

5301

INDIGO FIELDS BOULEVARD
NORTH CHARLESTON, SC 29418



1,951 - 30,043 SF OF INDUSTRIAL FLEX SPACE

FOR LEASE OR SALE

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Bridge Commercial is proud to present 5301 Indigo Fields, a premier Class A flex development offering up to 30,043 SF for lease. Suites range from 1,951 SF and are available in multiple configurations to accommodate a wide variety of uses. The property features prime visibility along Dorchester Road with over 52,000 vehicles per day and convenient access to I-526 and other major thoroughfares. Tenants can select from a range of delivery conditions — from move-in ready buildouts to customizable shell spaces — ensuring maximum flexibility to meet unique business requirements. For additional information or to schedule a tour, please contact the leasing team.



NEWLY CONSTRUCTED & READY FOR OCCUPANCY

ADDRESS: 5301 Indigo Fields Boulevard
North Charleston, SC 29418

AVAILABLE SF: 1,951 SF - 30,043 SF

Suites

Suite 101-106:	11,986 SF	Partially Built-Out
Suite 107:	7,600 SF	Fully Built Out; Roll-Up Door
Suite 108:	1,951 SF	Fully Built Out
Suite 109:	1,951 SF	Warm Vanilla Shell; Roll-Up Door
Suite 110:	1,951 SF	Warm Vanilla Shell
Suite 111:	2,302 SF	Cold Dark Shell; Roll-Up Door
Suite 112:	2,151 SF	Cold Dark Shell

LEASE RATE: \$6.50 NNN

SALE PRICE: Contact Brokers for Information

PARKING: 158 Spaces

TRAFFIC COUNT: 52,100 VPD

ROLL UP DOORS: Suites 102, 104, 106, 107, 109, 111



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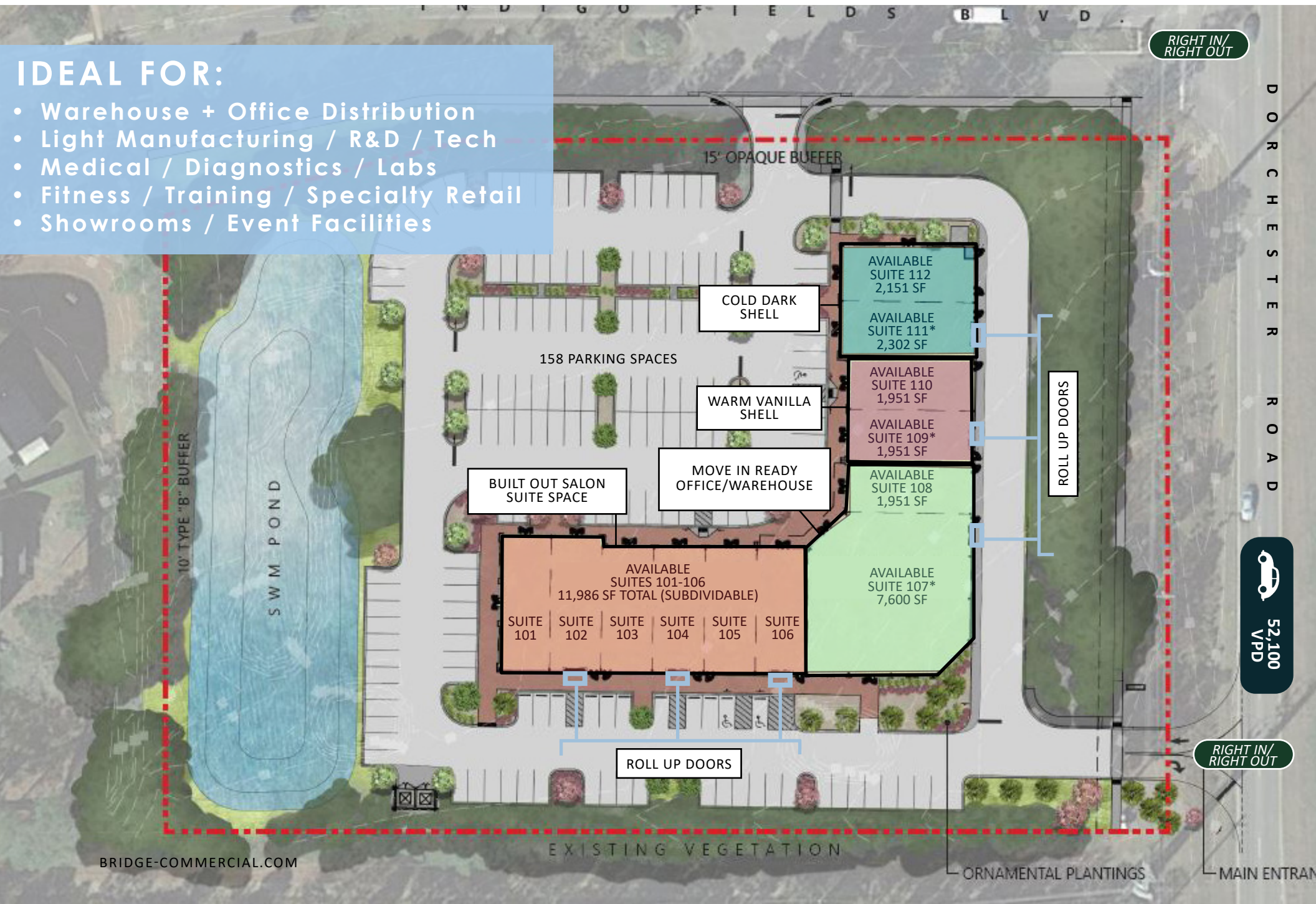
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UP TO 30,043 SF AVAILABLE

* SUITE HAS ROLL-UP DOOR

IDEAL FOR:

- Warehouse + Office Distribution
- Light Manufacturing / R&D / Tech
- Medical / Diagnostics / Labs
- Fitness / Training / Specialty Retail
- Showrooms / Event Facilities



SURROUNDING NEIGHBORS



FD

Wendy's

PATRIOT BLVD

FRANKIE'S

Wendy's

NEIGHBORHOOD TAP HOUSE

TRUIST

APPLIAN WAY

CVS pharmacy

ASHLEY PHOSPHATE RD

CVS pharmacy

ZF WABCO

DORCHESTER RD

Walgreens

McDonald's

INDIGO FIELDS BLVD

COOK OUT B tropical CAFE

PIZZA

UPS P SUBWAY

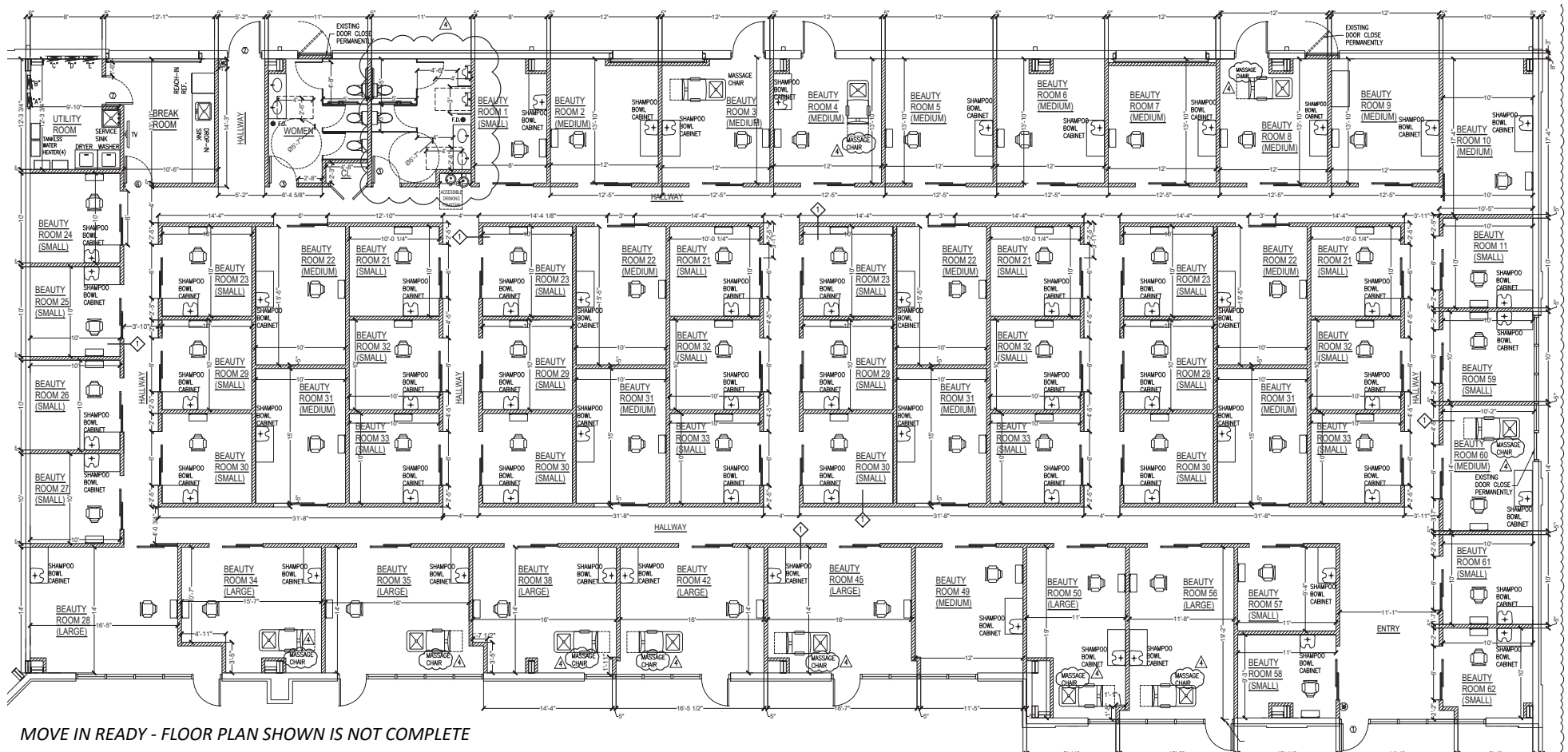
BOSCH



5301 INDIGO FIELDS

SUITES 101-106: 11,986 SF (SUBDIVIDABLE) - PARTIALLY BUILT-OUT

PRIVATE SUITES RANGING IN SIZE FROM 100 SF TO 224 SF

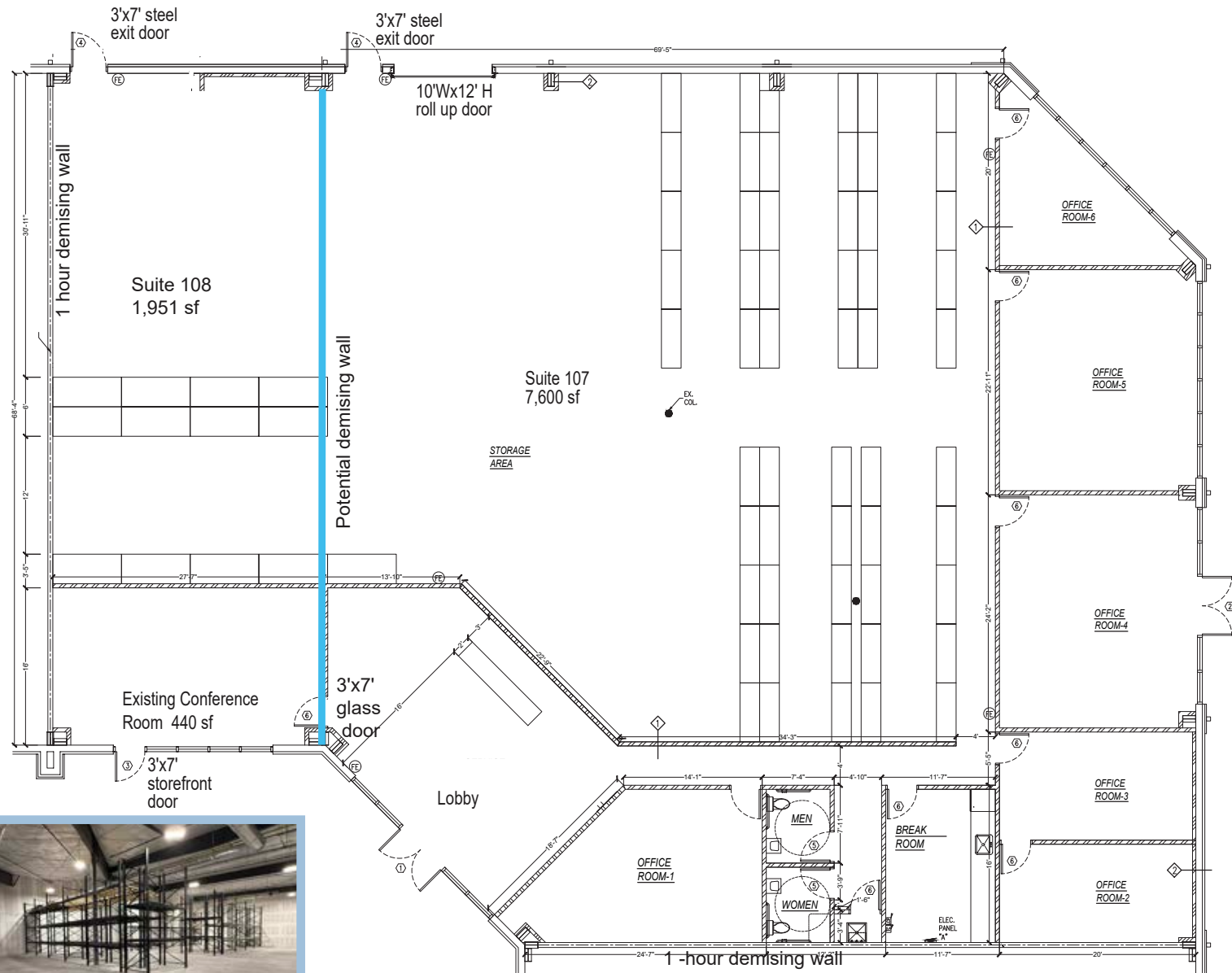


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SUITE 107 & 108: 9,551 SF TOTAL (SUBDIVIDABLE) - FULLY BUILT-OUT

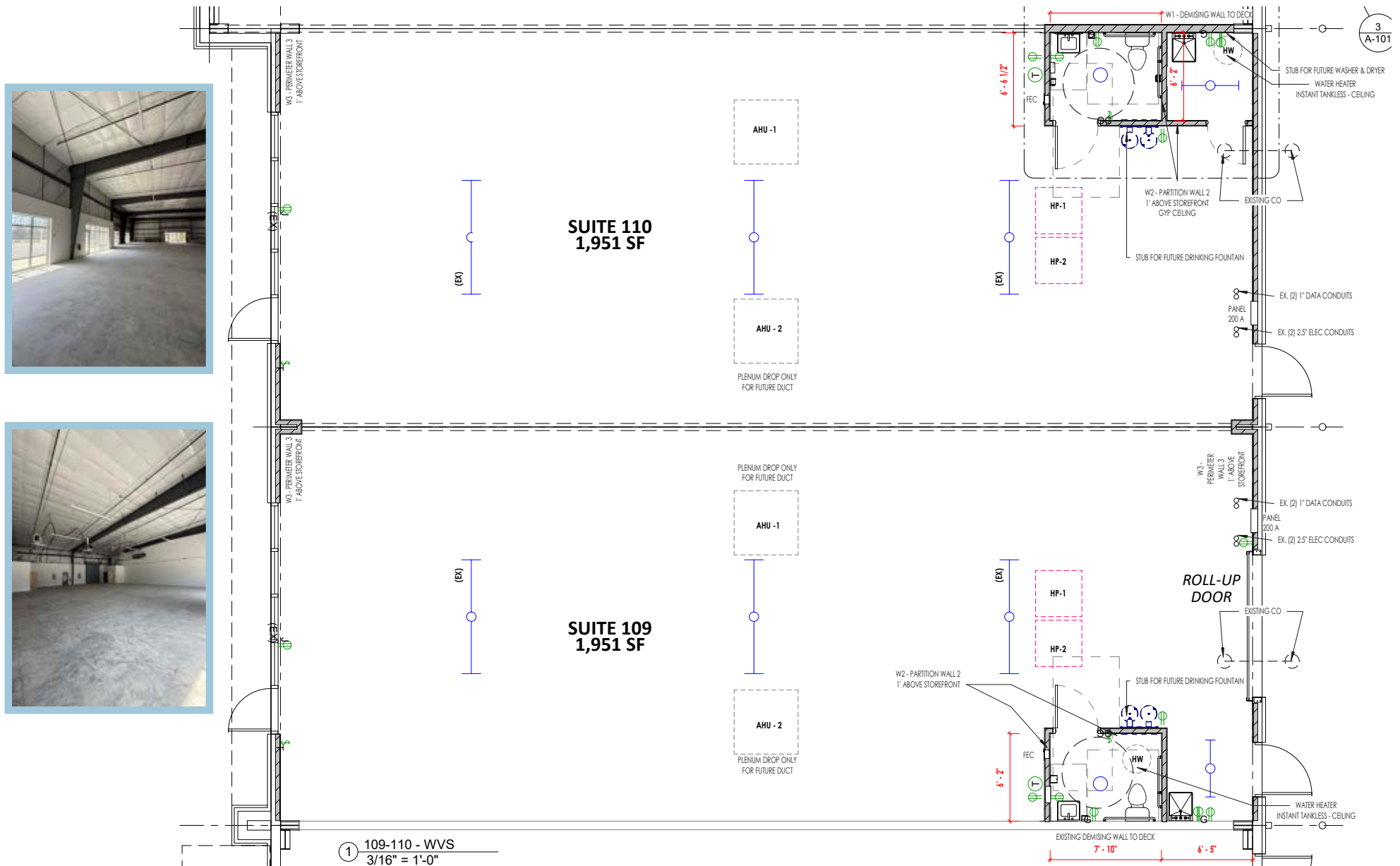
SECOND GENERATION FLEX WAREHOUSE WITH 7 PRIVATE OFFICES



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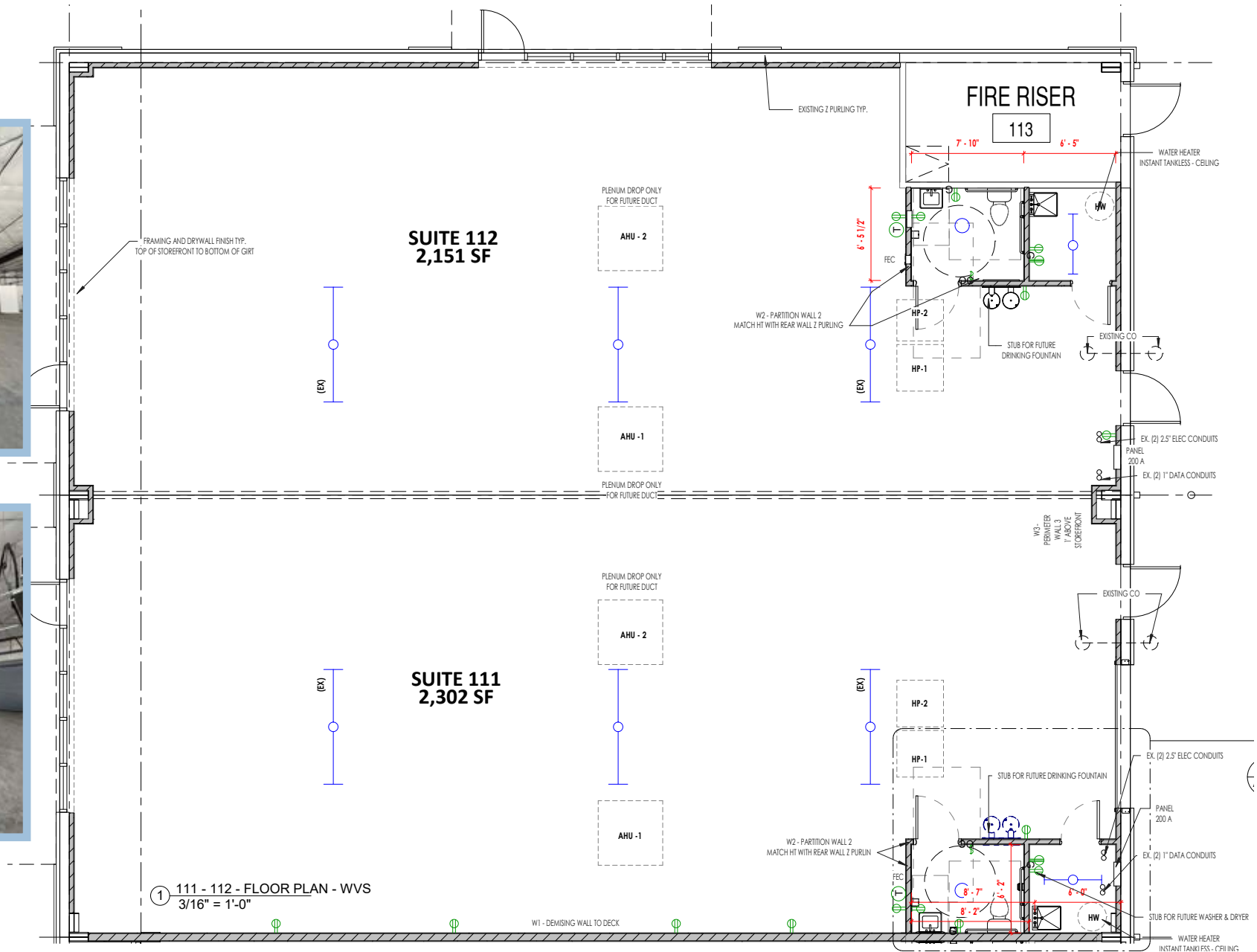
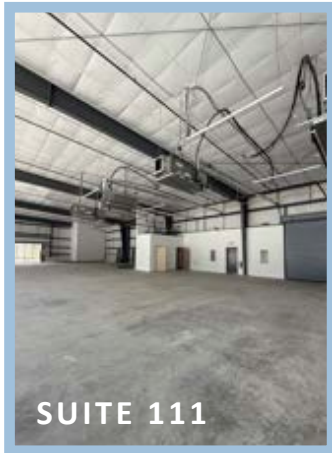
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WARM VANILLA SHELL WITH FLOOR IN PLACE
CURRENTLY NOT SUBDIVIDED



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COLD DARK SHELL WITH FLOOR IN PLACE
CURRENTLY VACANT & CURRENTLY BEING SUBDIVIDED



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ENTRANCE OFF INDIGO FIELDS BLVD



SIDEWALKS CONNECT THE PROPERTY



ROLL-UP DOORS ON SOME SUITES



MODERN FINISHES

MONUMENT & BUILDING FACADE SIGNAGE OPPORTUNITIES



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