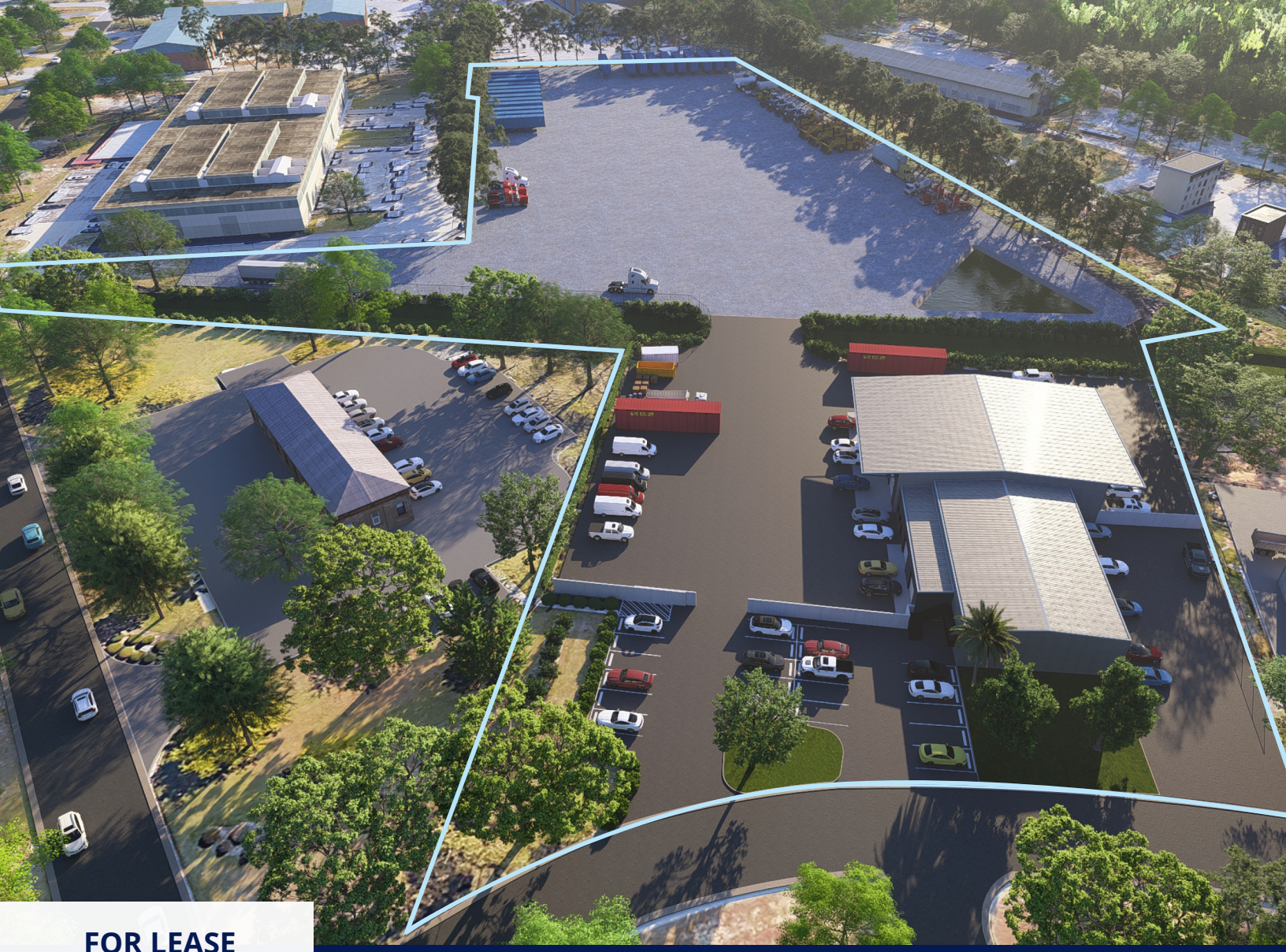

FOR LEASE

3265 Associate Drive | North Charleston, SC 29418

±13,000-SF Industrial Service Facility on **±6.58 Acres** of Land

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Property Improvements

Planned improvements under new ownership include clearing an additional ±2.50 acres for industrial outdoor storage and widening the on-site access point by ±45 feet to improve access for heavy equipment and oversized vehicles. All improvements are expected to be complete by Q4 2026.

BEFORE



AFTER



FOR LEASE

Property Details

3256 Associate Drive | North Charleston, SC 29418

3265 Associate Drive is a ±13,000 SF industrial service facility situated on ±6.58 acres in North Charleston, offering a combination of warehouse, office, and expansive outdoor storage space. The property features approximately ±8,500 SF of warehouse, ±4,500 SF of office, 22’ clear height, multiple drive-through and drive-in doors, and 3-phase power, making it ideal for a range of industrial users. Its large yard area and existing infrastructure support equipment storage and service operations. Conveniently located near I-26 and I-526, the site provides excellent regional accessibility.

Key Specifications

Parcel Size	±6.58 Acres
Zoning	M-1 Light Industrial
Lease Rate	$49,500/Month NNN
Building Size	±13,000 SF
Warehouse Size	±8,500 SF
Office Size	±4,500 SF
Ceiling Height	22’
Power	240V / 600 Amp, 3-Phase
Loading	6 drive-through doors (14’ x 16’), 2 drive-in doors (12’ x 10’), 1 concrete dock platform
Fuel Storage	2,000-Gal. Steel Diesel Tank (AST)
Drainage	Trench Drain with Oil-Water Separator





Property Photos

Interior



Interior



Exterior



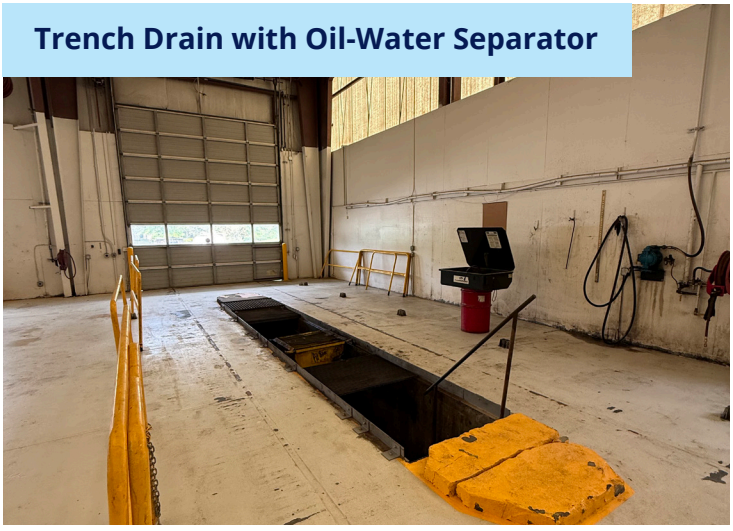
Exterior



2,000-Gal Steel Diesel Tank (AST)



Trench Drain with Oil-Water Separator



Location Overview



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