

# FOR SALE OR LEASE

14,325 SF WAREHOUSE  
WITH 2 AC OF YARD SPACE



7278 PEPPERDAM AVE, NORTH CHARLESTON, SC 29418



7275 Pepperdam Ave, North Charleston, SC 29418

## PROPERTY DESCRIPTION

Offered for Sale or Lease, 14,350 SF Stand alone warehouse building with 2 acres of paved, fenced and lit yard located near I-26 with convenient access to the entire MSA. Other features include dock and van loading with potential for drive-in door access and well-maintained offices with a separate office entrance. Located in established industrial park with many corporate neighbors. Current tenants lease expires 11/30/2025

## OFFERING

SIZE	LISTING PRICE	LEASE RATE	LEASE TYPE
14,350 SF	Open Market	\$24/PSF	NNN



## PROPERTY SPECS

AVAILABLE SF	14,350 SF
LOT SIZE	2.70 AC
TAX ID/APN	397-00-00-140
MUNICIPALITY	North Charleston
ZONING	Light Industrial
COUNTY	Charleston
DOCK HIGH DOORS	4
VAN HIGH DOORS	13
DRIVE-IN DOORS	To Suit
EMPLOYEE PARKING	12 Spaces
PARKING	Approx. 1.5 Asphalt Yard
CENTER HEIGHT	20'
ELECTRIC PROVIDER	Dominion Energy
SPRINKLERS	None
COLUMNS	Clear-Span
LIGHTING	Motion Sensor LED
MAIN OFFICE	3,000 SF +/-
CONSTRUCTION	Insulated Metal Panel



# PROPERTY LAYOUT

7275 Pepperdam Ave, North Charleston, SC 29418

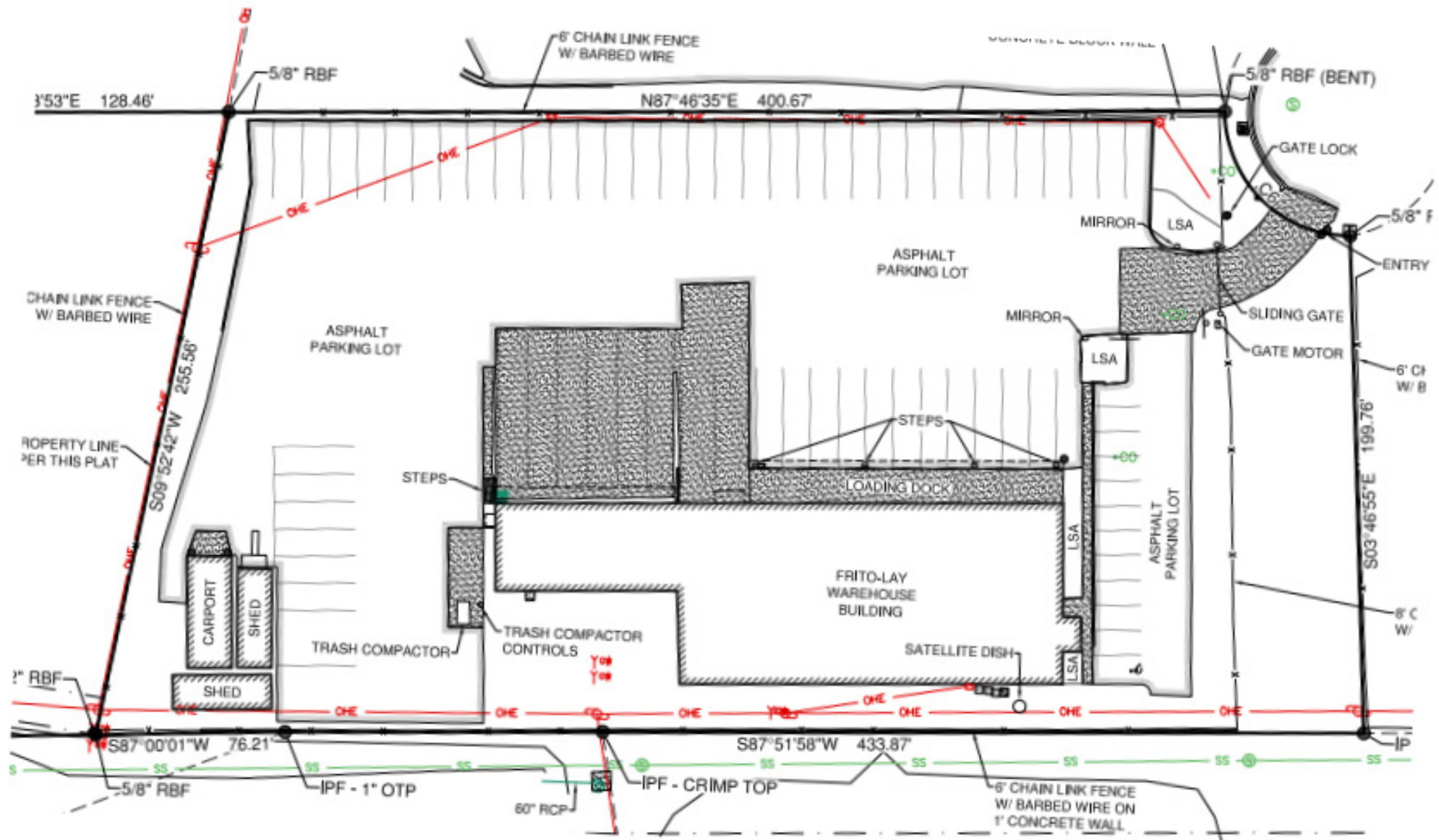
COVERED VAN HIGH LOADING

DOCK HIGH  
LOADING

POTENTIAL  
DRIVE-IN  
DOOR ACCESS









# LOCATION

7275 Pepperdam Ave, North Charleston, SC 29418



PALMETTO COMMERCE PKWY

ASHLEY PHOSPHATE RD

PEPPERDAM AVE



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NORTH CHARLESTON, SC 29418





## CONTACTS:

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