

FOR LEASE

±1,000-4,000 SF of Flex Warehouse with Laydown Yard

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2894 Pringle St | North Charleston, SC

A newly renovated flex property offering two available suites totaling up to ±4,000 SF. Unit C consists of ±3,000 SF and Unit D consists of ±1,000 SF, with suites available individually or together. The property features warehouse and office space, loading access, restrooms, and direct access to a ±0.3-acre parking and laydown yard, ideal for distribution, storage, service-based businesses, or contractor operations.

Located ±1.4 miles from I-26 and ±1.7 miles from I-526, the property provides strong regional connectivity for logistics and service-based tenants. The site sits along the Ashley River waterfront with proximity to area breweries.

Availabilities:

UNIT C	±3,000 SF	\$16.00 PSF, NNN
UNIT D	±1,000 SF	\$16.00 PSF, NNN
LAYDOWN YARD	±0.3 Acres	\$2,000/Month

For Lease | 2894 Pringle Street

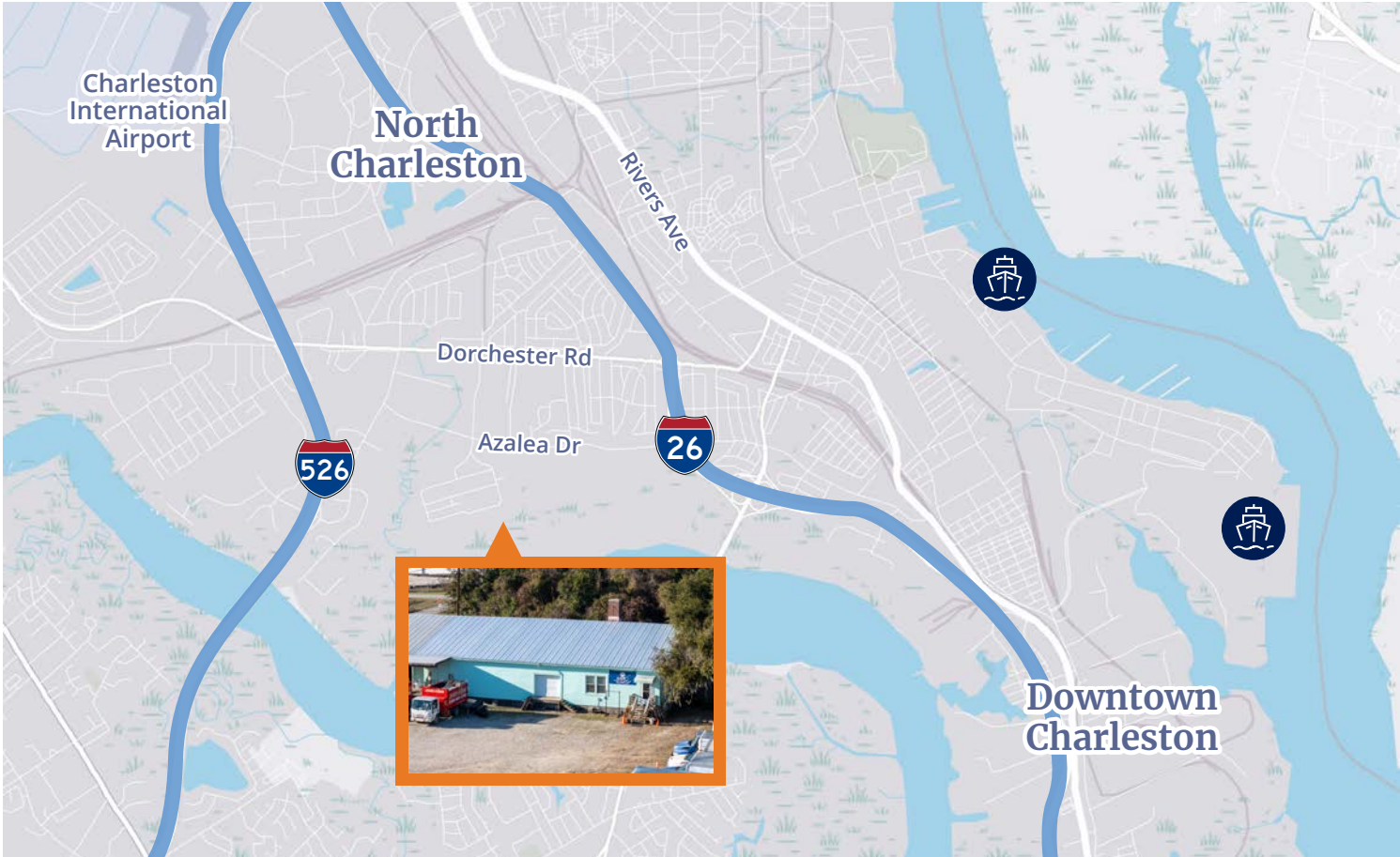
Property Specifications

Address	2894 Pringle Street, North Charleston, SC 29405
Total Space Available	±1,000 - 4,000 SF *Unit C and D can be combined for a total of ±4,000 SF
Parcel ID	412-11-00-002
Zoning	M-1 Light Industrial (City of North Charleston)
Laydown Yard	±0.3 AC
Parking	8 total spaces

Unit Breakdown:	Size:	Lease Rate PSF:	Est. NNN Fees:
*UNIT C	±3,000 SF	\$16.00 PSF NNN	\$3.00 PSF
*UNIT D	±1,000 SF	\$16.00 PSF NNN	\$3.00 PSF
LAYDOWN YARD	±0.3 Acres	\$2,000/Month	-

*Unit C and D can be combined for a total of ±4,000 SF

Location Overview



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Property Images

Storage Room



Office Space



±0.3-Acre Laydown Yard



Flex/Warehouse



Flex/Warehouse





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