

FOR LEASE

±10,000-SF Industrial Space Available in North Charleston

7289 Spa Road, Unit B, North Charleston, SC 29418

Thomas Buist, SIOR
Senior Vice President
+1 843 442 3888
thomas.buist@colliers.com

Colliers



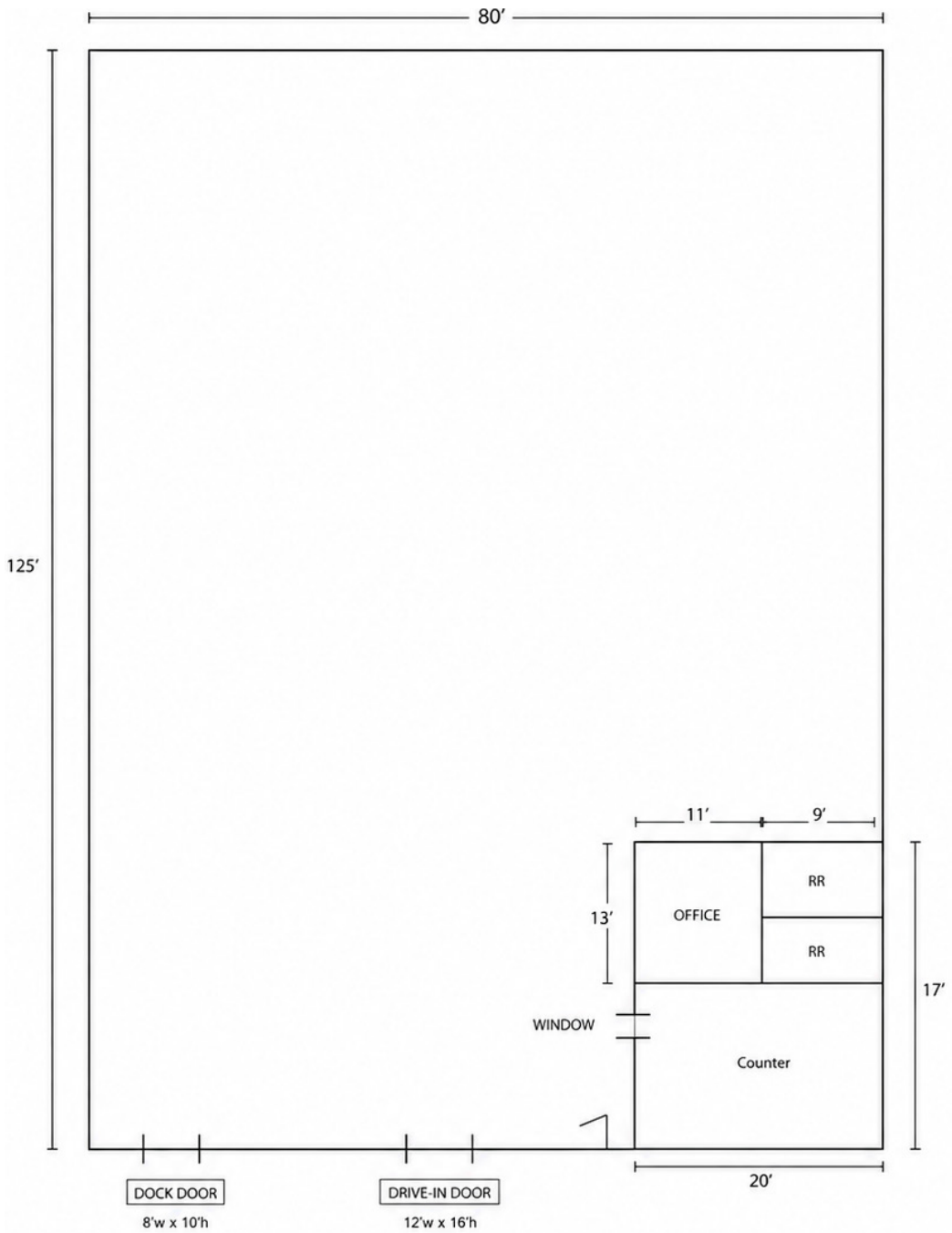


Property Overview

7289 Spa Road is a ±10,000-SF distribution warehouse, conveniently located within one mile of I-26. This unit is comprised of ±600 SF of office space (one office, one restroom and counter/open area) and ±9,400 SF of warehouse space (with one additional restroom). In 2022, the Landlord renovated the parking lot striping, restrooms, siding paint and sprinkler installation. Occupancy begins around February 1, 2027.

The property is located within a small industrial corridor off Ashley Phosphate Road, less than one mile from I-26, in close proximity to all Charleston Port Terminals and ±10 minutes from the airport.

Space available	±10,000 SF
Lease rate	$14 PSF, NNN
2025 TICAM	$1.88 PSF
TMS #	778-01-00-029
Zoning	Light Industrial
Columns	20'W X 42'D
Clear height	18'-24'
Eave height	20'
Center height	24'
Dock high doors	One (1) 8'W X 10'H with an edge of dock leveler
Drive-in doors	One (1) 12'W X 16'H
Floors	6" concrete
Floor levels	One (1) over office storage
HVAC	Office only
Gas	Available
Power	3-Phase power
Sprinkler	Yes - wet system
Roof/walls	Insulated metal
Year built/renovated	1985/2022
Restrooms	Two (2)
Lighting	New T-4 lights


80'
125'
11'
9'
13'
OFFICE
RR
RR
17'
WINDOW
Counter
20'
DOCK DOOR
8'w x 10'h
DRIVE-IN DOOR
12'w x 16'h

7289 SPA ROAD, UNIT B



NORTH CHARLESTON PORT TERMINAL

CHARLESTON INT'L AIRPORT

BOEING

VETERANS TERMINAL

HUGH LEATHERMAN TERMINAL

WANDO WELCH TERMINAL

COLUMBUS STREET TERMINAL

UNION PIER

Thomas Buist
Senior Vice President
+1 843 442 3888
thomas.buist@colliers.com

Colliers | South Carolina
960 Morrison Dr, Ste 400
Charleston, SC 29403
+1 843 747 1200

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