

# FOR LEASE

3,575 SF  
OFFICE/WAREHOUSE



9481 INDUSTRIAL CENTER DR, NORTH CHARLESTON, SC 29456





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## PROPERTY DESCRIPTION

Light Industrial office/warehouse suite available within a Class A business park with quick access to I-26. Unit 6 comes with a showroom area, a few private offices, a kitchenette, and two restrooms. The space includes 1,675 SF of warehouse space with a 10x10 FT drive-in door and 1,900 SF of office space. Available May 1, 2026. Estimated taxes, insurance, and common area maintenance pass-throughs are \$3.57 PSF annually.

## THE OFFERING

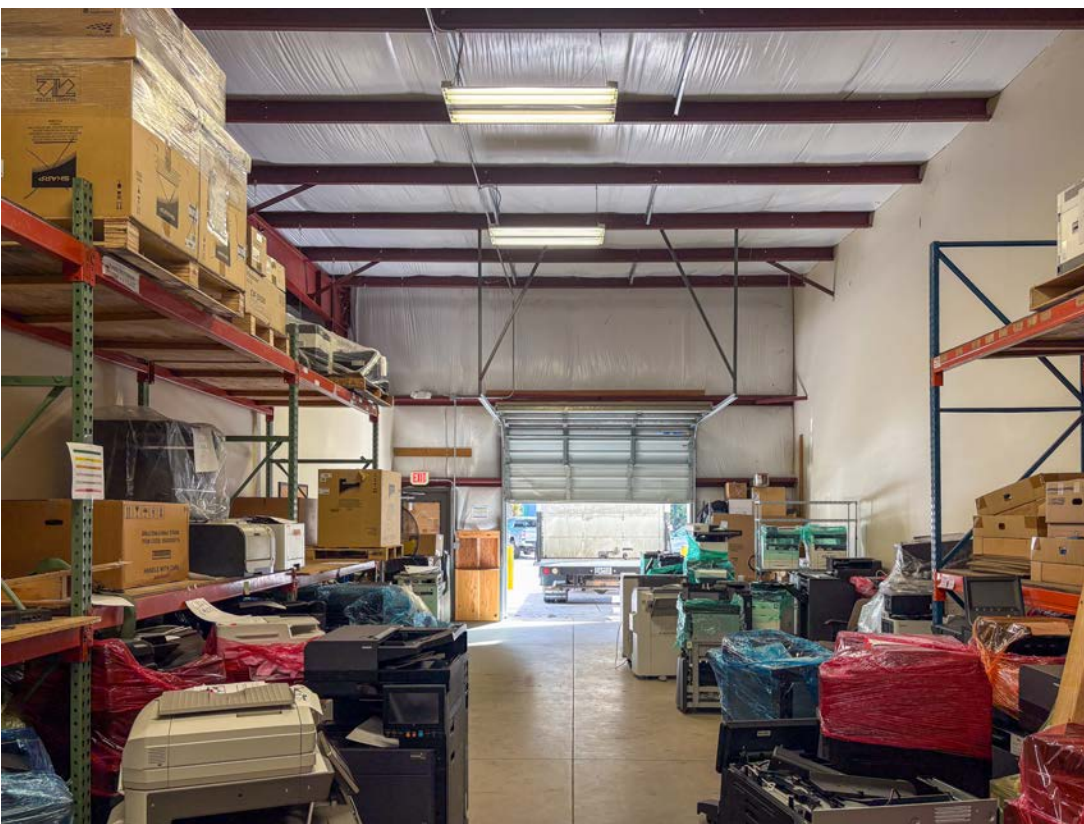
UNIT	SIZE	LEASE RATE	NNN	AVAILABLE DATE
6	3,575 SF	\$16 PSF NNN	\$3.57 PSF	5/1/2026



## PROPERTY SPECS

TAX ID/APN	390-00-00-433
BUILDING TOTAL	18,816 SF
SPACE AVAILABLE	3,575 SF
OFFICE SF	1,900 SF
LEASE RATE	\$16.00 PSF NNN
COUNTY	Charleston
MUNICIPALITY	City of North Charleston
YEAR BUILT	2016
LOT ACREAGE	2.03 AC
ZONING	Light Industrial
CLEARANCE HEIGHT	17'-18'
CENTER HEIGHT	17.5'
HEATING/COOLING	Office only
LIGHTING	Fluorescent
POWER	Single Phase/240V
DRIVE-IN DOOR	(1) 10'x10'
PARKING	Surface







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## LOCATION MAP

**SUMMERVILLE**



9481 INDUSTRIAL CENTER DR  
LADSON, SC 29456

INTERSTATE  
**26**

**HANAHAN**

**NORTH  
CHARLESTON**

**DANIEL  
ISLAND**

**WEST ASHLEY**

**MT PLEASANT**

**CHARLESTON**





## CONTACTS:

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