

FOR LEASE

±9,900-SF Industrial Space with ±0.20-Acre Laydown Yard in Ladson

9580 William Aiken Avenue, Ladson, SC 29456



Jon-Michael Brock, CCIM SIOR
Principal
+1 864 978 3704
jonmichael.brock@colliers.com



Alex Whittemore
Vice President
+1 803 917 9560
alex.whittemore@colliers.com



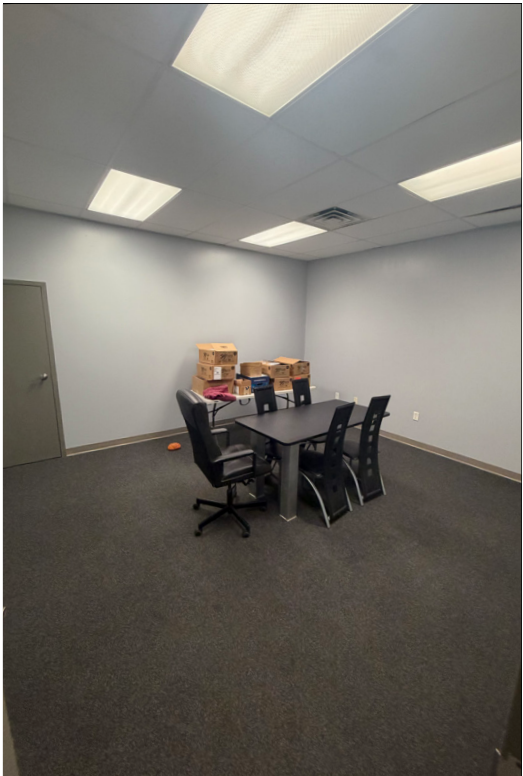
Dillon Claffey
Associate
+1 843 709 2535
dillon.claffey@colliers.com

Property Overview

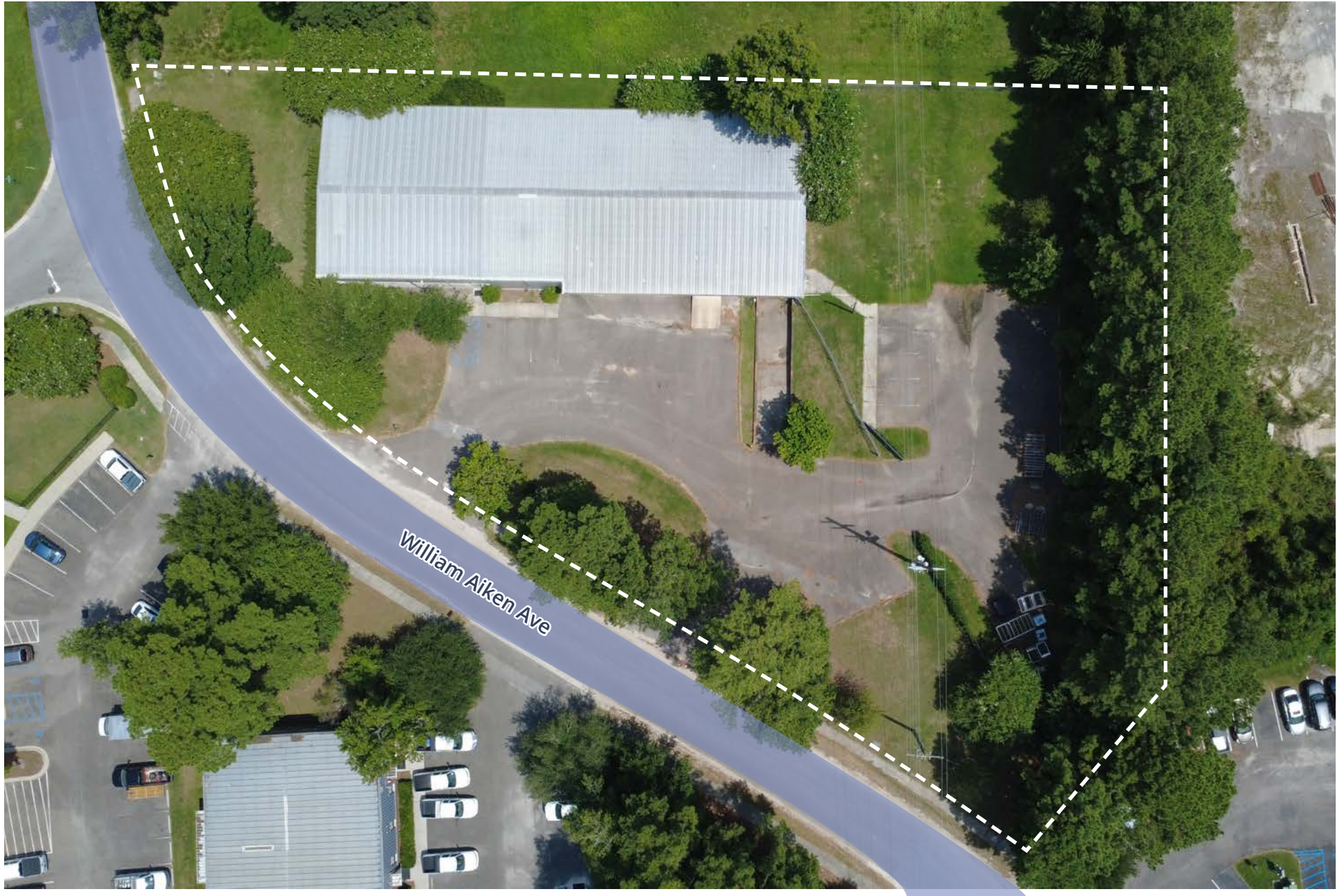
SITE DESCRIPTION:

9580 William Aiken Ave is a 9,900 SF free-standing office/warehouse building on 1.30 acres off Ladson Road, near Highway 78 and Palmetto Commerce Parkway. The building offers ±3,457 SF of office space, including 9 private offices, a conference room, break room, reception area, and 4 restrooms, plus ±6,443 SF of clear-span warehouse with 16'6" minimum clear height and a 13'07" eave height. Loading is flexible, with 1 dock-high door (10'x12'), 1 drive-in door with ramp, and 3 van-height doors (10'x12'). The site includes ample paved parking and yard area, with approximately 0.20 AC of outdoor storage. Zoned M-1 Light Industrial (Charleston County), the property sits in the North Charleston/Ladson/Summerville submarket.

Address	9580 William Aiken Ave, Ladson, SC 29456
Lease Rate	\$14.50 PSF NNN
NNN Fees	Est. \$2.62 PSF
Total SF	±9,900 SF
Laydown Yard	0.20 Acres
TMS/County	390-00-00-245 Charleston County
Zoning	M-1, Light Industrial
Office Size	±3,457 SF
Warehouse Size	±6,443 SF
Clear Height	16' 6"
Eave Height	13' 7"
Van-high doors	Three (3) 10'x12'
Drive-in doors	One (1) with ramp
Dock-high doors	One (1) 10'x12'
Parking	Ample paved spaces



Aerial Overview



Access Overview



Charleston County has completed construction for the Palmetto Commerce Interchange, which enhances commutes by reducing travel times and increasing mobility. Located between U.S. Highway 78 and Ashley Phosphate Road, the interchange connects Weber Boulevard in the Ingleside tract with Interstate 26.

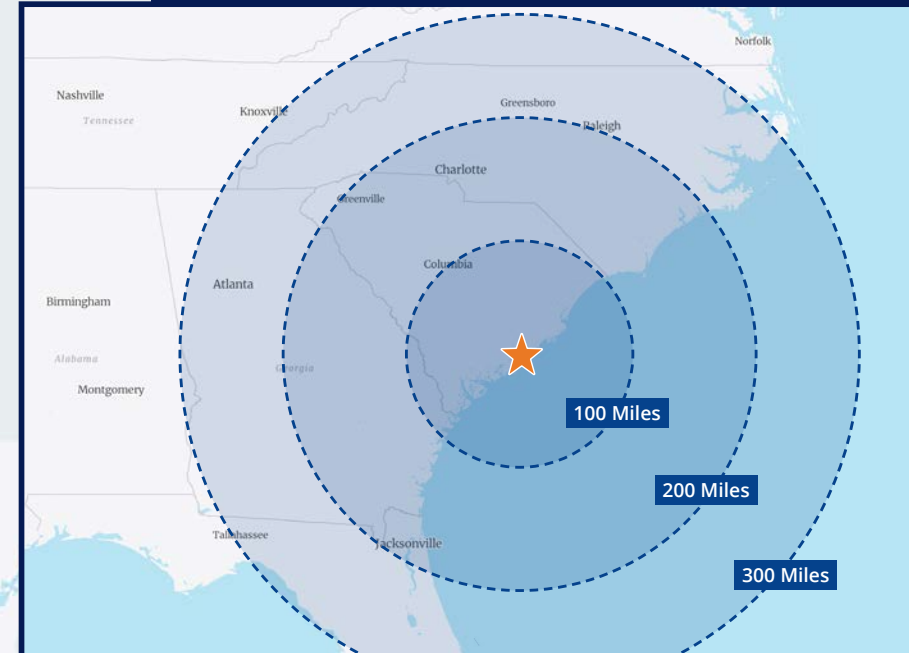
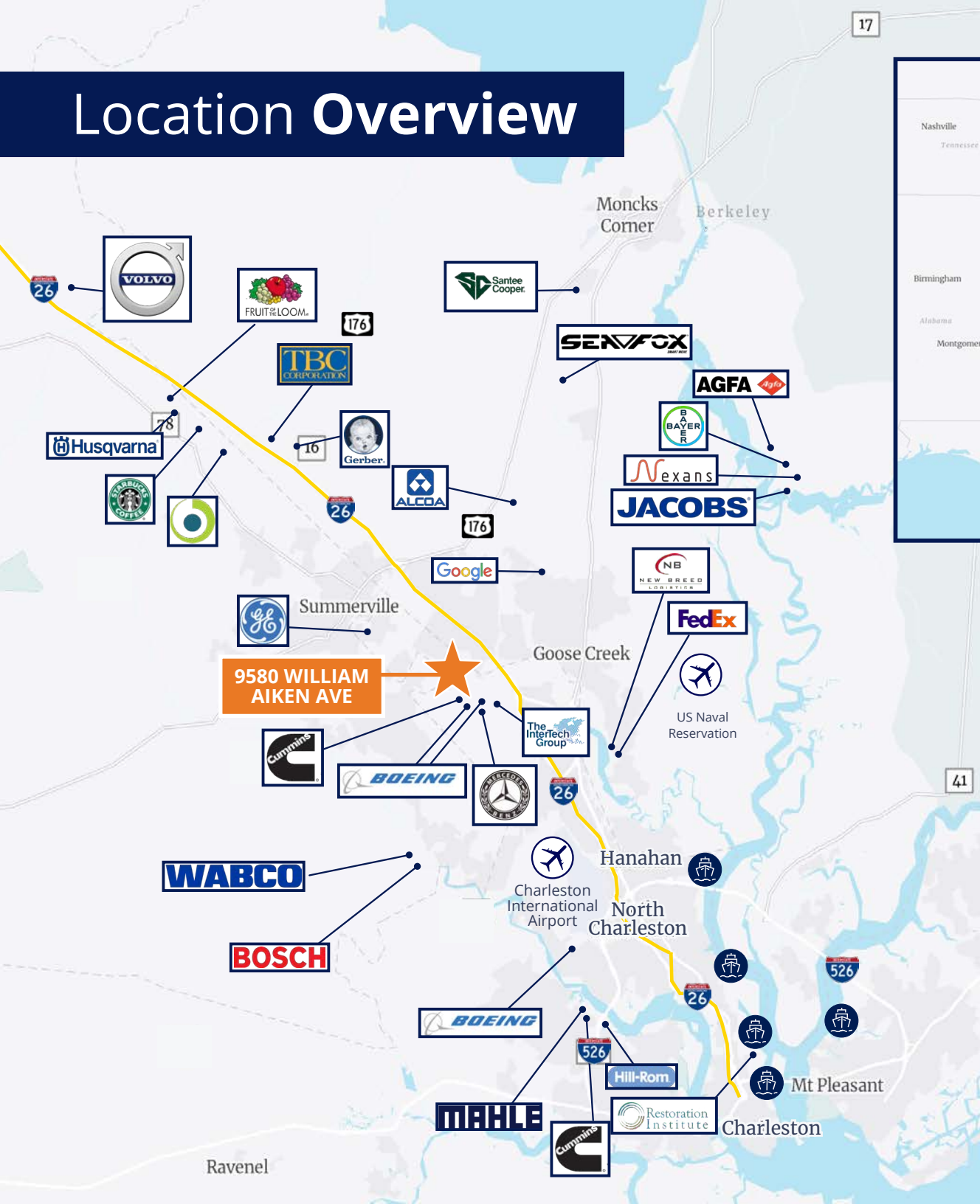
The interchange connects I-26 directly to Palmetto Commerce Parkway and also includes a 10-foot bike and pedestrian path along Weber Boulevard from Ingleside Boulevard to Salamander Drive, crossing I-26.

The project was completed ahead of schedule, as county officials initially expected to finish the interchange in early 2026 but opened November 2025.

INTERCHANGE NOW OPEN



Location Overview



Key Distances

I-26	±2.1 miles
I-526	±8.5 miles
CHS Airport	±11.1 miles
Norfolk Southern & CSX Hubs	±11.1 miles
North Charleston Terminal	±13.8 miles
Veteran's Terminal	±13.8 miles
Leatherman Terminal	±15.4 miles
Columbus Street Terminal	±17.2 miles
Union Pier Terminal	±18.4 miles
Wando Welch Terminal	±20.8 miles
I-95	±39.6 miles
College Park Road	±5.1 miles
Highway 78	±3.3 miles



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CONTACT



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Associate
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Colliers | South Carolina
960 Morrison Drive, Suite 400
Charleston, SC 29403
+1 843 747 1200