

FOR LEASE



**3567 MEETING STREET ROAD
NORTH CHARLESTON, SC 29405**



LEASE RATE:

\$18.00-18.50 NET/RSF/YR



SPACE:

1,278 - 15,972 SF



LEASE TYPE:

NNN



PROPERTY SUBTYPE: INDUSTRIAL



PARCEL ID:

469-06-00-086

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

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LEASE RATES



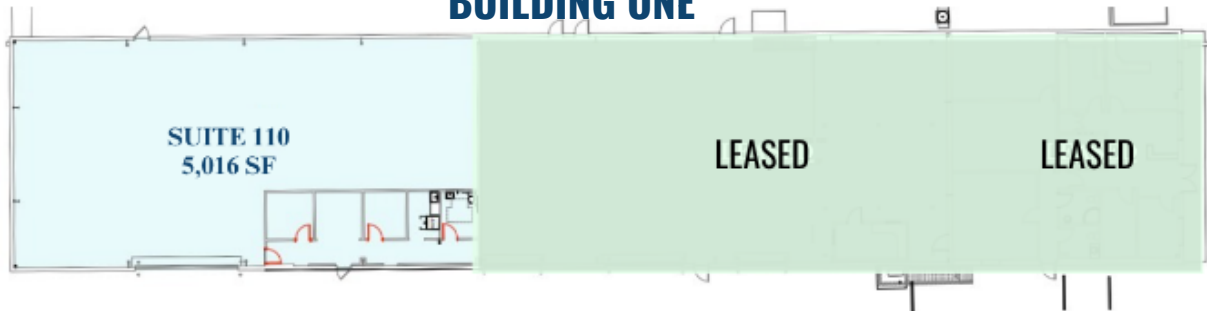
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SUITE	SQUARE FEET	RATES
110	5,016 SF	\$18.00 - 18.50 NET/RSF/YR
200	6,326 SF	\$18.00 - 18.50 NET/RSF/YR
220	4,630 SF	\$18.00 - 18.50 NET/RSF/YR

***Up to 10,956 SF Contiguous Space Available**

***NNN = \$4.20 /RSF/YR**

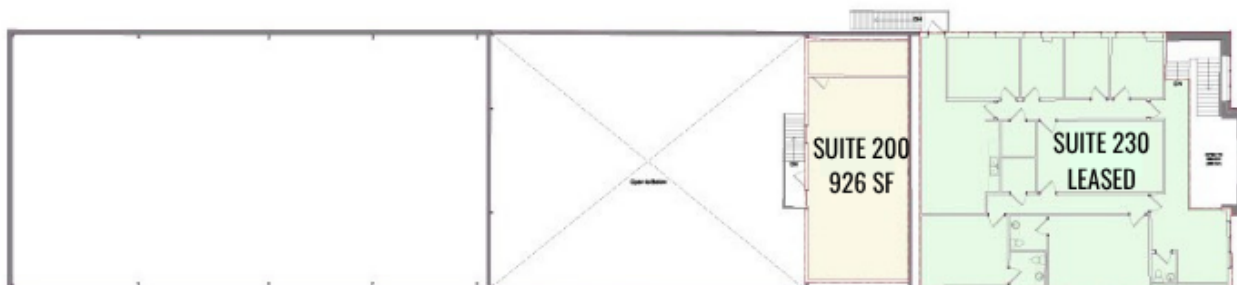
BUILDING ONE



BUILDING TWO - 1ST FLOOR



BUILDING TWO - 2ND FLOOR



PROPERTY OVERVIEW



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OVERVIEW

Discover a prime industrial property for lease in the heart of North Charleston, offering multiple building options tailored to meet diverse business needs. This versatile property is zoned M-1 (Light Industrial District), making it suitable for a wide range of industrial uses. Conveniently located near Interstate 26, Exit 215 (Dorchester Road), it provides seamless connectivity to the Port of Charleston and the greater Tri-County area, ensuring optimal access for logistics and distribution operations. The property features five distinct buildings with flexible leasing options. Building 1 offers 5,016 square feet of dedicated warehouse space, perfect for storage and distribution needs. Building 2 is a spacious 10,956 square feet and can be configured in multiple ways to suit various tenant requirements with flexible layouts. This property's strategic location, coupled with its diverse building configurations, makes it an exceptional choice for businesses looking to optimize their operations within North Charleston's thriving industrial corridor. Don't miss this opportunity to secure a prime industrial space tailored to your business needs.

HIGHLIGHTS

1

Flexible Industrial Space

Available suites from ±1,278 SF to ±15,927 SF, accommodating a wide range of industrial and warehouse users.

2

Secure, Move-In Ready Facility

Fully fenced property with gated access and existing office improvements, allowing for immediate occupancy.

3

Warehouse & Distribution Ready

Functional warehouse layouts designed to support storage, distribution, logistics, and light industrial operations.

BUILDING PHOTOS



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