

FOR LEASE

14,500 SF
INDUSTRIAL BUILDING



3220 GOODIRON WAY, BUILDING A
NORTH CHARLESTON, SC 29418

Harbor
COMMERCIAL PARTNERS

3220 Goodiron Way, North Charleston, SC 29406

PROPERTY DESCRIPTION

Built in 2010, this 14,500 SF industrial building is conveniently located in North Charleston. The site includes 1,500 SF of office space with two (2) restrooms and 13,000 SF of warehouse space that includes two (2) 14'x14' drive-in doors and plenty of sheltered parking. The warehouse also has a clear height of 30-ft with 32-ft at center height. The site includes three-phase power and overhead crane access. The property is zoned M-1 light industrial, and located in Pepperdam Industrial Park, just off of Cross County Rd, near Palmetto Commerce Parkway and I-26. Available March, 2026.

OFFERING

SIZE	LEASE RATE	NNN RATE
14,500 SF	\$14.50 PSF NNN	Est. \$2.44 PSF

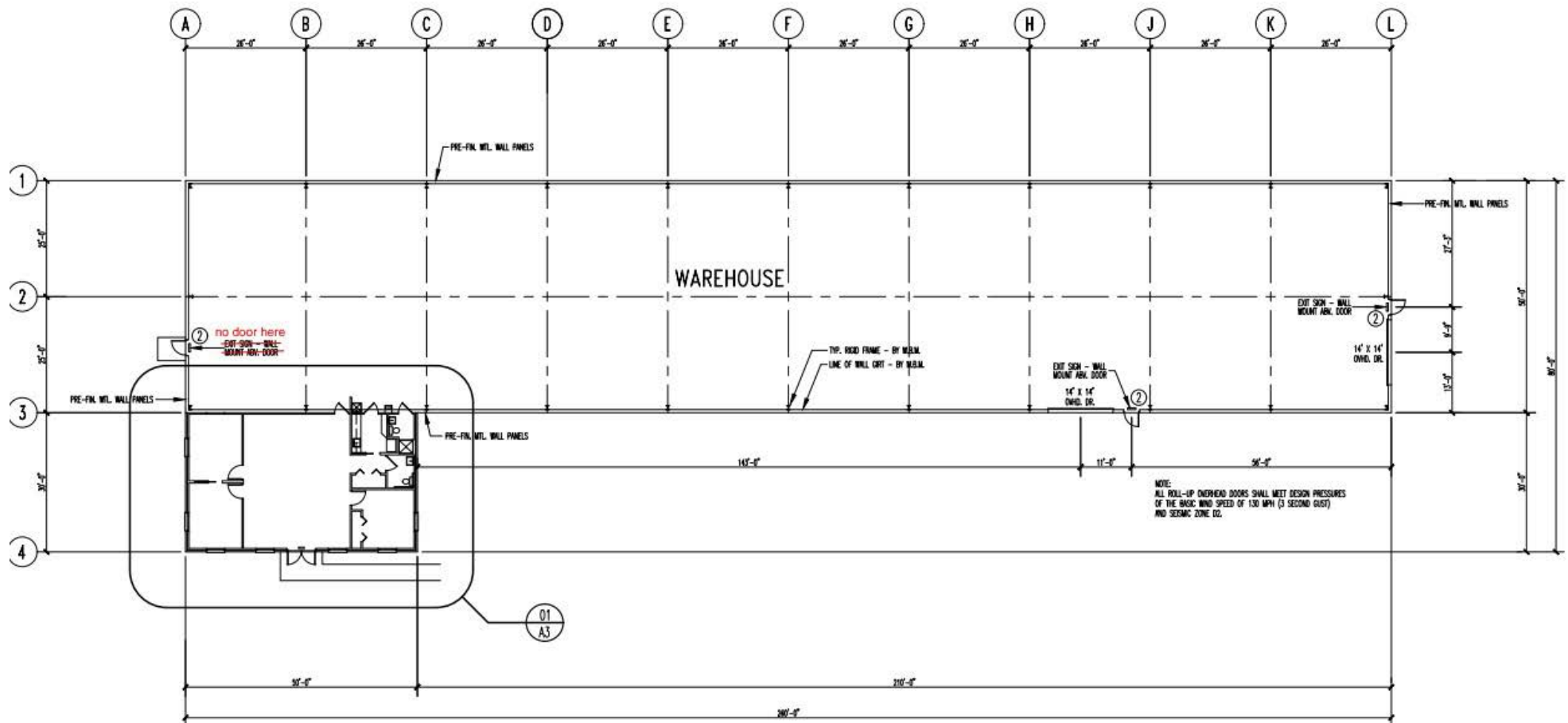
PROPERTY SPECS

AVAILABLE SF	14,500 SF
OFFICE SF	1,500 SF
WAREHOUSE SF	13,000 SF
TAX ID/APN	397-00-00510
ZONING	M1 - Light Industrial
COUNTY	Charleston
DRIVE IN DOORS	(2) 14' x 14'
POWER	Three Phase
AIR CONDITIONING	Office Only
HEATING	Office Only
CLEAR HEIGHT	30'
CENTER HEIGHT	32'
EAVE HEIGHT	30'
LIGHTING TYPE	LED
YEAR BUILT	2010
SEWER	Public
WATER	Public
PARKING	14+



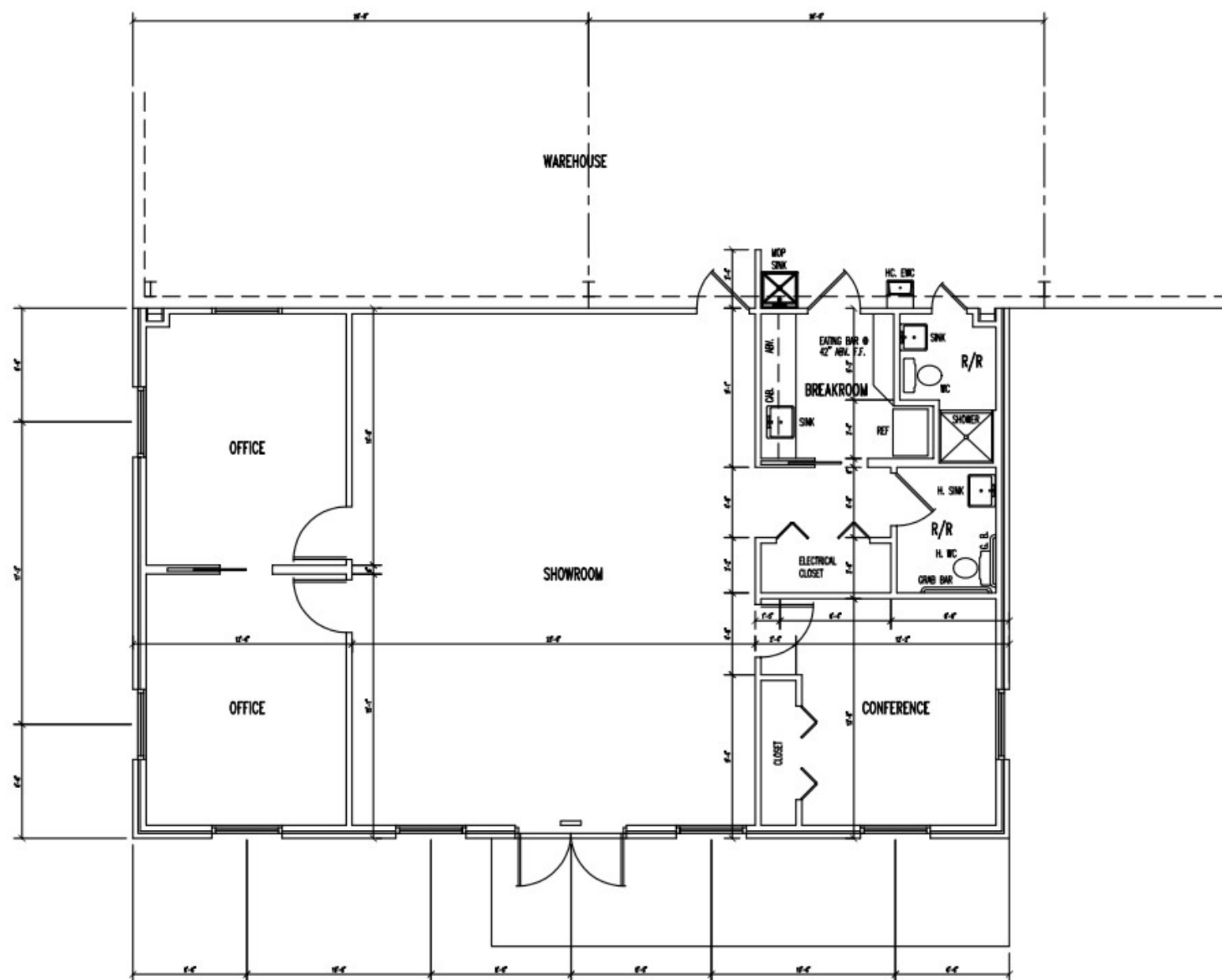
3220 Goodiron Way, North Charleston, SC 29406





OFFICE FLOOR PLAN

3220 Goodiron Way, North Charleston, SC 29406

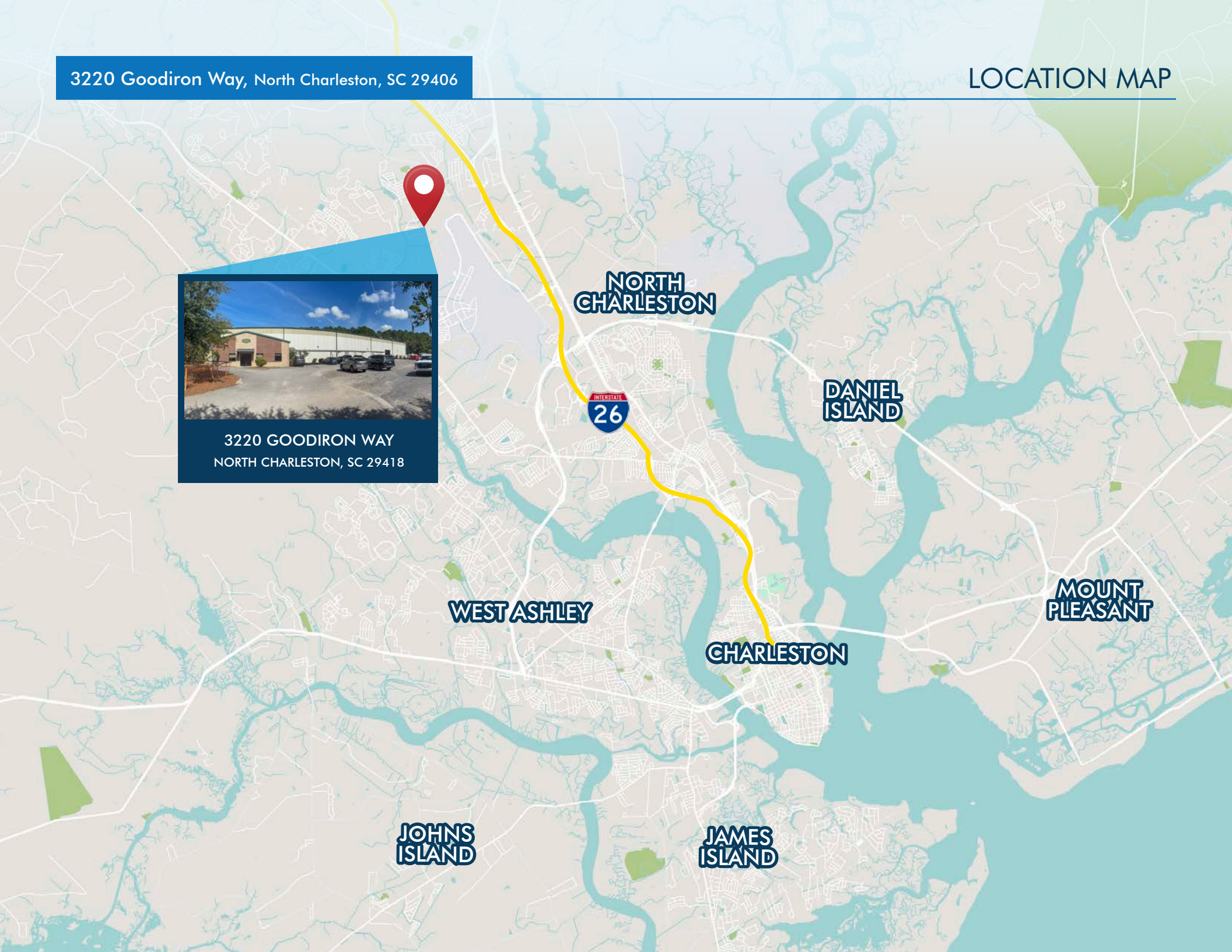


3220 Goodiron Way, North Charleston, SC 29406

LOCATION MAP



3220 GOODIRON WAY
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