



FOR LEASE

Multiple Industrial Suites with Adjacent Laydown Yard Available

3430 Buffalo Ave
North Charleston, SC 29418

- Availability:
 - C: $\pm 2,470$ SF (coming Feb. 2026)
 - D: $\pm 2,479$ SF
 - E: $\pm 1,232$ SF
 - G: $\pm 1,863$ SF
- 1-acre laydown yard adjacent to building also available for lease (± 0.25 - ± 1 ac)
- Zoned M-1 light industrial within City of North Charleston



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Property Overview

3430 Buffalo Avenue is a light industrial facility located within the City of North Charleston. The property includes eight (8) industrial suites and a 1-acre adjacent laydown yard. Currently, there are four (4) available suites:

Space	Size
Suite C (<i>available Feb. 2026</i>)	±2,470 SF
Suite D	±2,497 SF
Suite E	±1,232 SF
Suite G	±1,863 SF
Laydown	±0.25 - ±1 ac

This space is ideal for contractors, service providers or any users that need a mix of conditioned workspace and outdoor storage.

Location Overview

The property is located within the City of North Charleston and zoned M-1 light industrial. It is just south of the I-26/I-526 split, providing easy access to both for tenants and customers.

Demographics



Population: ±138,511
Households: ±59,111



Interstate Access:
4 minutes to I-26
5 minutes to I-526



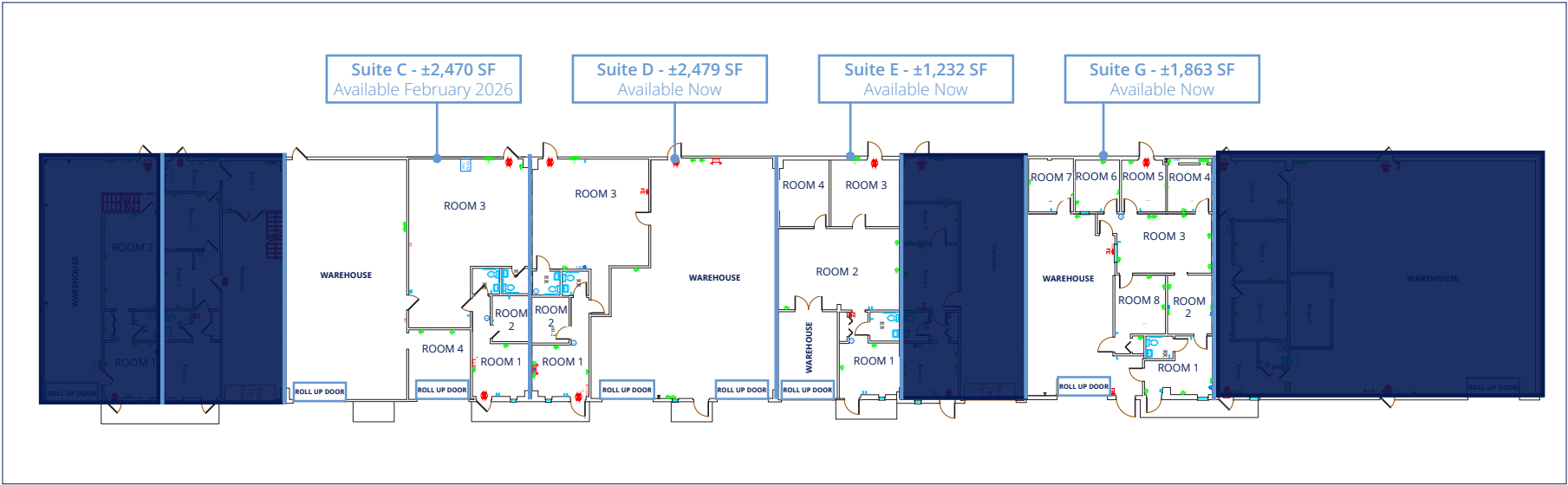
Avg. HHI: \$94,873
Total Employees:
±96,457

Property Details

Address	3430 Buffalo Ave, North Charleston, SC 29418	Building size	±15,051 total SF (divided into 8 suites)
Lease rate	\$20.00 / SF	Drive-in doors	Ten (10) 10' x 12' Each suite has 1-2 drive-in door(s)
NNN fees	Contact broker	Clear height	13.5'
Area	2.06 acres	Power	Single phase, 200 amp
Available	Industrial spaces: ±1,232 - ±3,237 SF Laydown yard: ±0.25 - ±1 ac	HVAC	Fully air conditioned interior
Suites	C - ±2,470 SF (<i>available February 2026</i>) D - ±2,497 SF E - ±1,232 SF G - ±1,863 SF	Zoning	M-1 light industrial (City of North Charleston)



Availability and Site Plan



Charleston Overview



3430 Buffalo Ave | North Charleston, SC

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