

5780 DORCHESTER RD

NORTH CHARLESTON, SC 29418 / 10,810 SF FLEX INDUSTRIAL / FULLY REMODELED



TURNKEY FLEX WAREHOUSE — 2 MILES FROM I-526 & CHARLESTON INTERNATIONAL AIRPORT

FOR SALE
\$2,450,000

FOR LEASE
\$15.00–\$16.00 / SF
NNN

AVAILABILITY
Vacant — Ready Aug 2026

10,810

TOTAL SF

3

SUITES

13.5' / 16'

CLEAR / OVERALL HT

(5)

ROLL-UP DOORS

3-PH

POWER

40,000

EST. VPD

PROPERTY OVERVIEW

Completely remodeled flex warehouse with direct frontage on Dorchester Road, 2 miles from both I-526 and Charleston International Airport. Extensive updates over past 18 months inside & out. Building includes 3-phase power. Interior is demised into 3 suites — 4,496 SF, 3,691 SF, 2,623 SF — each with its own roll-up door and brand new offices/restrooms. New HVAC throughout, including 3,917 SF of fully conditioned warehouse space in front suite. New LED warehouse lighting everywhere. Standing seam metal roof in great shape. Site improvements include ample on-site parking plus a fully fenced rear grass area suitable for additional parking or laydown storage. Currently vacant and ideal for an owner-user to occupy all or part and lease the rest, or an investor seeking a small-bay flex industrial asset with strong upside in a high-traffic North Charleston corridor (est. 40,000 VPD).

AVAILABLE SUITES

A SUITE 100 4,496 SF

\$15/SF/yr NNN · Flex · Avail. Aug '26

B SUITE 200 3,691 SF

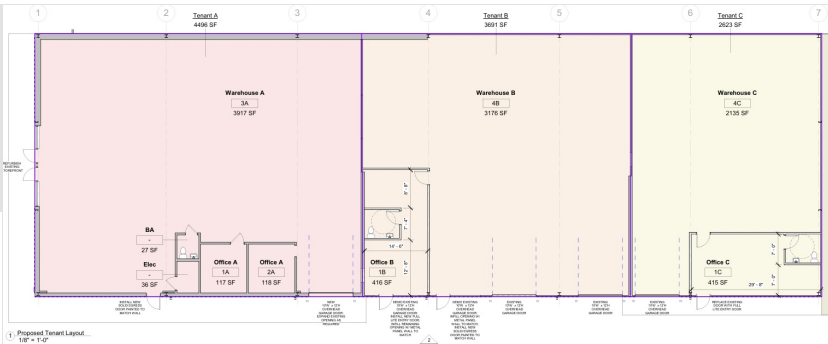
\$15/SF/yr NNN · Flex · Avail. Aug '26

C SUITE 300 2,623 SF

\$16/SF/yr NNN · Flex · Avail. Aug '26

- (5) 10'W x 12'H roll-up doors
- New HVAC throughout
- New offices & restrooms
- Standing-seam metal roof
- New LED lighting
- Fenced rear yard

PROPOSED TENANT LAYOUT



DEMISED INTO 3 INDEPENDENT SUITES — EACH WITH DEDICATED ENTRY, OFFICE & RESTROOM

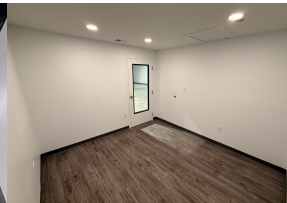
PROPERTY PHOTOS



EXTERIOR



FINISHED WAREHOUSE BAY



OFFICE SPACE



NEW RESTROOM

TAYLOR BLANKS

Atlantic Real Estate Services, LLC | Listing Agent & Property Owner

843-906-6755

5780 Dorchester Rd
North Charleston, SC 29418

Listing agent has an ownership interest in the property. All square footages, dimensions, and lease/sale terms are approximate and subject to change; buyer/tenant to verify all information independently.