



**FOR SALE OR LEASE**

# ±7,800-SF Industrial Building With Large Laydown Yard

**7329 Spa Rd, North Charleston, SC 29418**

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960 Morrison Dr, Ste 400  
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# Property Overview

## Building Specifications

|                           |                             |
|---------------------------|-----------------------------|
| <b>Sale Price</b>         | \$2,025,000                 |
| <b>Lease Rate</b>         | \$14.00 PSF NNN             |
| <b>Estimated NNN fees</b> | \$1.92/SF                   |
| <b>Building size</b>      | ±7,800 SF                   |
| <b>Land size</b>          | ±0.90                       |
| <b>Year built</b>         | 1976 (renovated 2026)       |
| <b>TMS #</b>              | 478-01-00-018               |
| <b>Eave height</b>        | 16'                         |
| <b>Clear height</b>       | 20'                         |
| <b>Drive-in doors</b>     | (2) 14'X12' and (1) 16'x12' |
| <b>Office</b>             | ±600 SF                     |
| <b>Parking</b>            | 8 Spaces                    |
| <b>Zoning</b>             | M-1 light industrial        |
| <b>County</b>             | Charleston                  |
| <b>HVAC</b>               | New (in office)             |
| <b>Lighting</b>           | LED                         |
| <b>Roofing</b>            | TPO (2026)                  |
| <b>Power</b>              | 3-Phase                     |



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# Building Photos

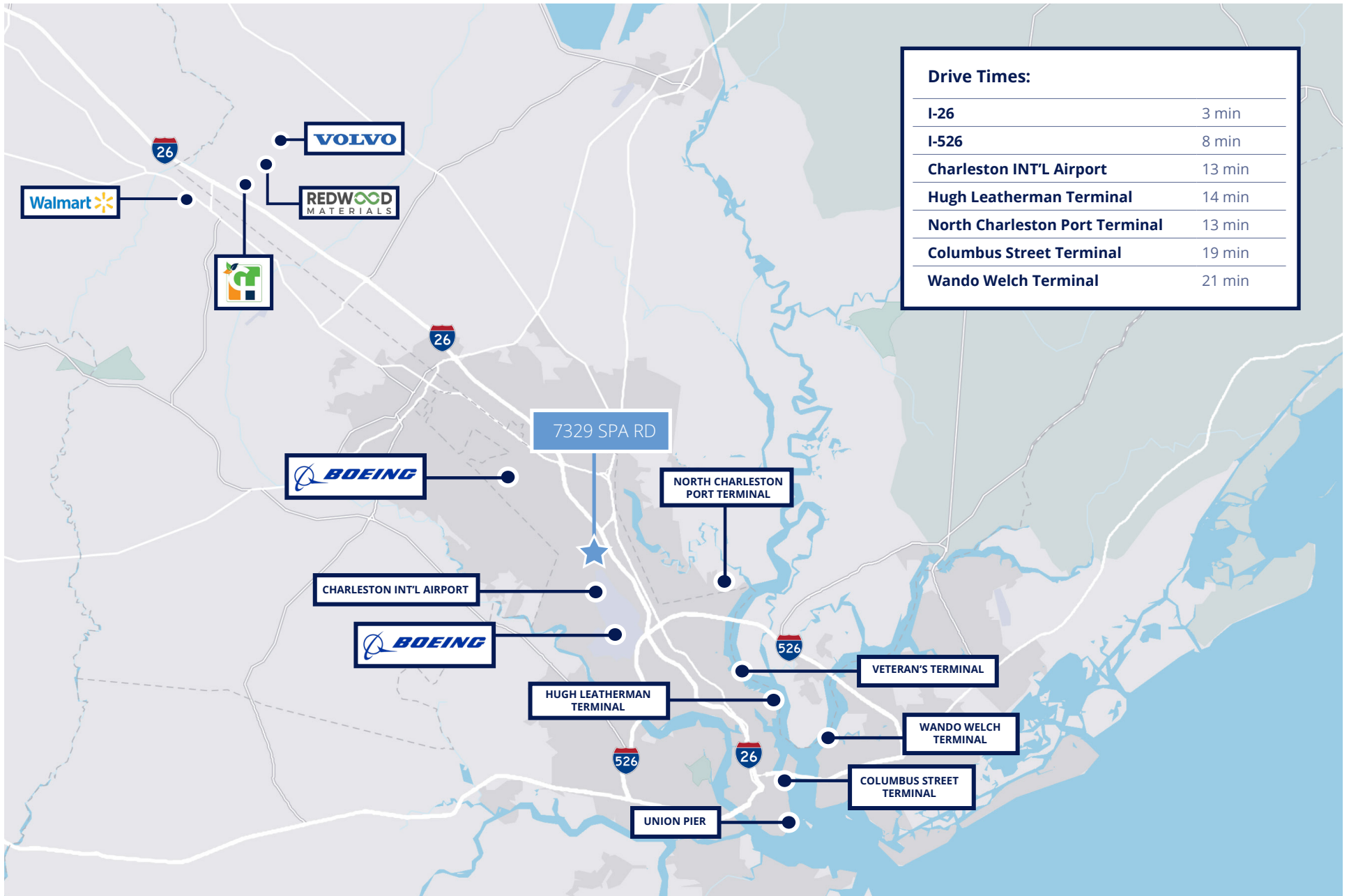
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# Aerial Overview



# Location Overview





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