

# FOR LEASE

2,805 - 3,575 SF  
OFFICE/WAREHOUSE



9481 INDUSTRIAL CENTER DR, NORTH CHARLESTON, SC 29456



9481 INDUSTRIAL CENTER DR, NORTH CHARLESTON, SC 29456

# PROPERTY DESCRIPTION

Light Industrial office/warehouse suite available within a Class A business park with quick access to I-26.

Unit 3 includes warehouse space, a private office, a breakroom, and two restrooms. The space comes with 1,955-sf of warehouse space with a 10x10ft drive-in door and 850-sf of office space. Available April 1, 2026. Estimated taxes, insurance, and common area maintenance pass-throughs are \$3.57/sf annually.

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 |
|------|----------|-----------------|------------|----------------|
| 3    | 2,805 SF | \$15 PSF<br>NNN | \$3.57 PSF | 4/1/2026       |
| 6    | 3,575 SF | \$15 PSF<br>NNN | \$3.57 PSF | 5/1/2026       |

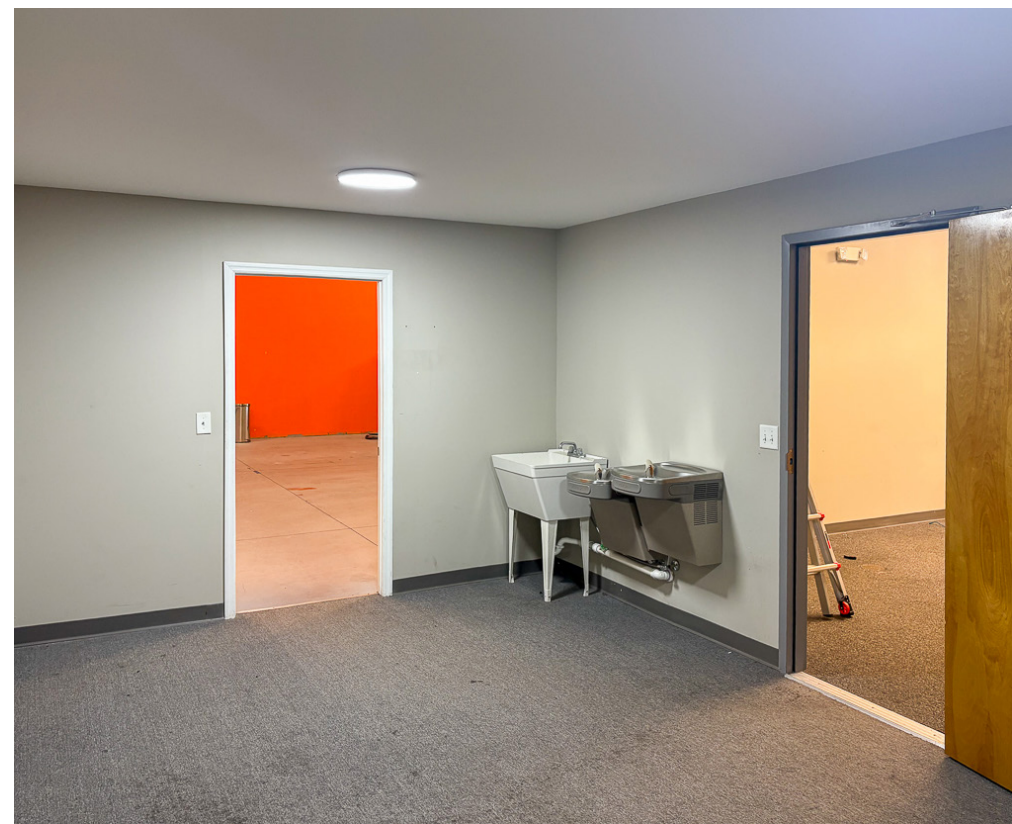
# PROPERTY SPECS

|                  |                                    |
|------------------|------------------------------------|
| TAX ID/APN       | 390-00-00-433                      |
| BUILDING TOTAL   | 18,816 SF                          |
| SPACE AVAILABLE  | 2,805 SF - 3,575 SF                |
| OFFICE SF        | 850 SF - 1,900 SF                  |
| LEASE RATE       | \$15.00 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         | LED (Unit 3); Fluorescent (Unit 6) |
| POWER            | Single Phase/240V                  |
| DRIVE-IN DOOR    | (1) 10'x10' Per Unit               |
| PARKING          | Surface                            |

9481 INDUSTRIAL CENTER DR, NORTH CHARLESTON, SC 29456



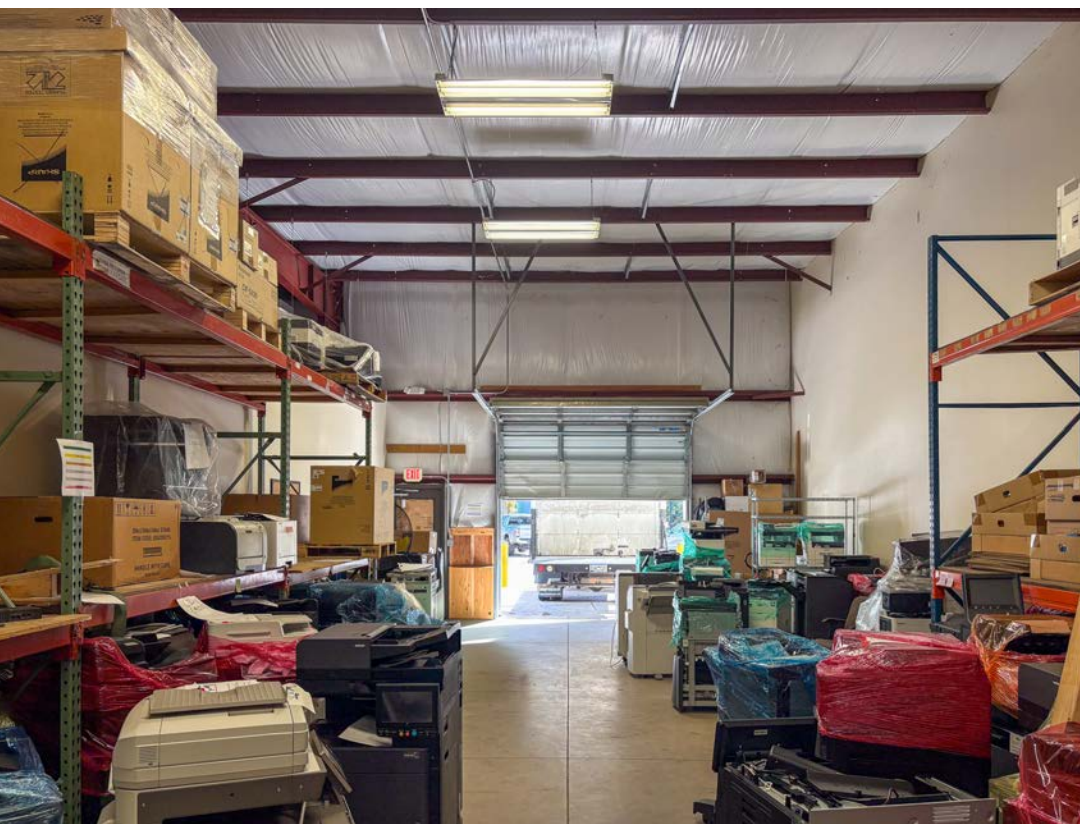
UNIT 3



## UNIT 6



9481 INDUSTRIAL CENTER DR, NORTH CHARLESTON, SC 29456



9481 INDUSTRIAL CENTER DR, NORTH CHARLESTON, SC 29456

## LOCATION MAP

**SUMMERVILLE**



9481 INDUSTRIAL CENTER DR  
LADSON, SC 29456

INTERSTATE  
**26**

**HANAHAN**

**NORTH  
CHARLESTON**

**DANIEL  
ISLAND**

**WEST ASHLEY**

**MT PLEASANT**

**CHARLESTON**



## CONTACTS:

**Tradd Varner, SIOR**

Partner

+1.843.532.1684

[tradd.varner@harborcommercialpartners.com](mailto:tradd.varner@harborcommercialpartners.com)

**Crawford Riddle**

Senior Associate

+1.864.423.4973

[crawford.riddle@harborcommercialpartners.com](mailto:crawford.riddle@harborcommercialpartners.com)

**Todd Garrett, CCIM, SIOR**

Managing Partner

+1.843.408.8846

[todd.garrett@harborcommercialpartners.com](mailto:todd.garrett@harborcommercialpartners.com)

**John Bagwell**

Associate

+1.843.480.0545

[john.bagwell@harborcommercialpartners.com](mailto:john.bagwell@harborcommercialpartners.com)

**Harbor**  
COMMERCIAL PARTNERS

[harborcommercialpartners.com](http://harborcommercialpartners.com)