

FOR SUBLEASE

±25,000 - 121,400 SF of Industrial Space Available for Sublease

2453 King Street Ext., North Charleston, SC 29406

Colliers

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Property Details

This ±121,400-SF facility fronting I-26 in Charleston's Neck Area is available for sublease, either as a whole or in spaces starting at ±25,000 SF. The property offers immediate interstate access, convenient connectivity to the Port of Charleston's marine terminals, and is roughly 10 minutes from the downtown peninsula.

The building features ±24' clear height, fifteen (15) dock-high doors, one (1) ground-level door, and a large paved yard for trailer and container parking. Well suited for distribution, logistics, drayage, and light industrial users. Divisible to suit.

Available	±25,000 - 121,400 SF (divisible)
Laydown Yard	±2.50 Acres
Lease Rate	$8.50 PSF NNN
Office Size	±4,600 SF
Clear Height	±24'
Dock Doors	Fifteen (15) Dock Doors
Ground Level Doors	One (1)
Master Lease Expiration	5/31/2029
Occupancy	Immediately
Sprinkler	6 Wet (warehouse) / Dry (dock)
Total Building / Site	±121,400 SF on ±8.25 Acres
Power	3 Phase / 277v / 480v





Floor Plan



Dimensions approximate; drawing not to exact scale. Information deemed reliable but not guaranteed.

±2.50-Acre Laydown

SITE AERIALS

±8.25-acre site with a paved truck court and trailer parking on the Interstate 26 side; King Street Ext. and the CSX line run along the north side of the building.





Location Overview



Drive Times:	
Downtown Charleston	6 min
I-526	7 min
Summerville	20 min
I-26	3 min
Daniel Island	17 min
West Ashley	5 min
Mount Pleasant	12 min

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