

FOR LEASE

BENCHMARK

INDUSTRIAL PARK

1,842 SF - 69,011 SF



FLEX, IOS AND INDUSTRIAL SPACE

3239 & 3241 BENCHMARK DR, LADSON, SC 29456

Harbor
COMMERCIAL PARTNERS

PROPERTY OVERVIEW

Multi-building industrial campus available for lease in the heart of the Charleston market. The property offers a combination of spaces including Industrial Outside Storage, Flex Space and Warehouse options. Conveniently located in Ladson, SC with quick access to multiple I-26 interchanges (Exit 203 -1.4 miles; Exit 205 – 2.2 miles) this property is positioned to reach the entire Charleston MSA within a 30-minute drive time.



CURRENT AVAILABILITIES

BUILDING A 24,851 SF warehouse facility with 1,246 SF of office, four- oversized drive-in doors, two dock positions, 23'-26' clear heights, dry sprinkler system, 3- phase power, ample gravel parking for trailers.

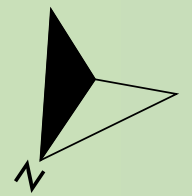
BUILDING B 26,418 SF warehouse facility built in 2017. Features 1,619 SF of existing office space, four- 14' x16' drive in doors , two-dock positions, 21' – 26' clear heights, wet sprinkler system, 3-phase power, large paved/gravel yard space.

BUILDING C 6,000 SF Flex building subdividable into 2,000 SF Units, property comes furnished with nicely finished office space, 3/1000 parking ratio, drive in doors, and access to shared loading dock.

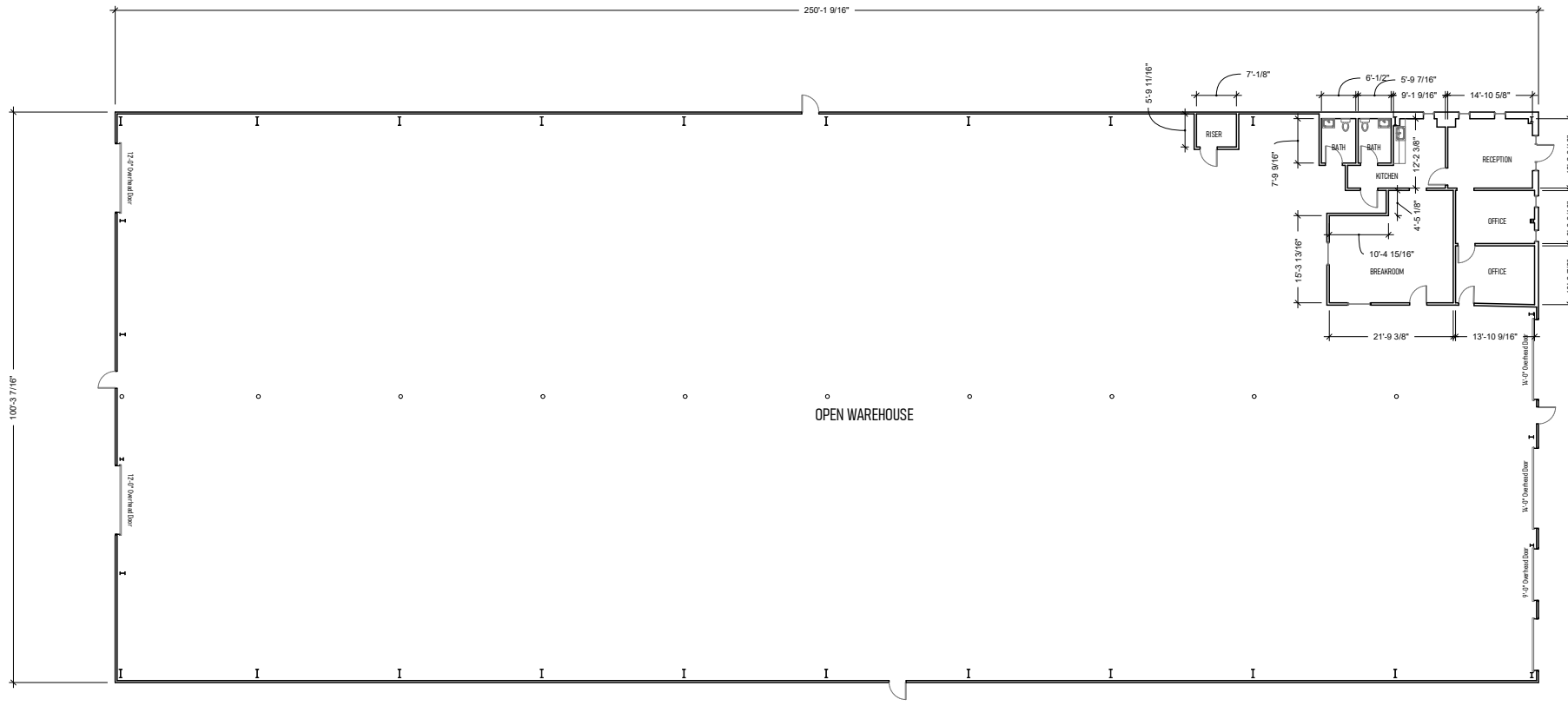
LEASED BUILDING D 9,900 SF freestanding office/warehouse building with 1,989 SF of existing office, two 12'x12' drive in doors, shared access to loading dock, up to 20 parking spaces.

LEASED BUILDING E 1,842 SF two bay shop building with 0.90 acres of fenced laydown yard. Landlord will build offices/restroom to suit, two 12'x12' drive in doors which are expandable to 12' x 14'.

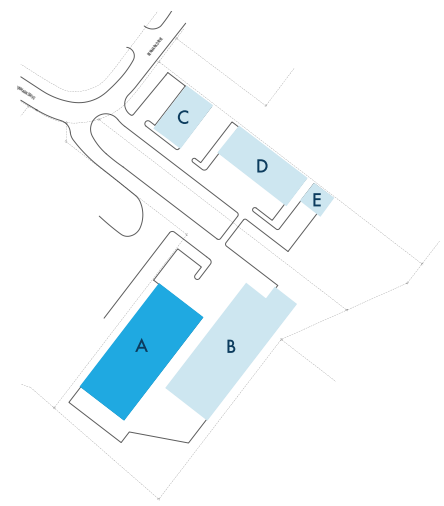
SITE PLAN



BUILDING A FLOOR PLAN



Building A - Floor Plan
Date: 02/12/24



BUILDING A SPECS

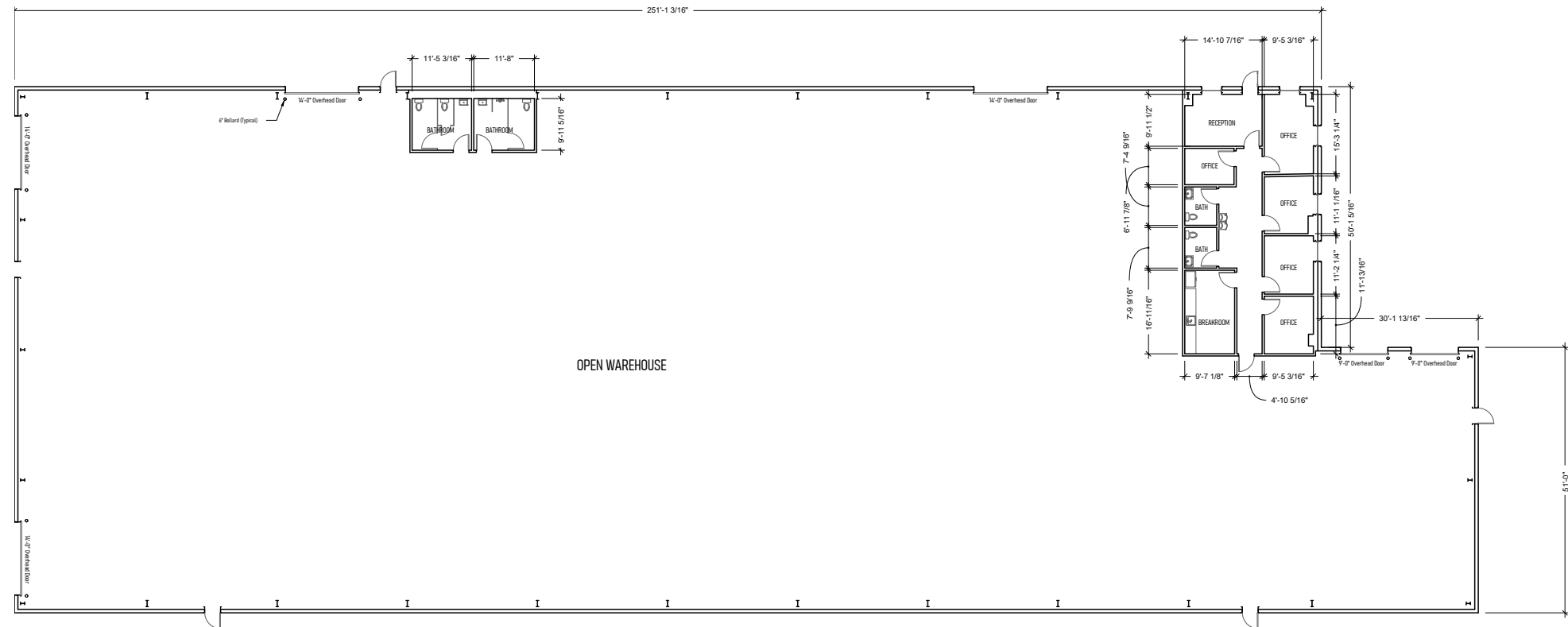
SIZE	24,851 SF
TMS	390-00-00-217
COUNTY	Charleston County
ZONING	Industrial
EXISTING OFFICE	1,246 SF
EAVE HEIGHT	23'
CENTER HEIGHT	26'
COLUMNS	Centerline 25' x 50'
CONSTRUCTION	Insulated Metal
DOCK HEIGHT DOORS	(2) 9' x 10'
DRIVE IN DOORS	(2) 14' x 14' (2) 12' x 12'
BUILDING DIMENSIONS	100' x 250'
AUTO PARKING SPACES	15+
TRAILER PARKING	20
POWER	Three Phase
LIGHTING	LED
SPRINKLERS	Wet System

AVAILABILITY

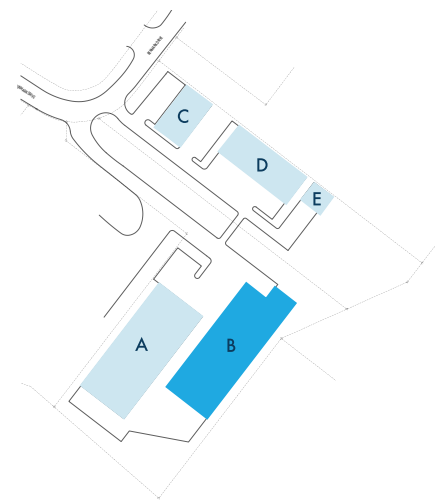
Available Date	January 1, 2026
LEASE RATE	\$12.00 PSF NNN
OPEX	Est. \$3.00 PSF



BUILDING B FLOOR PLAN



Building B - Floor Plan
Scale: 1/8" = 1'-0"



BUILDING B SPECS

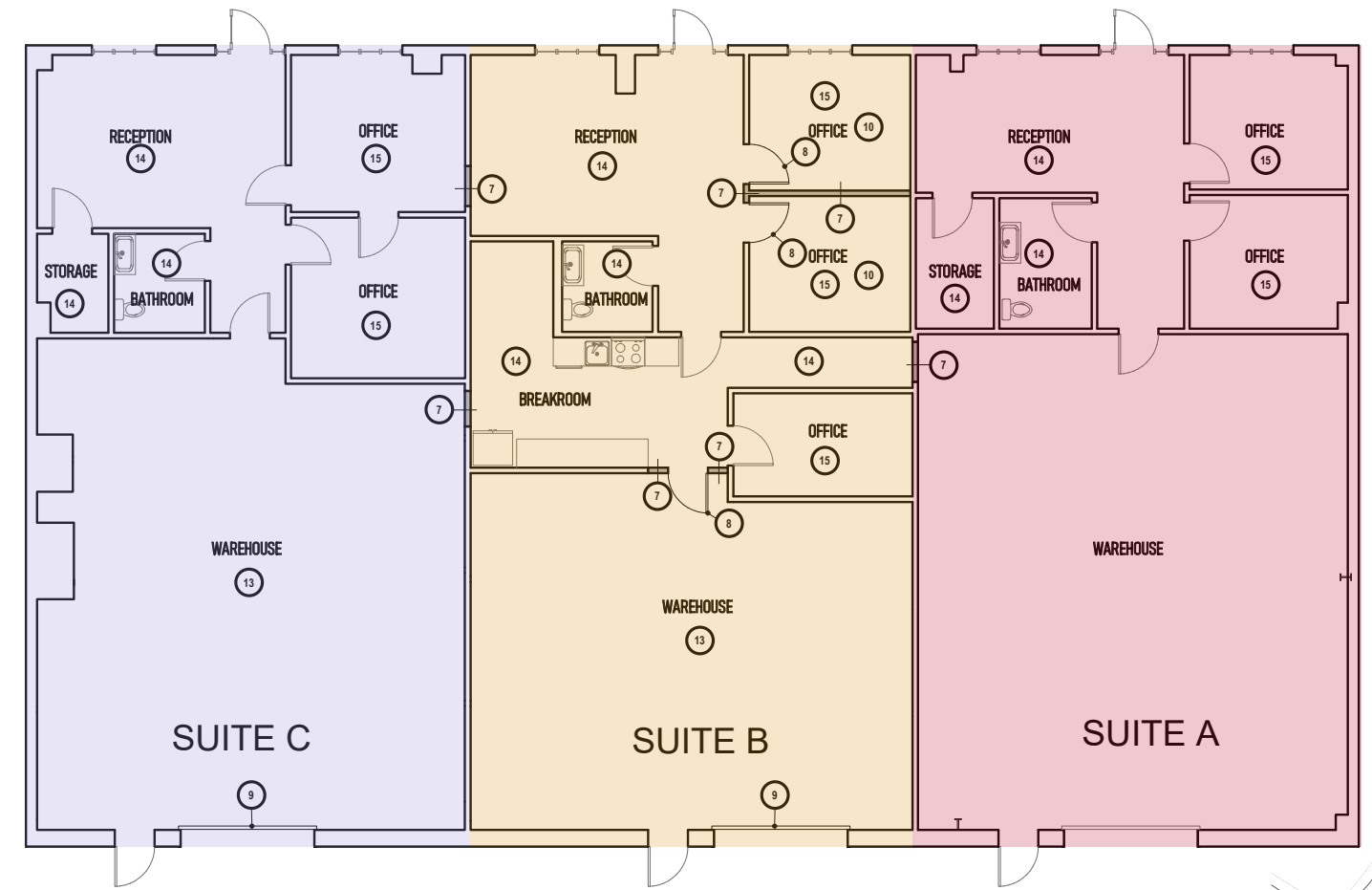
SIZE	26,418 SF
TMS	390-00-00-217
COUNTY	Charleston County
ZONING	Industrial
EXISTING OFFICE	1,619 SF
EAVE HEIGHT	21'
CENTER HEIGHT	26'
COLUMNS	None - Clear Span
CONSTRUCTION	Insulated Metal
DOCK HEIGHT DOORS	(2) 9' x 9'
DRIVE IN DOORS	(4) 14' x 16'
BUILDING DIMENSIONS	101' x 281'
AUTO PARKING SPACES	15+
TRAILER PARKING	20
POWER	Three Phase
LIGHTING	LED
SPRINKLERS	Wet System

AVAILABILITY

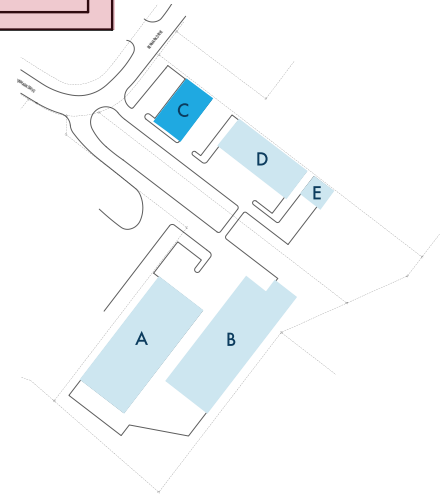
Available Date	January 1, 2026
LEASE RATE	\$12.00 PSF NNN
OPEX	Est. \$3.00 PSF



BUILDING C FLOOR PLAN



Proposed Plan
scale: 1/8" = 1'-0"



BUILDING C SPECS

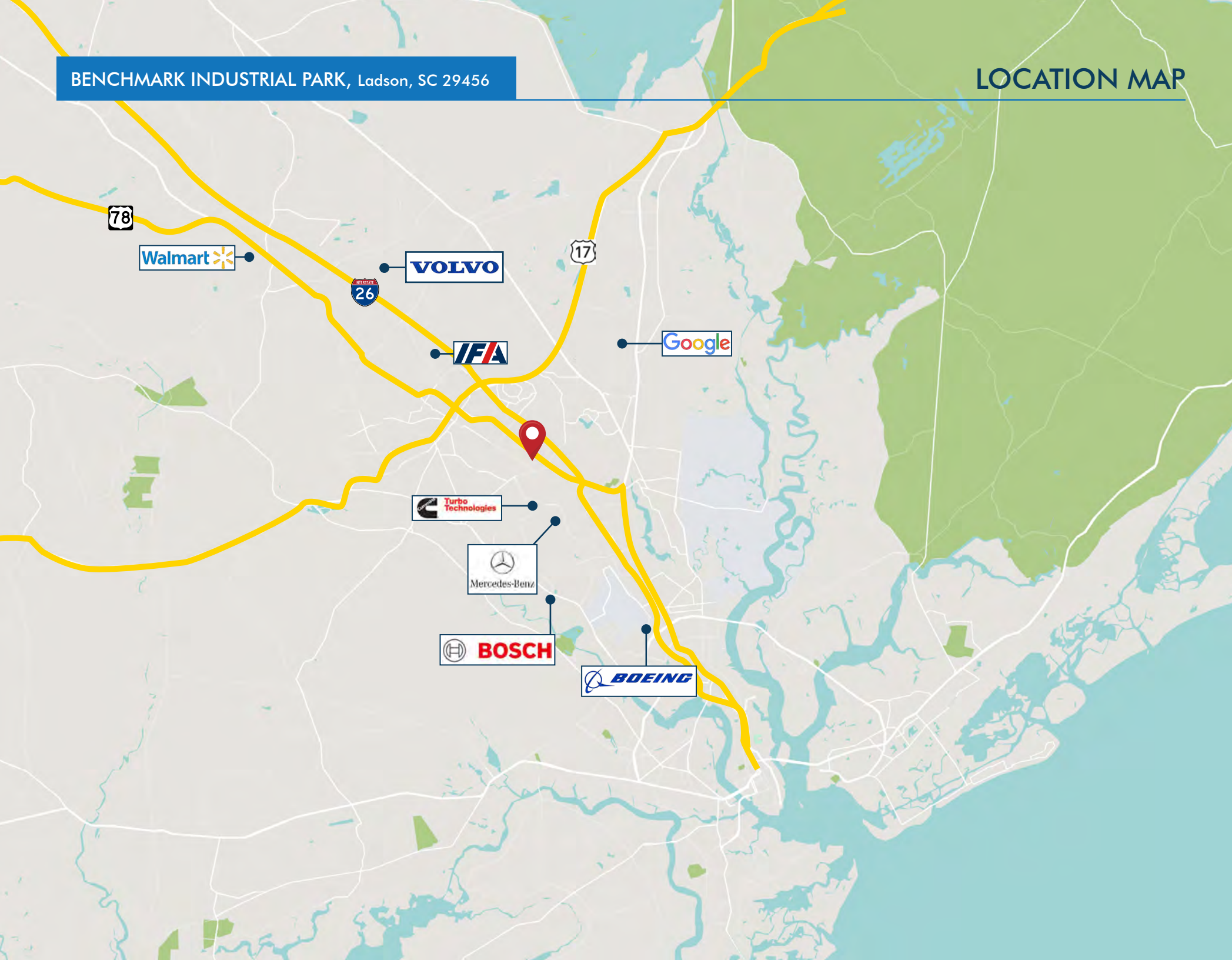
SIZE	6,000 SF
TMS	390-00-00-191
COUNTY	Charleston County
ZONING	Industrial
EXISTING OFFICE	Varies by Unit
EAVE HEIGHT	12'
CENTER HEIGHT	13'
COLUMNS	None - Clear Span
CONSTRUCTION	Insulated Metal
DOCK HEIGHT DOORS	Shared Dock Access
DRIVE IN DOORS	(1) 10' x 10' existing, additional to suit
BUILDING DIMENSIONS	60' x 100'
AUTO PARKING SPACES	Approx. 3/1,000 SF
TRAILER PARKING	None
POWER	Three Phase
LIGHTING	Fluorescent
SPRINKLERS	None

AVAILABILITY

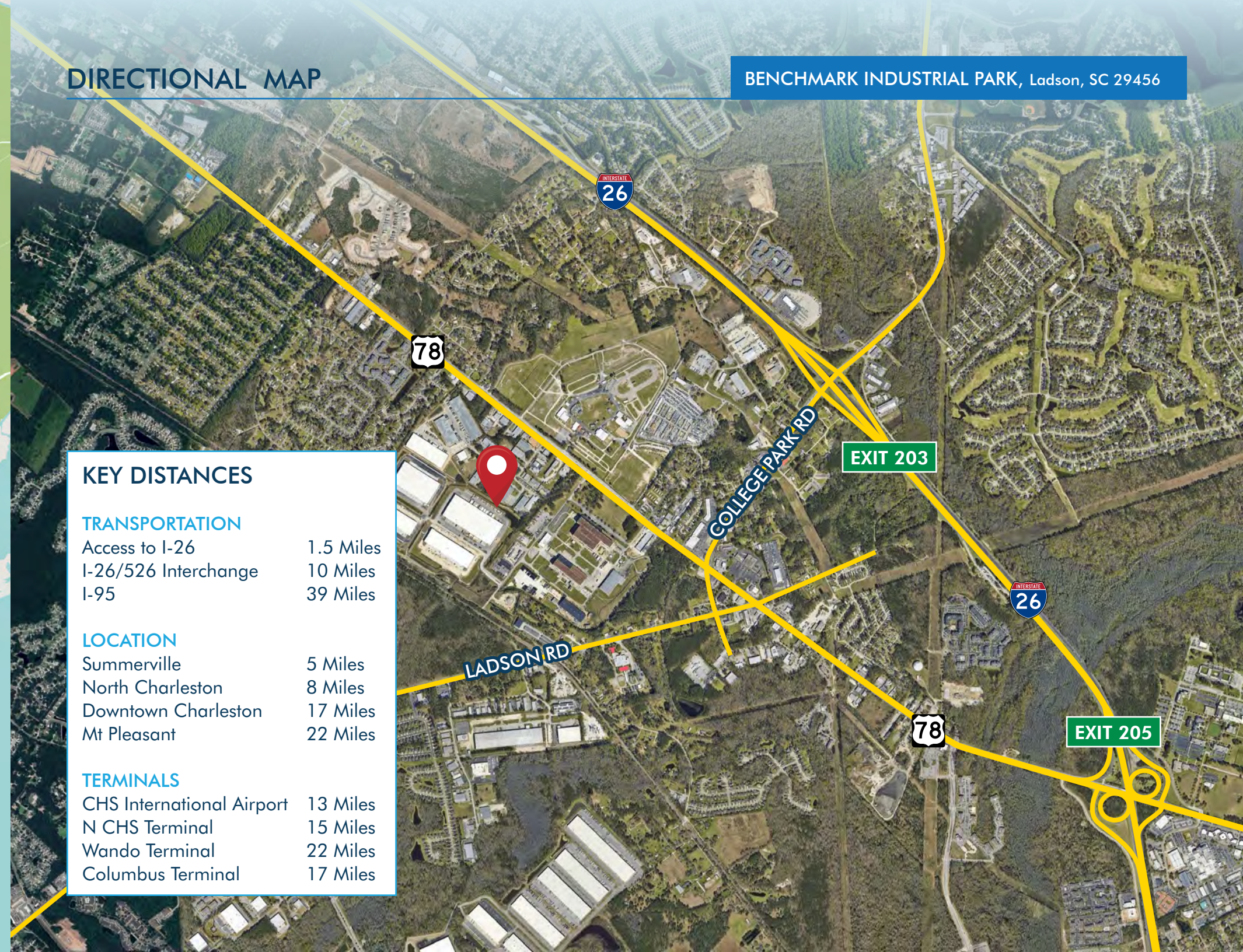
AVAILABLE DATE	January 1, 2026
LEASE RATE	\$16.00 PSF NNN
UNIT SIZE	2,000 SF - 6,000 SF
OPEX	Est. \$3.00 PSF



LOCATION MAP



DIRECTIONAL MAP



KEY DISTANCES

TRANSPORTATION	
Access to I-26	1.5 Miles
I-26/526 Interchange	10 Miles
I-95	39 Miles
LOCATION	
Summerville	5 Miles
North Charleston	8 Miles
Downtown Charleston	17 Miles
Mt Pleasant	22 Miles
TERMINALS	
CHS International Airport	13 Miles
N CHS Terminal	15 Miles
Wando Terminal	22 Miles
Columbus Terminal	17 Miles



LEASING CONTACTS:

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