

FOR LEASE

±80,350-SF Industrial Facility on **±6.6 Acres** in Prime Ladson Location

9581 Palmetto Commerce Pkwy,
Ladson, SC 29456

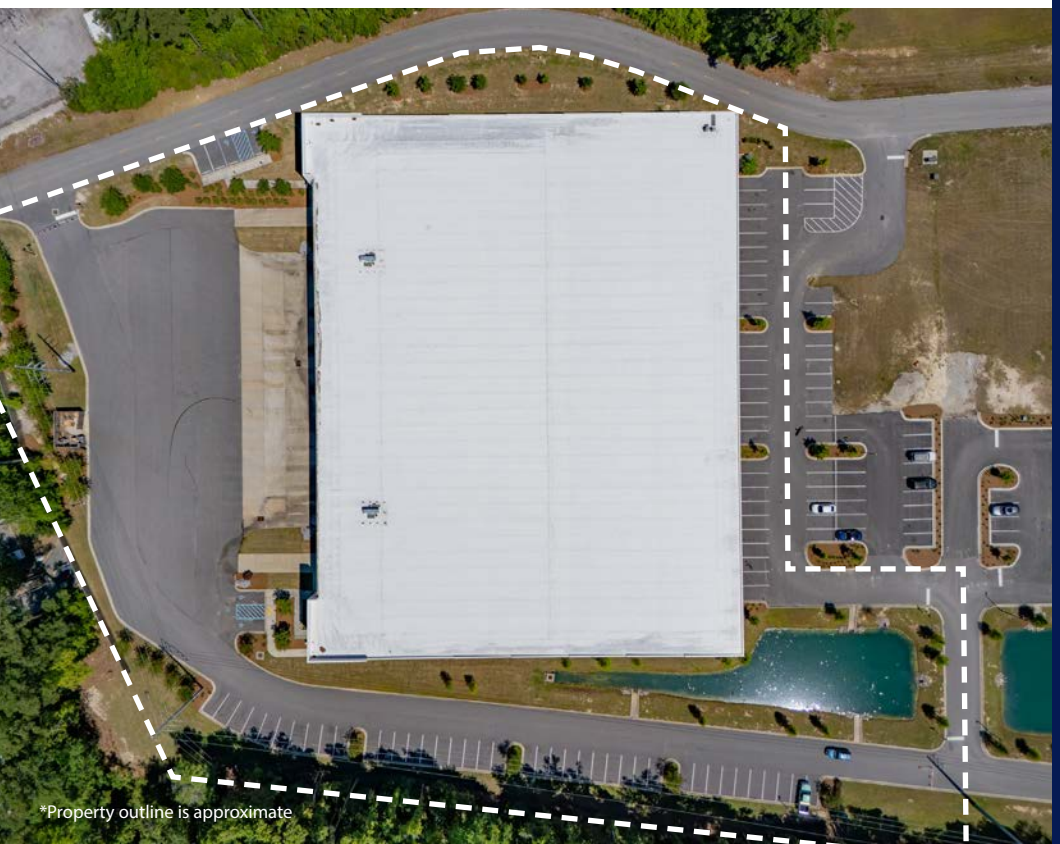
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Property Overview

Located at 9581 Palmetto Commerce Parkway, this ±80,350 SF Class A industrial facility is available for lease in one of Ladson's most sought-after industrial corridors. Built in 2022 and situated on ±6.6 acres, the property is ideally suited for distribution, logistics, or light manufacturing users seeking modern specifications and excellent regional connectivity.

The building features ±1,648 SF of office space, a 30' clear height, and a highly efficient 50' x 50' column spacing. Loading is optimized with fourteen (14) dock-high doors and two (2) drive-in doors, complemented by 3-phase power (1,600 AMP) to support a wide range of industrial operations. The facility is fully sprinklered with an ESFR system for enhanced safety and compliance.

Key Highlights

Ample on-site parking, includes 74 paved spaces (expandable to 110)

Fourteen (14) dock-high doors with levelers and two (2) drive in doors

Class A industrial facility built in 2022 in prime location

Property Details

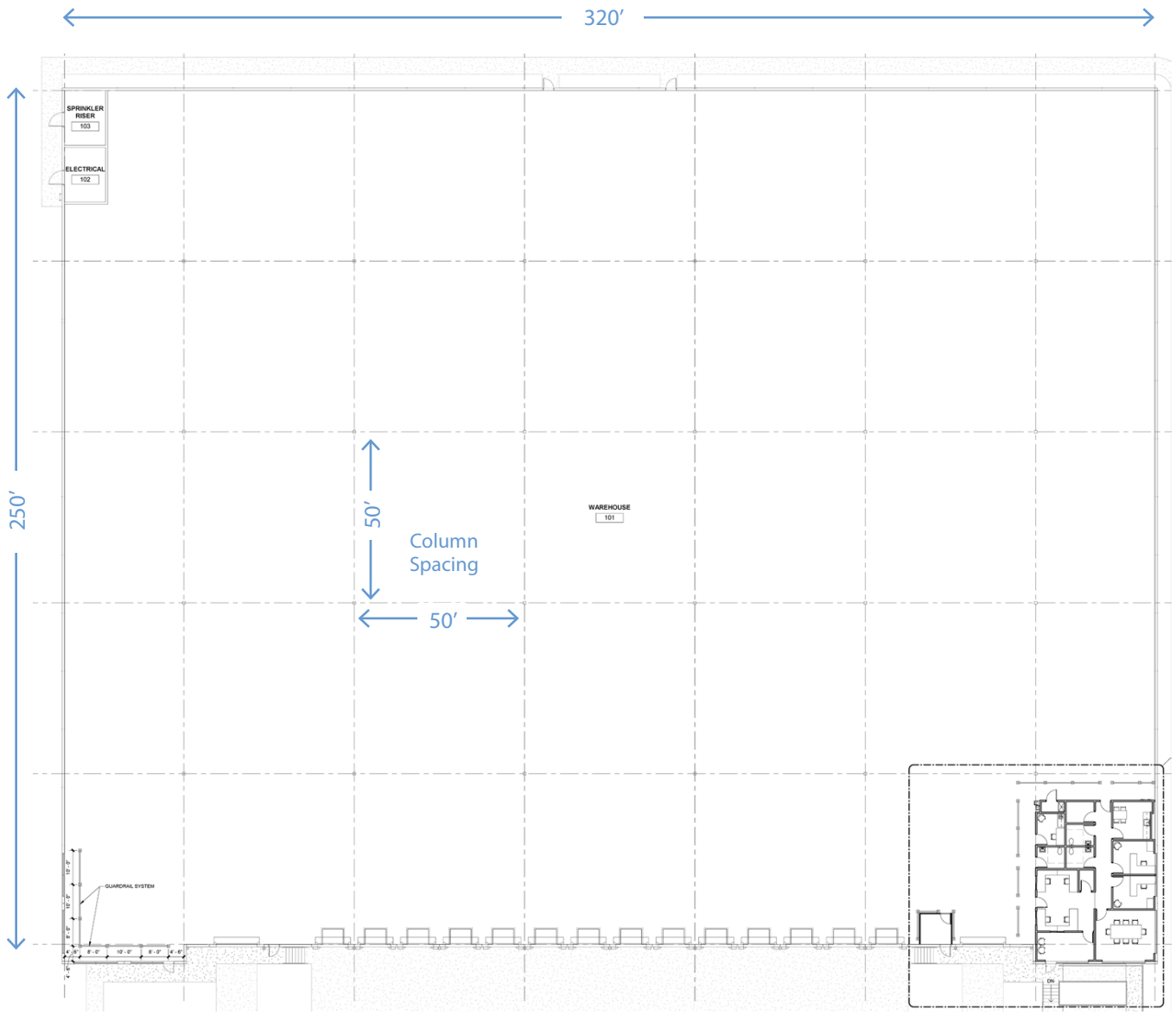
Address	9581 Palmetto Commerce Pkwy, Ladson, SC 29456
Lease Rate	$8.95 PSF NNN
NNN Expenses	$2.85 PSF
TMS #	393-00-00-020
Zoning	M-1 Light Industrial (City of North Charleston)
Year Built	2022
Total Building Area	±80,350 SF
Office Area	±1,648 SF
Total Acreage	±6.6 Acres
Clear Height	30’
Column Spacing	50’x50’
Slab	6” thick - 4,000 PSI
Dock Doors	Fourteen (14) 9’x10’ OHDs at 48” dock heights
Levelers	Fourteen (14) mechanical - 35,000 lb. capacity (6’x6’ with 16”lip)
Drive-In Doors	Two (2) 12’x14’ served by 12’ wide concrete ramp
Dock Equipment	Dock seals, bumpers, z-guards, (13) quad outlets on dock wall
Power	3-Phase, 1,600 AMP, 480V
Lighting	LED high-bay - 30 foot-candles at 36” above finished floor
HVAC	Three (3) gas-fired make-up air units; two (2) 24’ HVLs fans in speed bay
Sprinkler	ESFR
Office Configuration	Private offices, conference room, open workspace and full breakroom
Restrooms	Two (2) ADA office restrooms; One (1) warehouse unisex
Parking	74 designated paved spaces (expandable to 110) + additional outparcel parking available





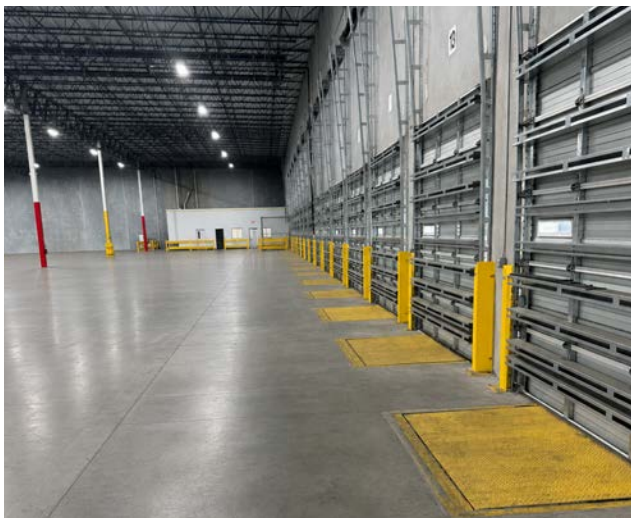


Floor Plan


320′
250′
SPRINKLER RISER
103
ELECTRICAL
102
WAREHOUSE
101
50′
Column Spacing
50′
GUARDRAIL SYSTEM







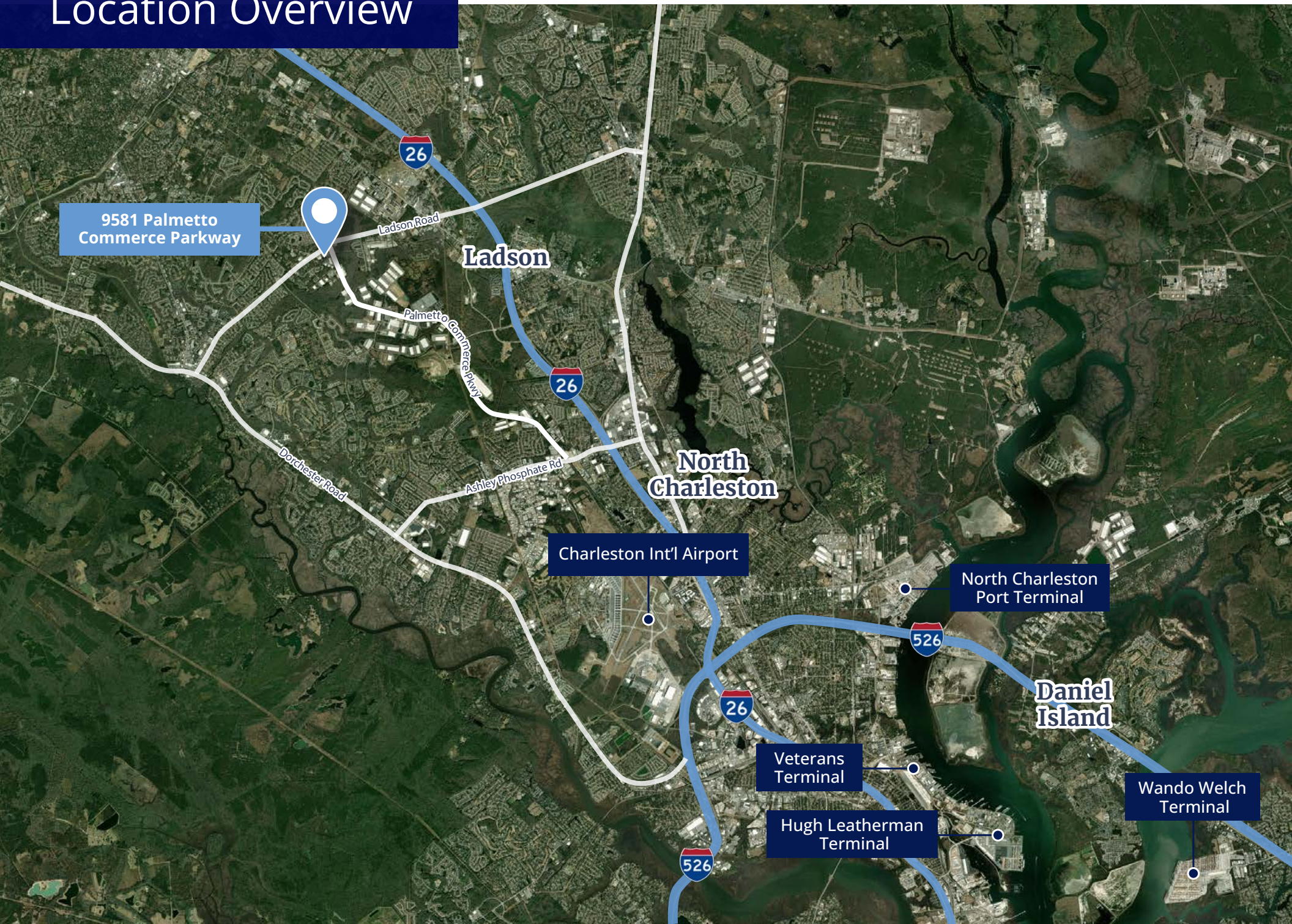
Aerial Overview



Market Overview



Location Overview



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