

# FOR LEASE

12,000 SF WAREHOUSE  
WITH 1.51 AC OF YARD SPACE



7350 PEPPERDAM AVE, NORTH CHARLESTON, SC 29418



7350 Pepperdam Ave, North Charleston, SC 29418

## PROPERTY DESCRIPTION

Available for lease, this 12,000 SF stand-alone warehouse/flex building offers an efficient layout ideal for industrial, distribution, or flex-space use. The building includes 1,500 SF of conditioned office and 3 restrooms. Located in an established industrial park with convenient access to I-26 and the entire MSA, the property offers quick access for regional distribution and logistics operations.

The property features five (5) drive-in doors and a front-loading dock, providing flexible options for freight movement. The site includes a secured yard for outdoor storage, fleet parking, or staging needs. The warehouse has a 16-ft center height. Zoned M-1 light industrial. Available November 2026.

## OFFERING

| SIZE      | LEASE RATE  | LEASE TYPE | AVAILABLE        |
|-----------|-------------|------------|------------------|
| 12,000 SF | \$16.00 PSF | NNN        | November 1, 2026 |

## PROPERTY SPECS

|                 |                       |
|-----------------|-----------------------|
| AVAILABLE SF    | 12,00 SF              |
| LOT SIZE        | 1.51 AC               |
| TAX ID/APN      | 397-00-00-113         |
| MUNICIPALITY    | North Charleston      |
| ZONING          | M1 - Light Industrial |
| COUNTY          | Charleston            |
| OFFICE          | 1,500 SF              |
| DOCK HIGH DOORS | (1) 10'x10'           |
| DRIVE-IN DOORS  | (5) 10'x10'           |
| PARKING         | 12+ Spaces            |
| CENTER HEIGHT   | 16'                   |
| POWER           | Dominion Energy       |
| LIGHTING        | LED                   |
| POWER           | Single Phase          |

# PROPERTY LAYOUT

7350 Pepperdam Ave, North Charleston, SC 29418



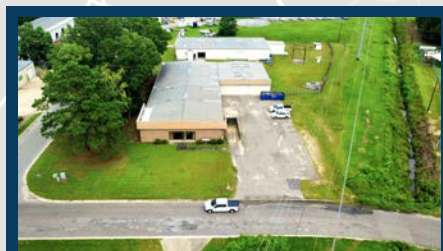
7350 Pepperdam Ave, North Charleston, SC 29418



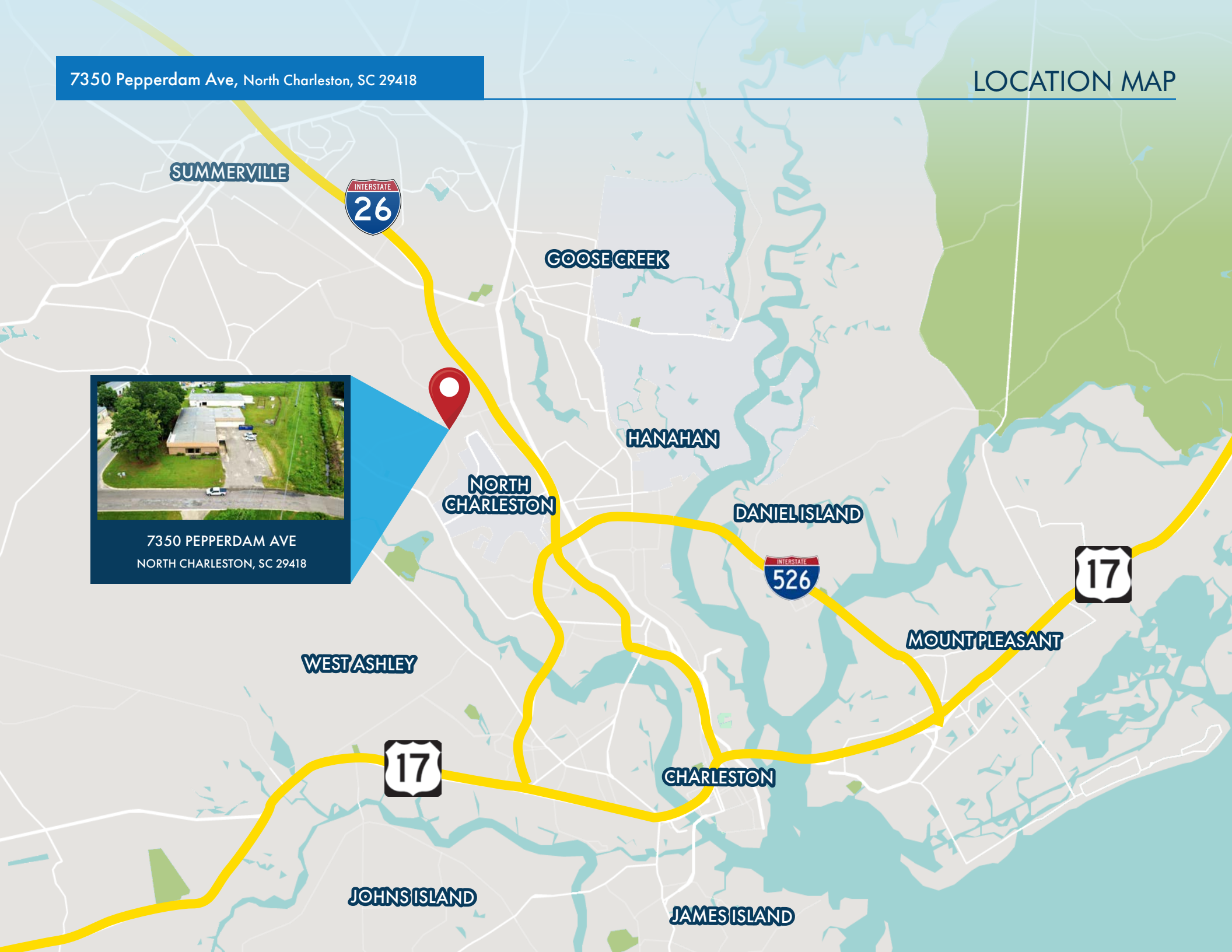


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## LOCATION MAP



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# LOCATION

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