

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:

|               |           |                   |
|---------------|-----------|-------------------|
| <b>UNIT C</b> | ±3,000 SF | \$3,500/Month NNN |
| <b>UNIT D</b> | ±1,000 SF | \$2,400/Month NNN |

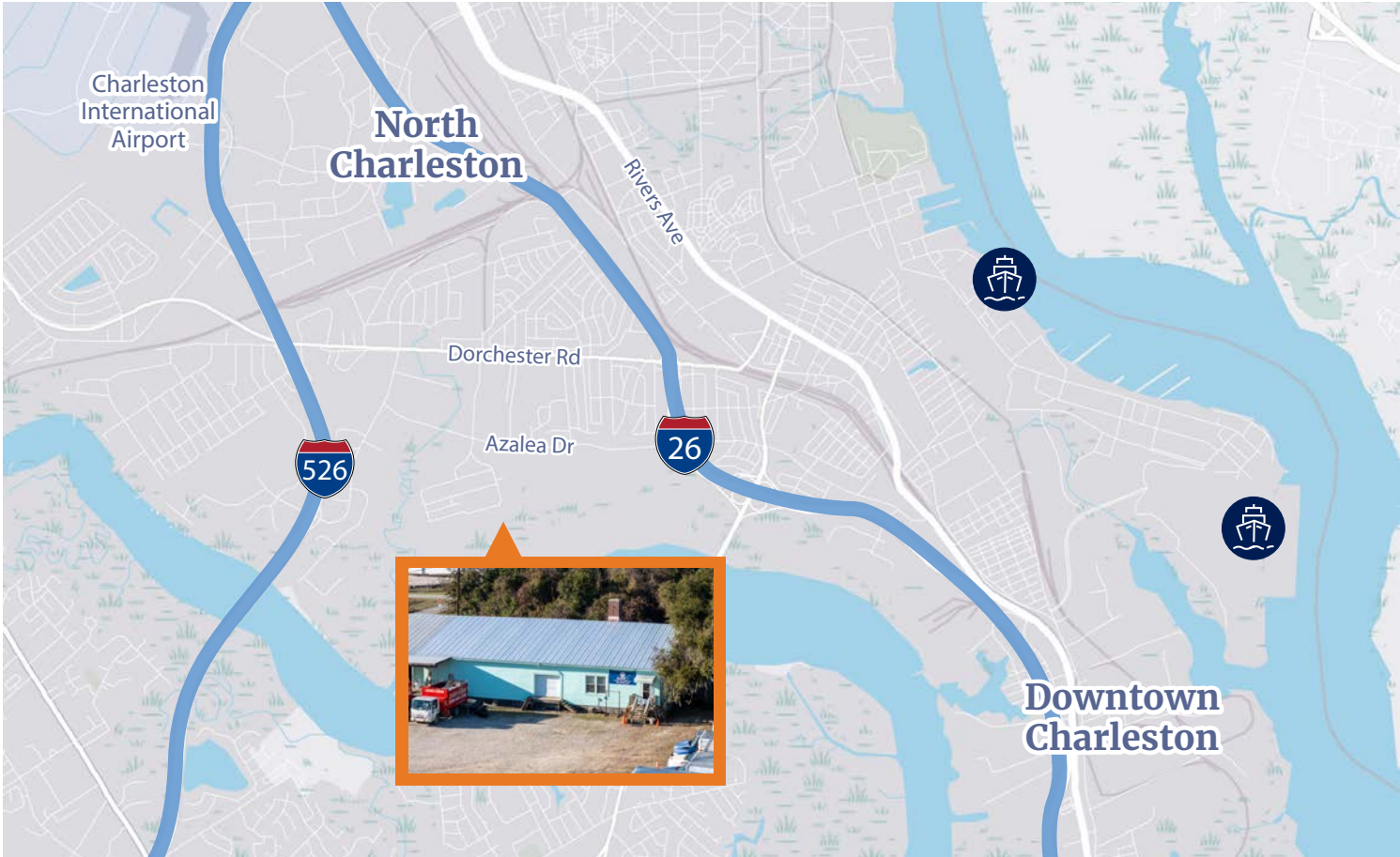
# Property Specifications

|                       |                                                                                            |
|-----------------------|--------------------------------------------------------------------------------------------|
| Address               | 2894 Pringle Street, North Charleston, SC 29405                                            |
| Total Space Available | ±1,000 - 4,000 SF<br><small>*Unit C and D can be combined for a total of ±4,000 SF</small> |
| 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 per month: | Est. NNN Fees:          |
|-----------------|-----------|-----------------------|-------------------------|
| *UNIT C         | ±3,000 SF | \$3,500/Month NNN     | \$3.00 PSF (±\$750/Mo.) |
| *UNIT D         | ±1,000 SF | \$2,400/Month NNN     | \$3.00 PSF (±\$250/Mo.) |

\*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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