

For Lease

4981 Dorchester Road
North Charleston, SC

±6,000 SF - ±24,292 SF of
flex warehouse or office
space for lease. Multiple
floor plan options available.

*±1.5 acres of additional land
available*



Accelerating success.

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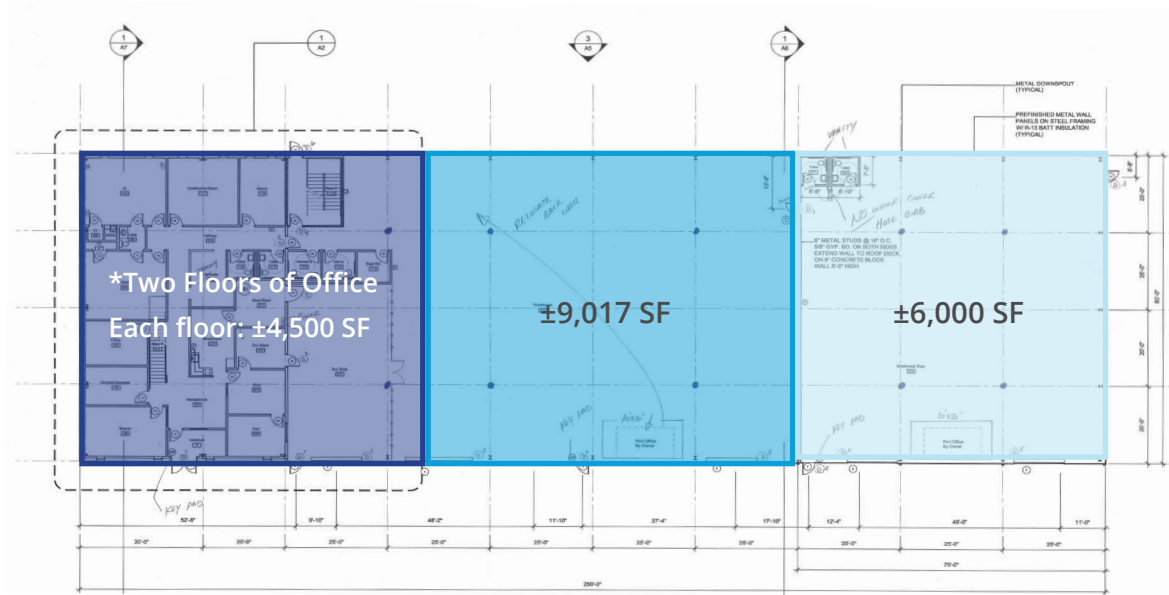
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Gallery



* Available suite options, potential reconfiguration ranging from ±6,000 - ±24,292.

Full building specifications

Net Rent	From \$8.75/SF
Building Class	B
Important Access Routes	I-526 (Mark Clark Expressway)
Zoning	M-1 (light industrial district)
Land	±2.16 acres
Building Dimensions	250' X 80'
Slab Thickness	6" concrete slab
Clear Height	22' eave height
Drive-in Doors	(4) standard 12'x12' and (1) over-sized 16'x16'

The property

This property, zoned M-1 (light industrial), consists of a ±24,292 square-foot building that sits on ±2.16 acres of fully fenced and secured land. The building includes ±15,017 square feet of warehouse/manufacturing space divided into two sections. The building also offers 208/120v 3-phase 800 amp power, 22' eave height and plenty of parking for employees and outdoor storage. Located just off I-526 the property provides easy access to the entire Charleston metro area.

Breakdown of suite options

Office 1	±4,500
Office 2	±4,500
Warehouse 1	±9,017
Warehouse 2	±6,000
Entire Building	±24,292

*Potential reconfiguration ranging from ±6,000 - ±24,292.

Full building rate:
\$8.75 PSF

Suite rate:
\$10.75 - \$13.75 PSF

Area Map

