

# FOR LEASE

8,000 SF  
WAREHOUSE/OFFICE



3280 INDUSTRY DR, NORTH CHARLESTON, SC 29418

**Harbor**  
COMMERCIAL PARTNERS

## 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.

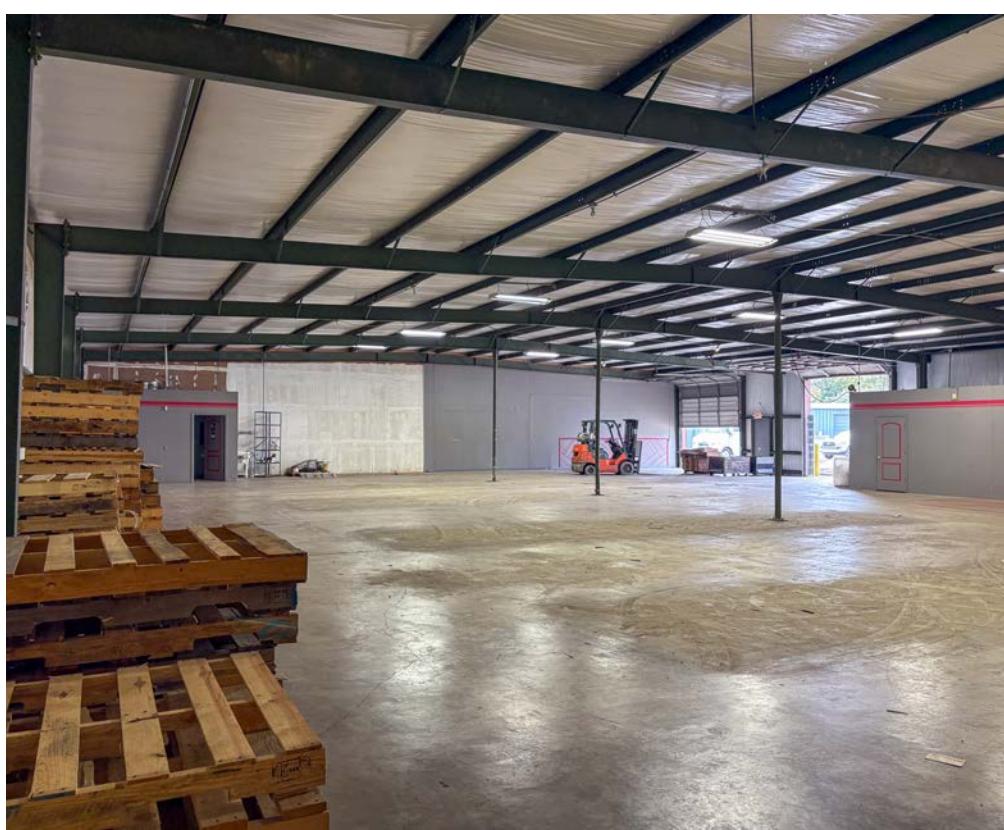
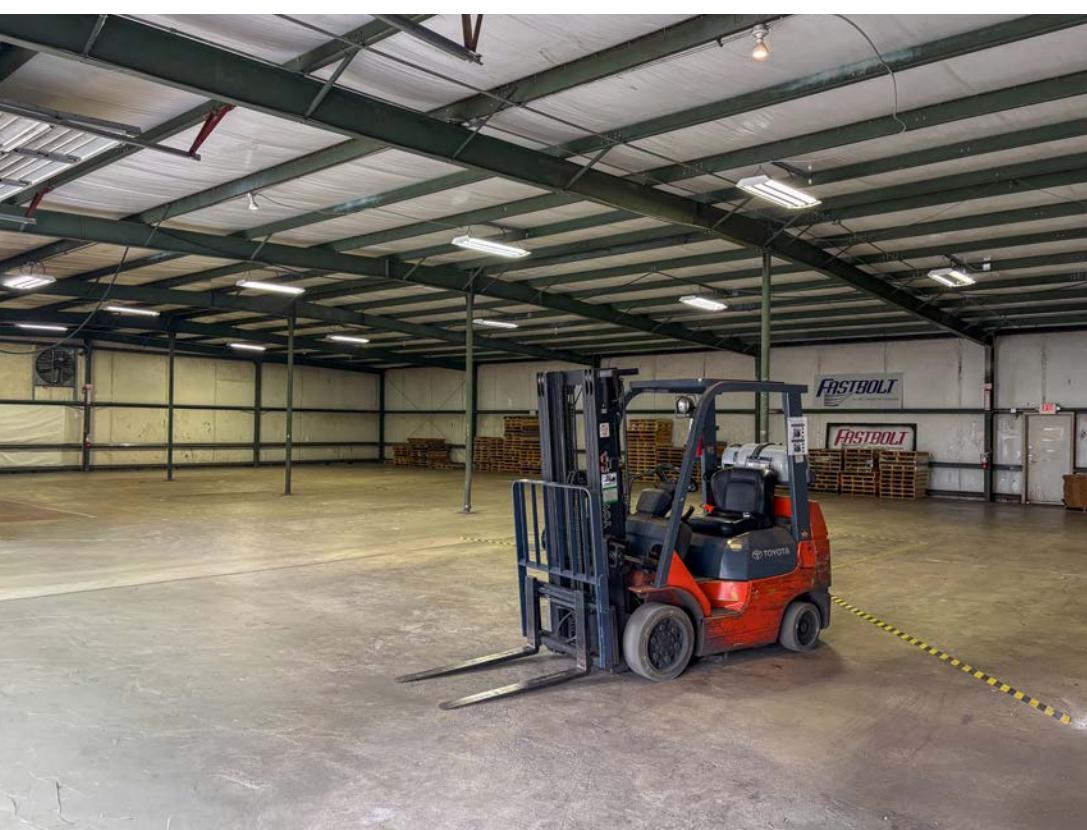
## THE OFFERING

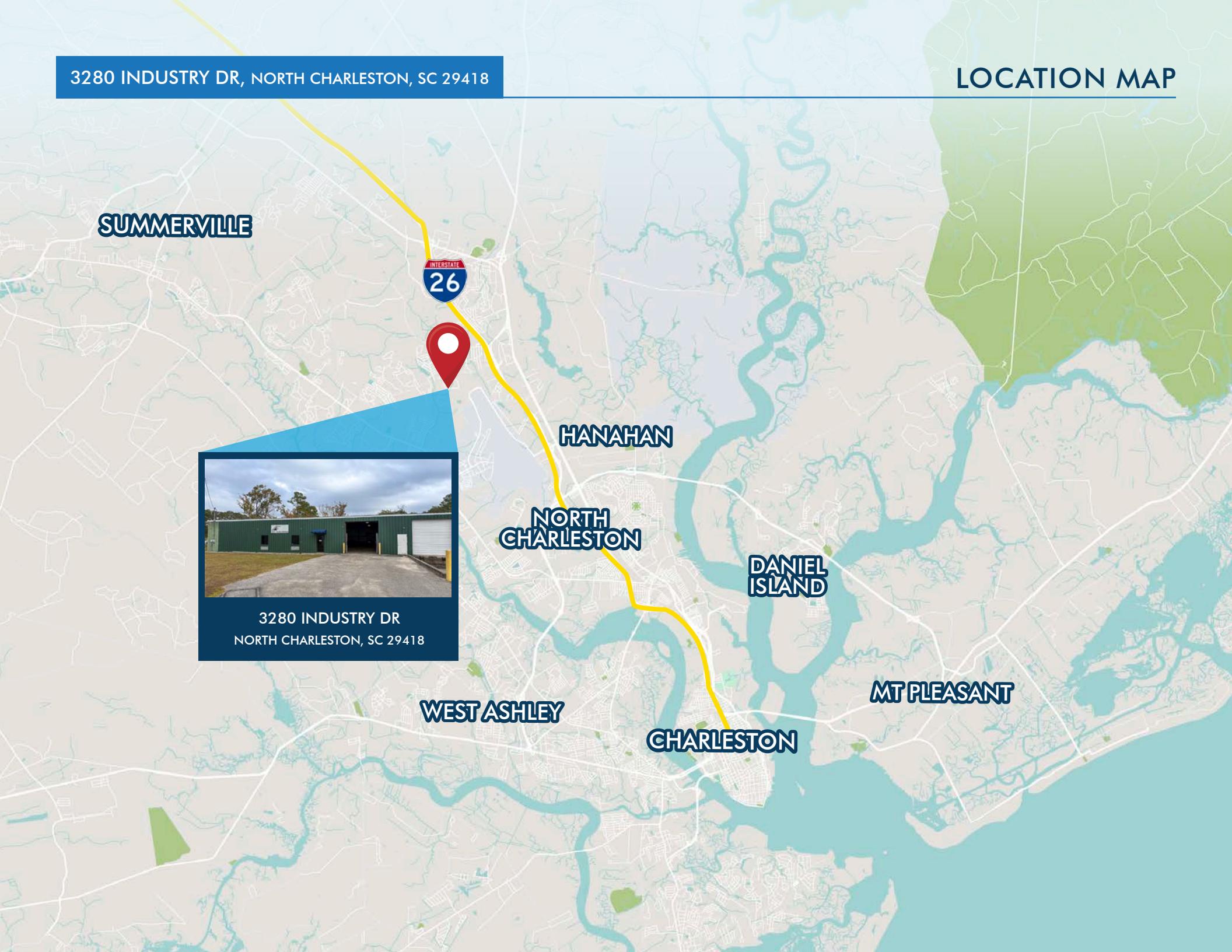
UNIT	SIZE	LEASE RATE	NNN	AVAILABLE DATE
B	8,000 SF	\$12 PSF NNN	\$2.38 PSF	12/1/25



## 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'







## CONTACTS:

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