

FOR LEASE

8,000 - 17,800 SF



3537 DORCHESTER RD, North Charleston, SC 29405



3537 DORCHESTER RD, NORTH CHARLESTON, SC 29405

PROPERTY DESCRIPTION

Opportunity to lease prime location light industrial space in North Charleston. Building A and B can be leased together to a single tenant or separately.

Landlord is underway on building improvement plan which will include, paint, parking lot, warehouse insulation/lighting and updates to general site conditions.

PROPERTY HIGHLIGHTS



Mixture of Warehouse/Showroom,
Paved Yard and Covered Storage



Immediate Access to I-26



Excellent Visibility



Secure Outside Storage



Infill Location

PROPERTY SUMMARY

PROPERTY OVERVIEW

AVAILABLE DATE: Q2 2025

SQUARE FOOTAGE: 8,000 - 17,800 SF

LEASE RATE: \$15.85 - \$16.50 SF NNN

OPEX: \$3.00/SF



SPECIFICATIONS

3537 DORCHESTER RD, NORTH CHARLESTON, SC 29405



BUILDING A:

SIZE	9,800 SF
OFFICE/SHOWROOM SF	4,000 SF
WAREHOUSE SF	5,800 SF
RESTROOMS	Six (6) Total
PARKING	35+
EAVE HEIGHT	20'
CENTER HEIGHT	26'
COLUMNS	Center Line
DRIVE IN DOORS	1 – 12' x14'
DOCK HIGH LOADIN	2 – 9' x 10'
AIR CONDITIONING	In Office only
LIGHTING	T-12
POWER	Three Phase – 600 Amp
WALLS	Insulated Metal
CEILING	Insulated Metal
SPRINKLER	None

BUILDING B:

SIZE	8,000 SF
OFFICE/SHOWROOM SF	None
WAREHOUSE SF	8,000 SF
RESTROOMS	None
PARKING	35+
EAVE HEIGHT	19.5'
CENTER HEIGHT	21'
COLUMNS	Center Line
DRIVE IN DOORS	2– 12' x14'
DOCK HIGH LOADIN	None
AIR CONDITIONING	None
LIGHTING	Motion LED
POWER	Three Phase – 200 Amp
WALLS	Insulated Metal
CEILING	Insulated Metal
SPRINKLER	None

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LOCATION MAP







LEASING CONTACTS:

Todd Garrett, CCIM, SIOR
Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Tradd Varner, SIOR
Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Crawford Riddle
Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com