

FOR LEASE

8,000 SF
WAREHOUSE/OFFICE



3280 INDUSTRY DR, NORTH CHARLESTON, SC 29418

Harbor
COMMERCIAL PARTNERS

3280 INDUSTRY DR, NORTH CHARLESTON, SC 29418

PROPERTY DESCRIPTION

Available for Lease 8,000 SF portion of warehouse/office space. The space includes one 12' x 12' dock-high door and one 12' x 12' drive-in door. Located approximately 2 miles from I-26, this space is zoned M-1 Light Industrial. It has 14' eaves with 13' - 15' clear heights. LED lighting throughout space. Air conditioning & heat in office only. The estimated NNN is \$2.38 PSF.

THE OFFERING

UNIT	SIZE	LEASE RATE	NNN	AVAILABLE DATE
B	8,000 SF	\$12 PSF NNN	\$2.38 PSF	12/1/25

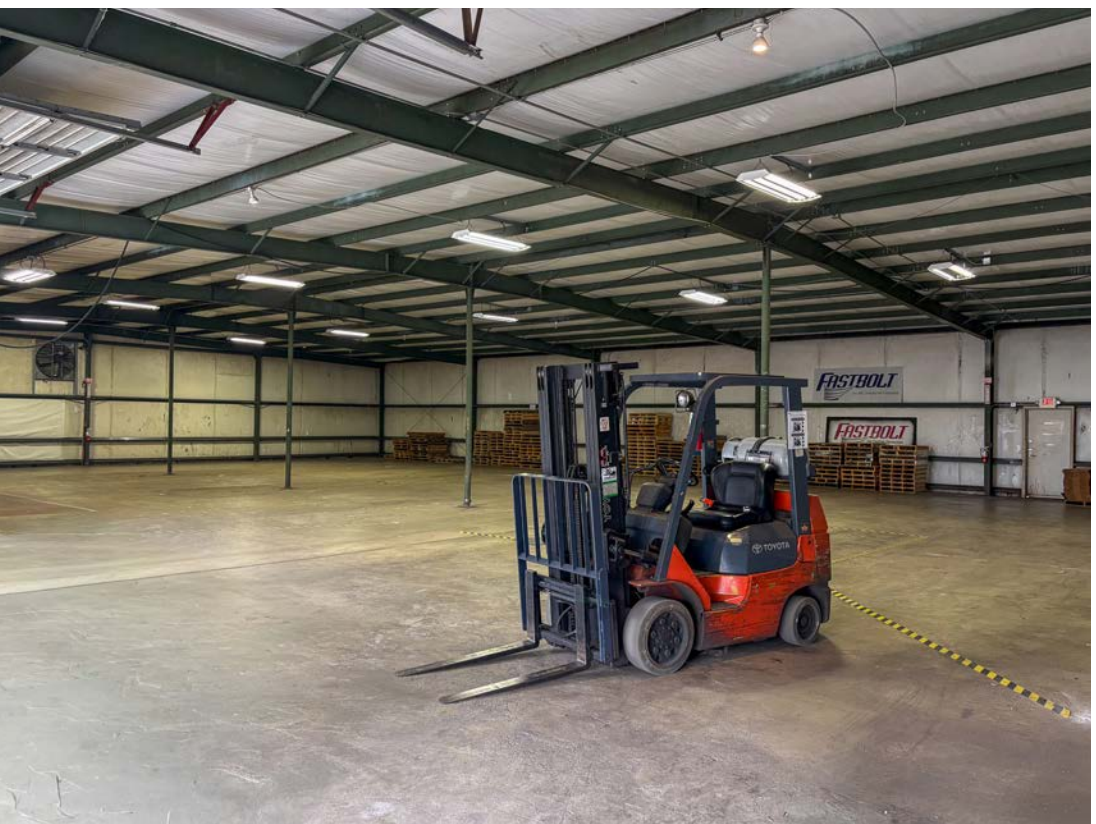


PROPERTY SPECS

TAX ID/APN	397-00-00-115
BUILDING TOTAL	16,000 SF
SPACE AVAILABLE	8,000 SF
OFFICE SF	400 SF
LEASE RATE	\$12.00 PSF NNN
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
YEAR BUILT	1980
ZONING	M-1: Light Industrial
CLEARANCE HEIGHT	13'-15'
EAVE HEIGHT	14'
CENTER HEIGHT	15'
HEATING/COOLING	Office only
LIGHTING	LED
POWER	Single Phase
DRIVE-IN DOOR	(1) 12'x12'
DOCK HIGH DOOR	(1) 12'x12'



3280 INDUSTRY DR, NORTH CHARLESTON, SC 29418



3280 INDUSTRY DR, NORTH CHARLESTON, SC 29418

LOCATION MAP

SUMMERVILLE



HANAHAN

NORTH
CHARLESTON

DANIEL
ISLAND

WEST ASHLEY

CHARLESTON

MT PLEASANT



3280 INDUSTRY DR
NORTH CHARLESTON, SC 29418



CONTACTS:

Tradd Varner, SIOR
Partner

+1.843.532.1684

[tradd.varner@](mailto:tradd.varner@harborcommercialpartners.com)

harborcommercialpartners.com

Todd Garrett, CCIM, SIOR
Managing Partner

+1.843.408.8846

[todd.garrett@](mailto:todd.garrett@harborcommercialpartners.com)

harborcommercialpartners.com

Crawford Riddle
Associate

+1.864.423.4973

[crawford.riddle@](mailto:crawford.riddle@harborcommercialpartners.com)

harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com