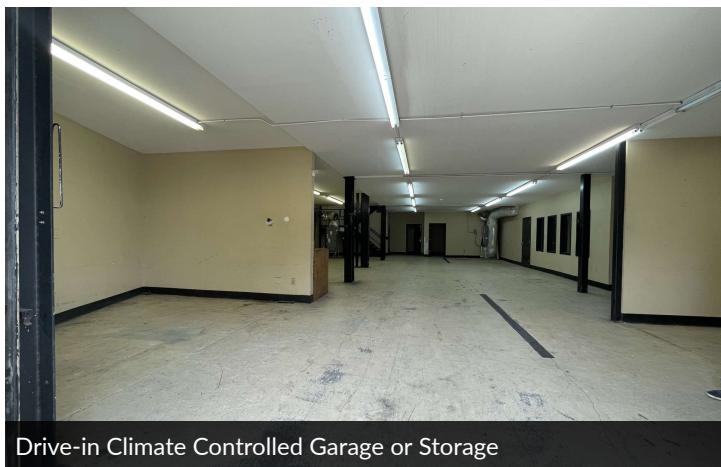
Break Room / Kitchenette



Office Storage



Sales and Conference Room



Drive-in Climate Controlled Garage or Storage



Rear Garage Entrance

for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

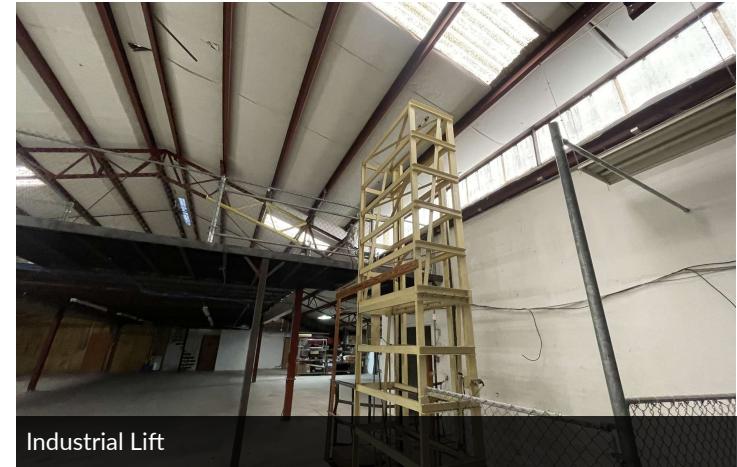
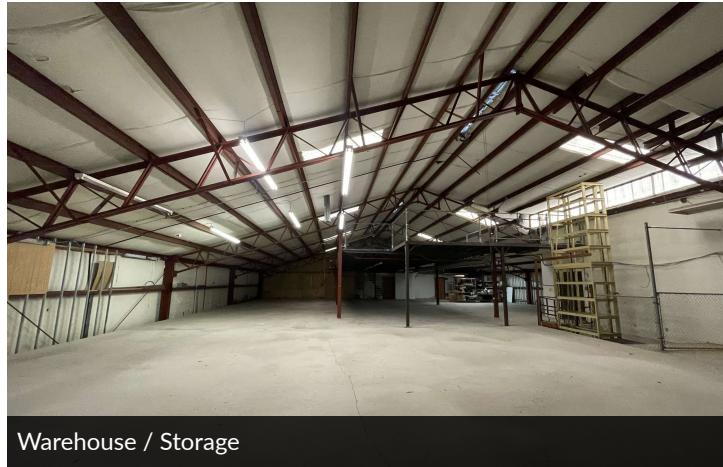
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

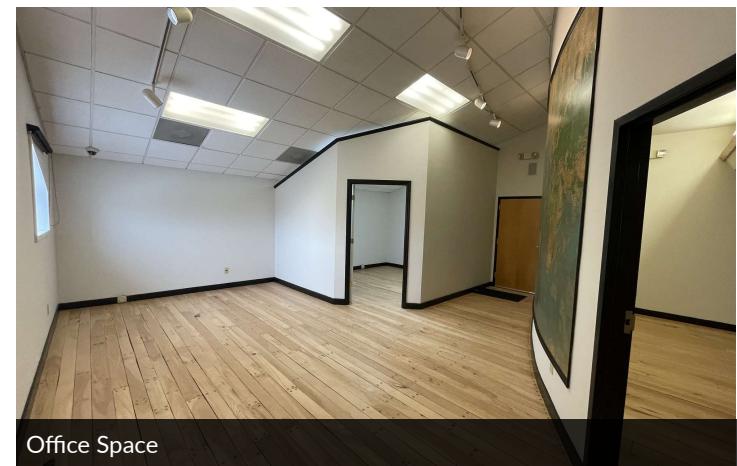
UNIT B & C - 2ND FLOOR

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



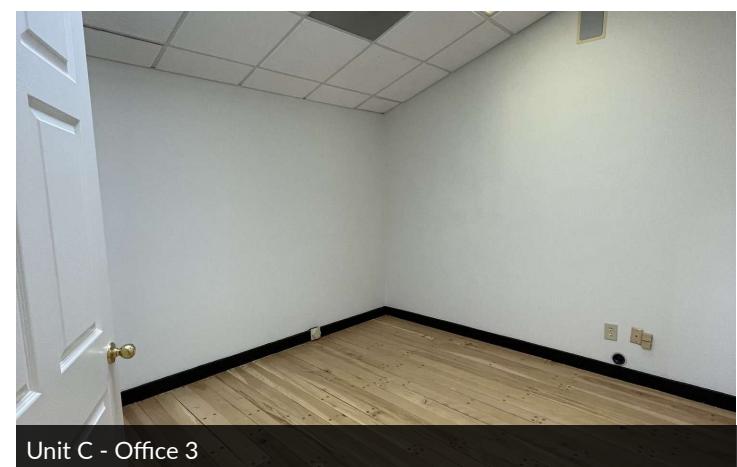
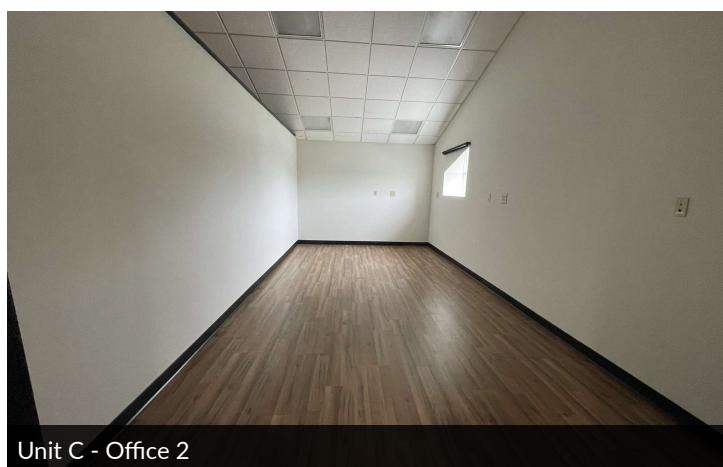
Warehouse / Storage

Industrial Lift



Unit C - Office Space / Kitchenette

Office Space



Unit C - Office 2

Unit C - Office 3

for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://CCTRE.COM)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

MEZZANINE & THIRD FLOOR

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



Mezzanine



Office / Conference Space



Third Floor Conference Room



Third Floor Restroom

for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://CCTRE.COM)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



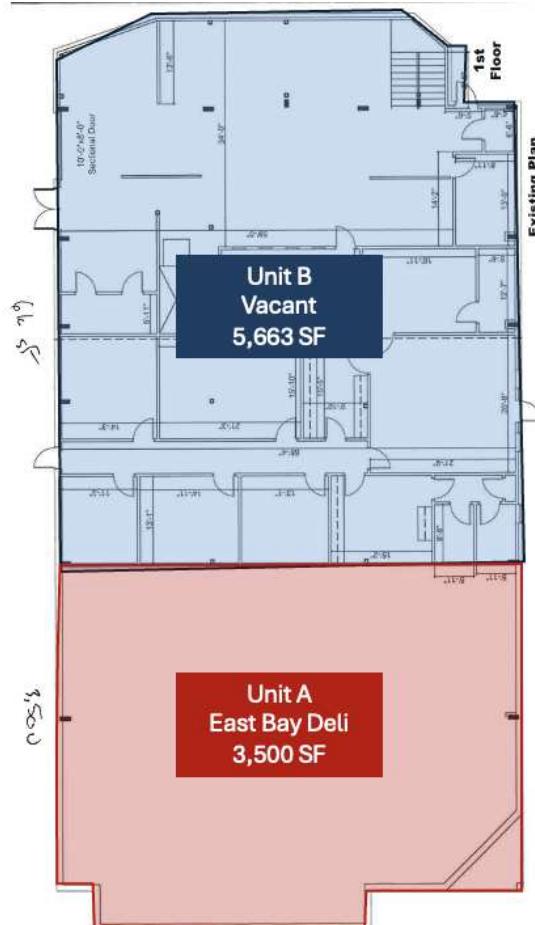
OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

UNIT A - FLOOR PLAN

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405

Rear Parking Lot

Front Parking Lot



for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cttre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

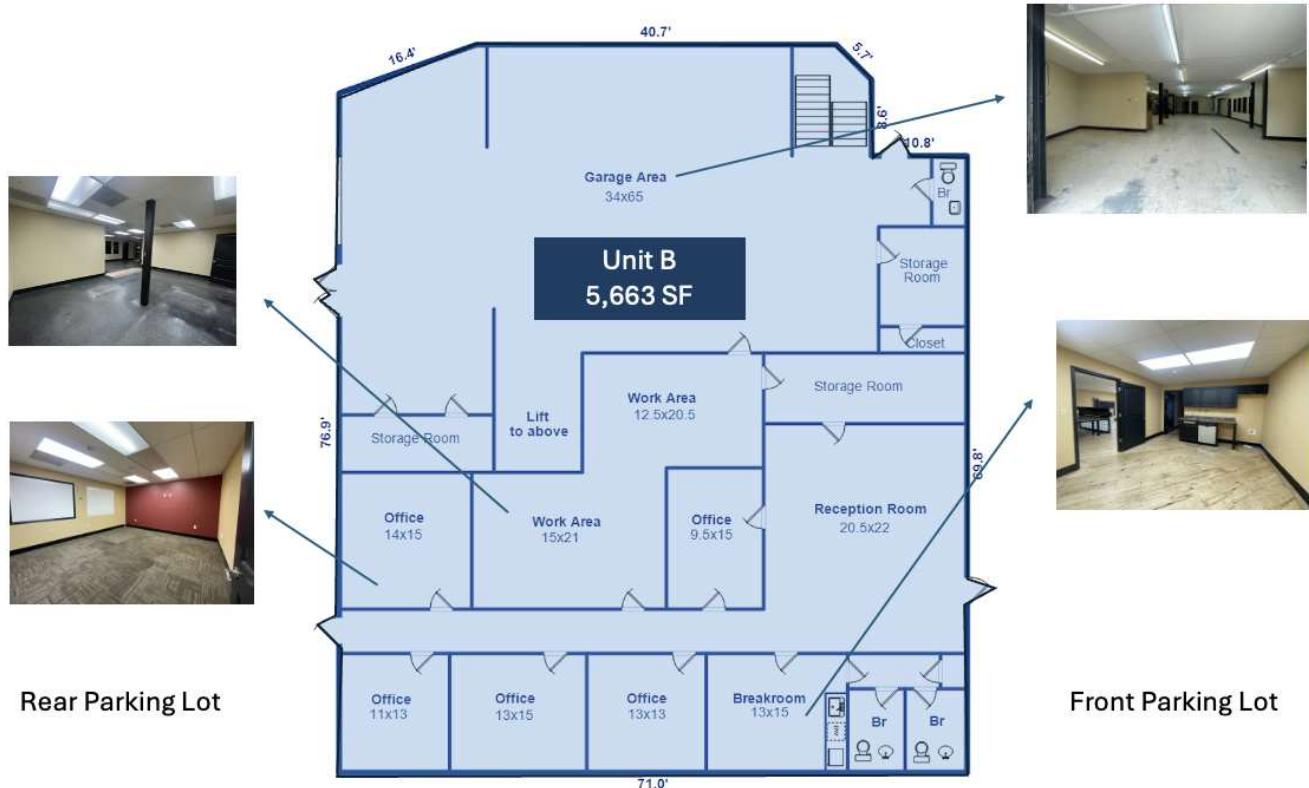
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

UNIT B - 1ST FLOOR

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://CCTRE.COM)

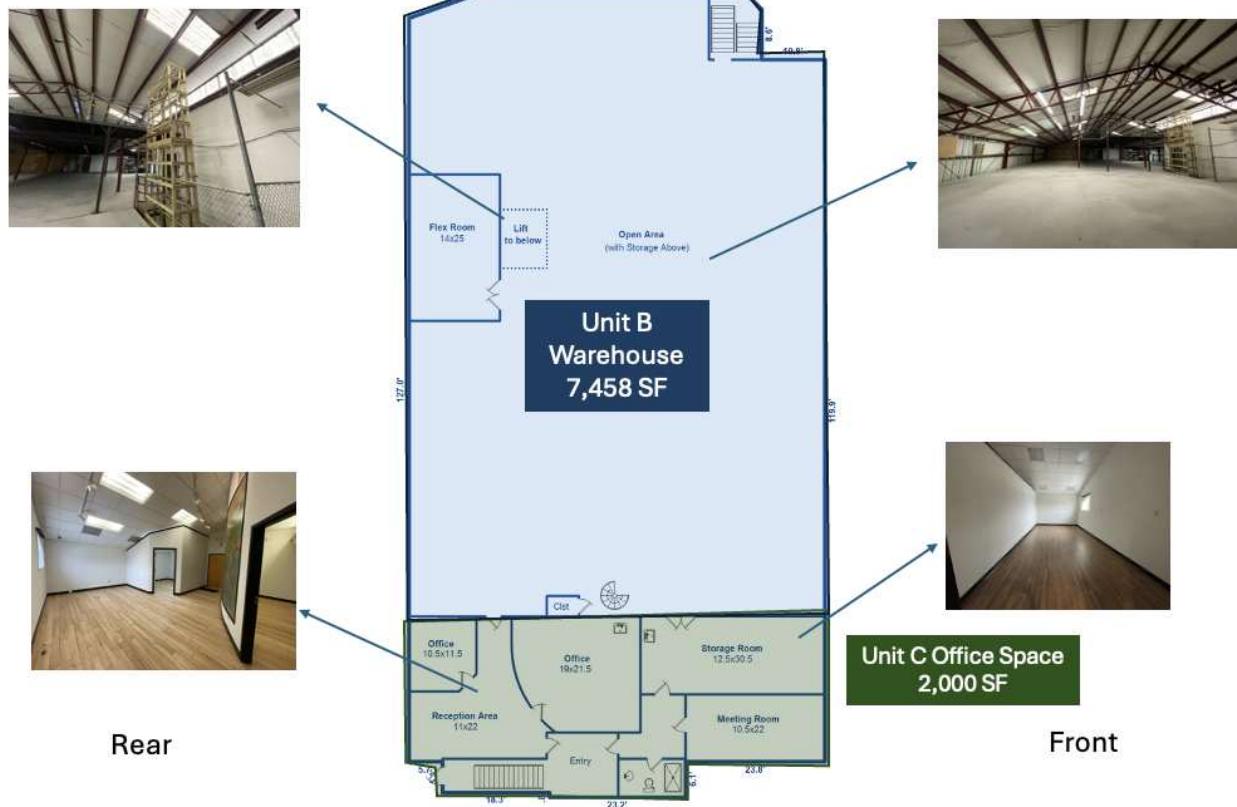
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

UNIT B & C - 2ND FLOOR

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://CCTRE.COM)

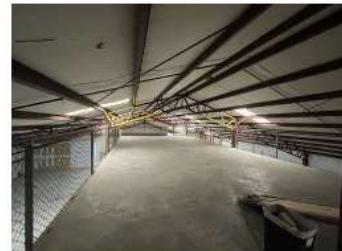
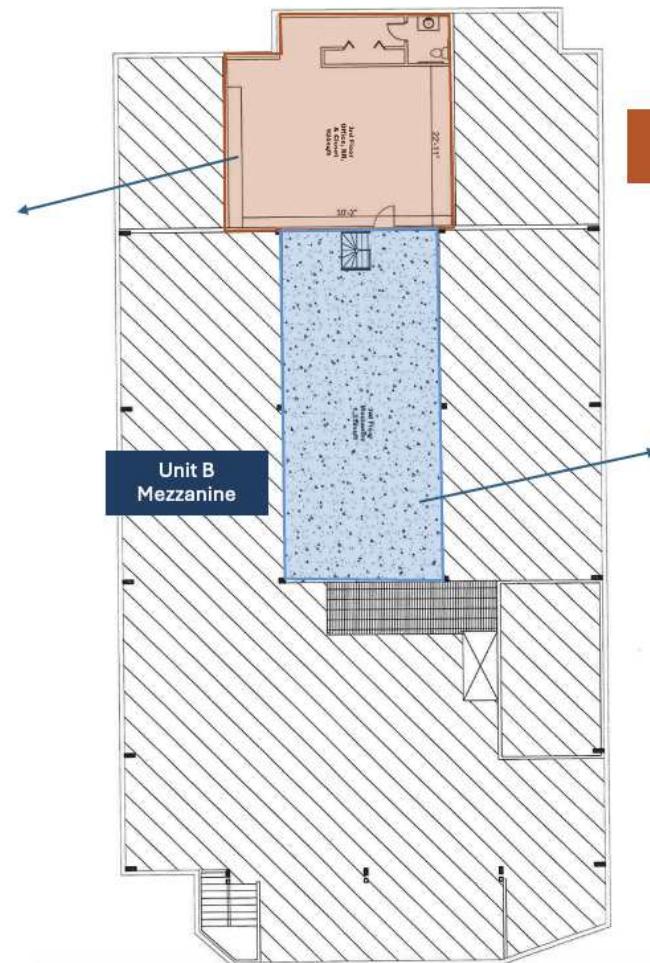
This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

THIRD FLOOR & MEZZANINE

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://CCTRE.COM)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.



4405 DORCHESTER ROAD

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE END
A	East Bay Deli	3,500 SF	18.80%	\$21.79	-	-	\$76,265	9/1/2033
B -	Vacant	13,121 SF	70.46%	-	-	-	-	-
C	Vacant	2,000 SF	10.74%	-	-	-	-	-

VALUE ADD OPPORTUNITY

Unit A is occupied by a long standing tenant, East Bay Deli, with eight years left remaining on their lease.

Units B and C (15,121 SF total) are both vacant. These suites have the opportunity to be turned into multiple leased units or used as one space. Current condition on the 1st floor of Unit B features a work room, garage space, a restroom, a garage door in the back, a showroom in the front entrance of the building, four private office spaces, a kitchenette, and three restrooms. The 2nd floor of this unit contains an open space warehouse with high ceilings, a mezzanine, and an industrial elevator lift. Unit C, located on the 2nd floor, contains office space with a restroom and kitchenette.

The additional space on the 3rd floor, off of the mezzanine, contains a conference room / office space with a mini split and a restroom. This area is a bonus space and not included in the total building square footage.

for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

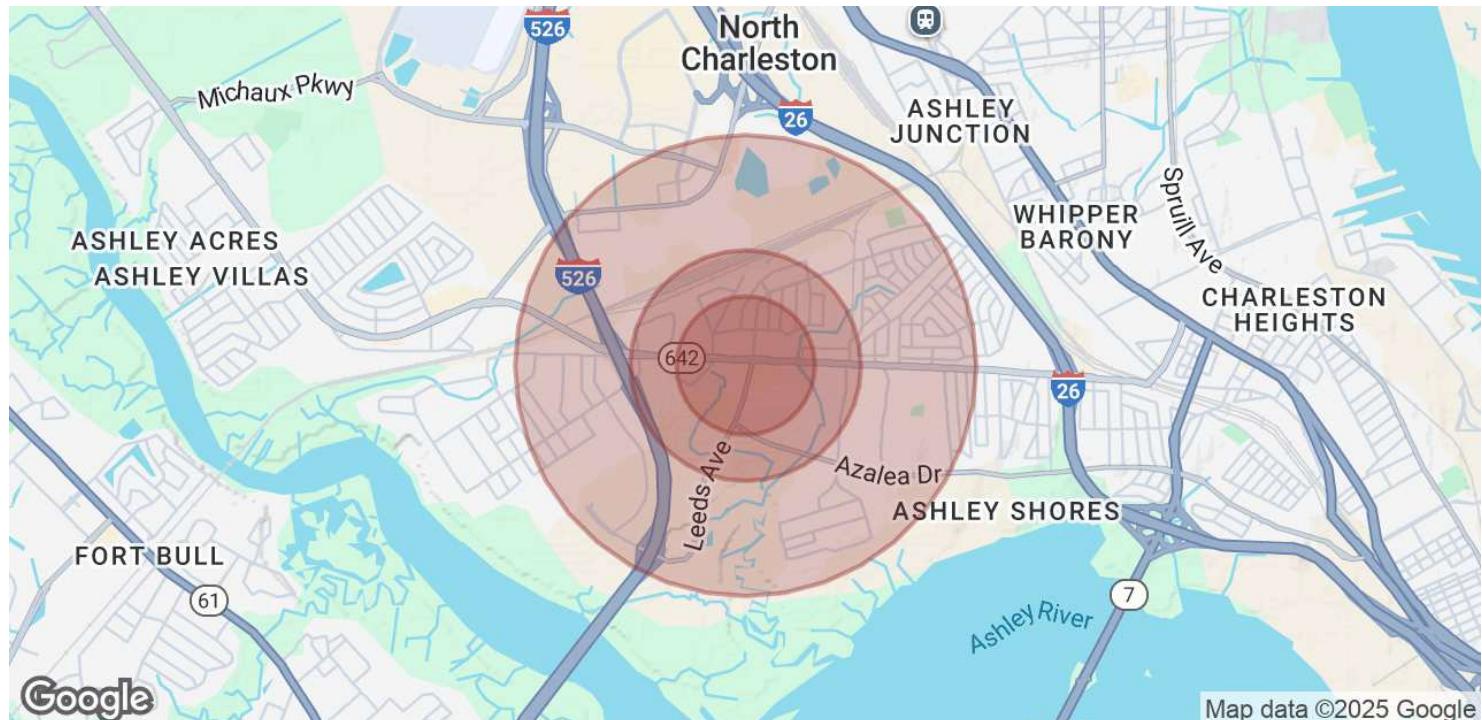


This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

OFFICE/WAREHOUSE/FLEX SPACE FOR SALE

4405 DORCHESTER ROAD

4405 DORCHESTER ROAD, NORTH CHARLESTON, SC 29405



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	221	1,042	4,582
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	73	325	1,631
# of Persons per HH	3	3.2	2.8
Average HH Income	\$63,595	\$67,462	\$66,507
Average House Value	\$151,192	\$165,928	\$214,959

Demographics data derived from AlphaMap

for more information, please contact:

BRADLEY BAKER

C: 843.478.5055 | O: 843.414.4070

bradley@cctre.com

JOSEPH TECKLENBURG

C: 843.343.2268 | O: 843.343.2268

joseph@cctre.com

11 Cunningham Avenue Charleston, SC 29405 [HTTPS://CCTRE.COM](https://cctre.com)

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Prospective buyer should conduct a careful, independent investigation of the property to verify all information and conditions. No warranties are expressed or implied. Reliance on this information is solely at your own risk.

