

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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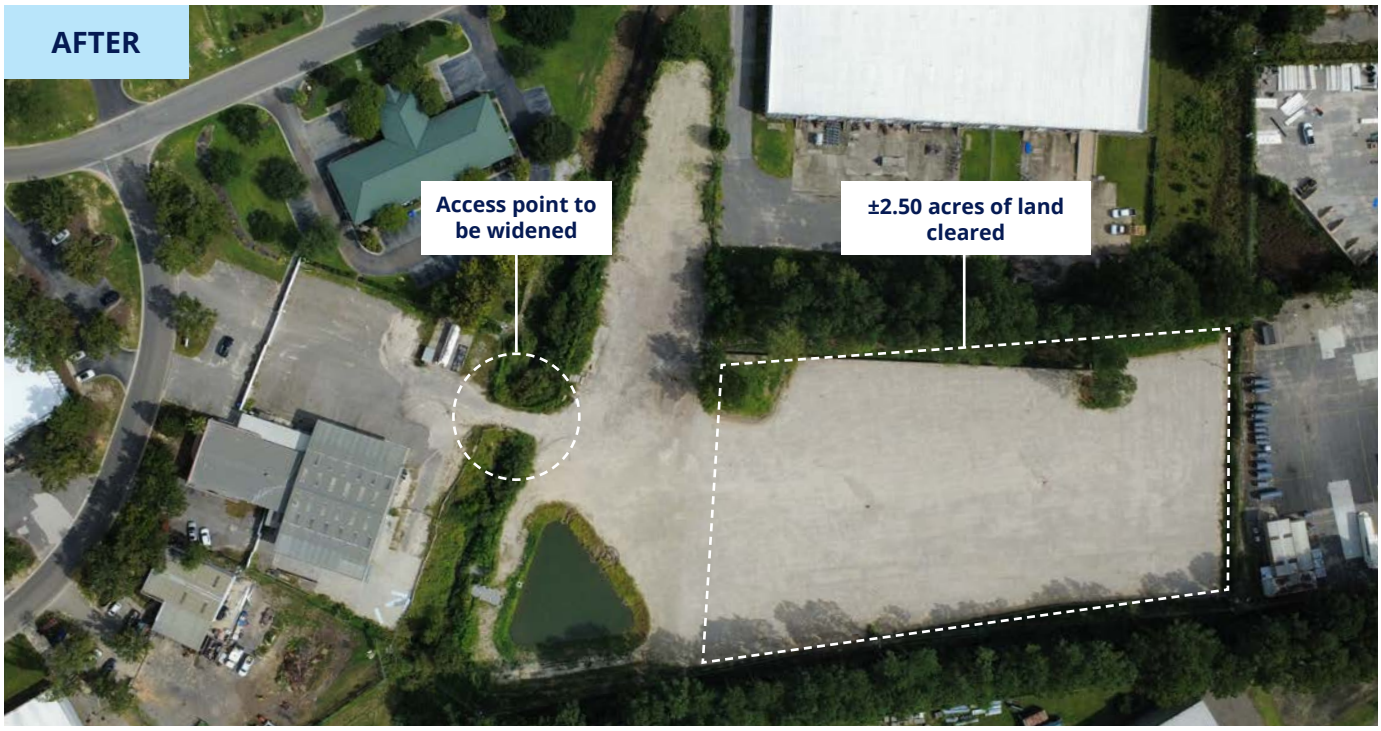
Property Improvements

Property 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. The additional ±2.50 acres have been cleared, with the access point widening expected to be complete by November 2026.

BEFORE



AFTER



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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	Contact Agent
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



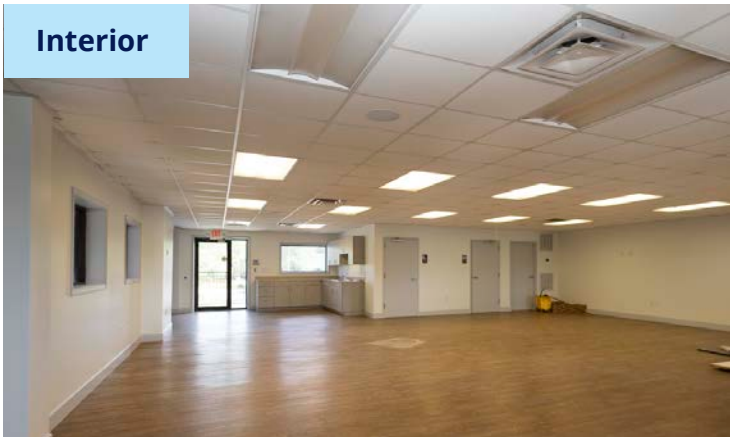


Property Photos

Interior



Interior



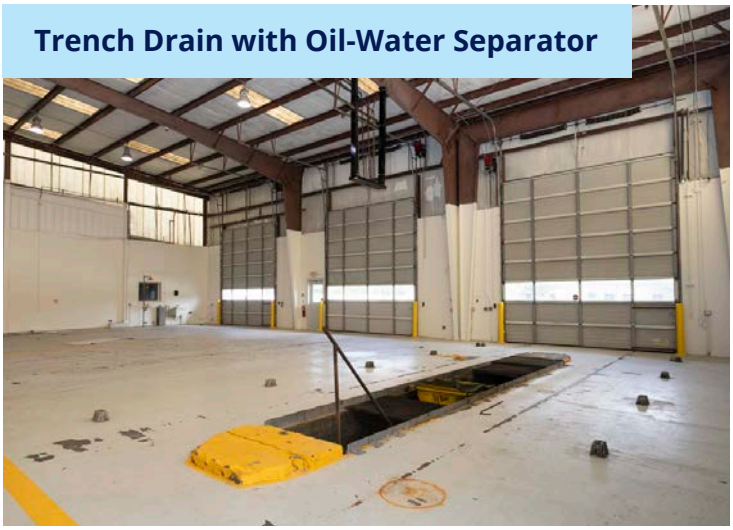
Exterior



2,000-Gal Steel Diesel Tank (AST)



Trench Drain with Oil-Water Separator



Warehouse



Interior



Exterior



Location Overview




North Charleston Port Terminal
526
Daniel Island
Hugh Leatherman Terminal
Wando Welch Terminal
Columbus Street Terminal
Charleston



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