

FOR SALE

2,945 SF FLEX BUILDING



5639 LEIDERMAN ST, NORTH CHARLESTON, SC 29406

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PROPERTY DESCRIPTION

This brand-new 2,945 SF flex building is for sale in North Charleston, currently under construction.

Situated less than a mile from I-26, this property will feature an attractive commercial storefront entrance, a large 12'x14' drive-in door, generous interior clearance, and on-site parking. The warehouse will be equipped with 400-amp single-phase service, LED warehouse lighting, and an 803 SF office buildout, including a reception area, two private offices, a break area, and an ADA-compliant restroom.

OFFERING

SIZE	LIST PRICE	COMPLETION DATE
2,945 SF	\$950,000	Q3

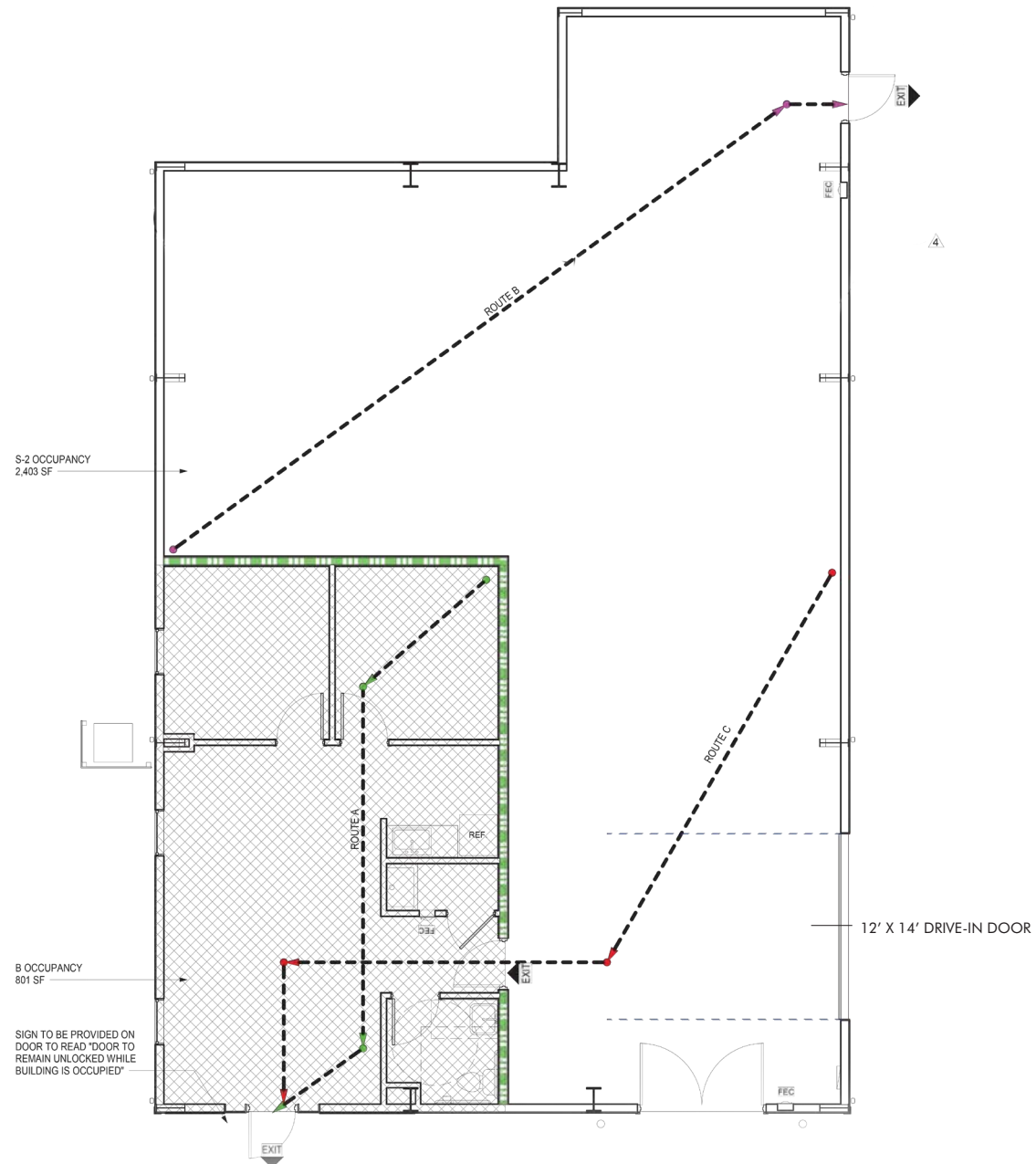
PROPERTY SPECS

AVAILABLE SF	2,945 SF
PARCEL ID	473-13-00-174
COUNTY	CHARLESTON
OFFICES	803 SF
WAREHOUSE	2,142 SF
ZONING	B-2
EAVE HEIGHT	17'
CENTER HEIGHT	22'
COLUMNS	N/A
CONSTRUCTION	INSULATED METAL
SLAB	4"
DRIVE IN DOORS	1 (12' X 14')
BUILDING DIMENSIONS	44'10" X 71'6"
AUTO PARKING SPACES	4
POWER	400 AMP SINGLE PHASE
LIGHTING	LED

CONSTRUCTION UPDATE - SEPTEMBER 2026

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LOCATION

5639 LEIDERMAN ST, NORTH CHARLESTON, SC 29406

SUMMERVILLE

**GOOSE
CREEK**

HANAHAN

INTERSTATE
26

**NORTH
CHARLESTON**

WEST ASHLEY

CHARLESTON

MTPLEASANT



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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
Senior Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

John Bagwell
Associate
+1.843.480.0545
john.bagwell@
harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com