



FOR LEASE

±80,350-SF
Industrial Facility
on **±6.6 Acres** in
Prime Ladson
Location

9581 Palmetto Commerce Pkwy,
Ladson, SC 29456



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Property Overview

Located at 9581 Palmetto Commerce Parkway, this $\pm 80,350$ SF Class A industrial facility is available for lease in one of Ladson's most sought-after industrial corridors. Built in 2022 and situated on ± 6.6 acres, the property is ideally suited for distribution, logistics, or light manufacturing users seeking modern specifications and excellent regional connectivity.

The building features $\pm 1,648$ SF of office space, a 30' clear height, and a highly efficient 50' x 50' column spacing. Loading is optimized with fourteen (14) dock-high doors and two (2) drive-in doors, complemented by 3-phase power (1,600 AMP) to support a wide range of industrial operations. The facility is fully sprinklered with an ESFR system for enhanced safety and compliance.

Key Highlights



Ample on-site parking, includes 98 surface spaces



Fourteen (14) dock-high doors with levelers and two (2) drive in doors



Class A industrial facility built in 2022 in prime location



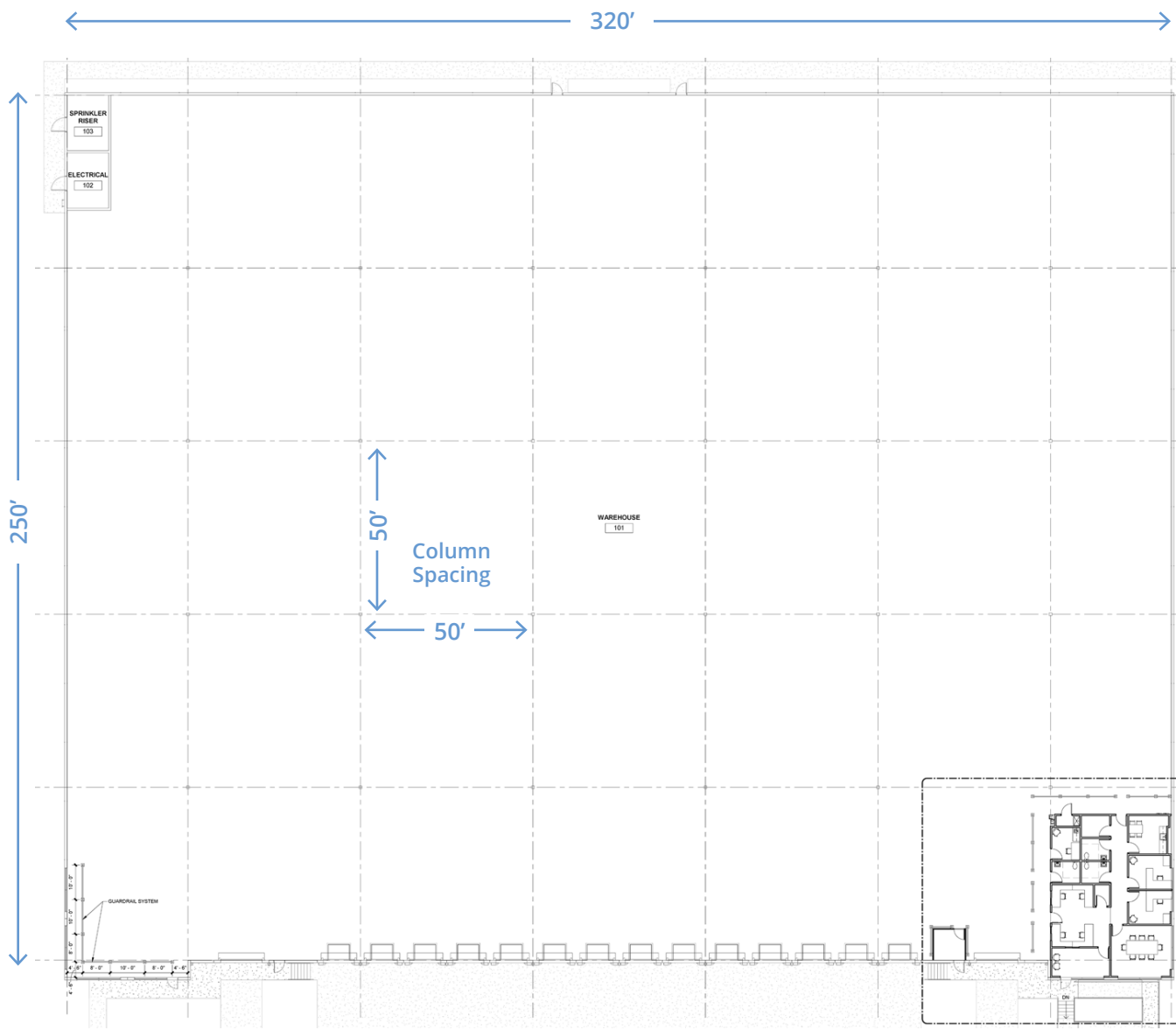
**Property outline is approximate*

Property Details

Address	9581 Palmetto Commerce Pkwy, Ladson, SC 29456
Lease Rate	\$8.95 PSF NNN
NNN Expenses	\$2.80 PSF
TMS #	393-00-00-020
Zoning	M-1 Light Industrial (City of North Charleston)
Year Built	2022
Total Building Area	±80,350 SF
Office Area	±1,648 SF
Total Acreage	±6.6 Acres
Clear Height	30'
Column Spacing	50'x50'
Slab	6" thick - 4,000 PSI
Dock Doors	Fourteen (14) 9'x10' OHDs at 48" dock heights
Levelers	Fourteen (14) mechanical - 35,000 lb. capacity (6'x6' with 16"lip)
Drive-In Doors	Two (2) 12'x14' served by 12' wide concrete ramp
Dock Equipment	Dock seals, bumpers, z-guards, (13) quad outlets on dock wall
Power	3-Phase, 1,600 AMP, 480V
Lighting	LED high-bay - 30 foot-candles at 36" above finished floor
HVAC	Three (3) gas-fired make-up air units; two (2) 24' HVLs fans in speed bay
Sprinkler	ESFR
Office Configuration	Private offices, conference room, open workspace and full breakroom
Restrooms	Two (2) ADA office restrooms; One (1) warehouse unisex
Parking	98 Surface spaces



Floor Plan



Aerial Overview

↗ HWY 78 - 1.9 Miles
I-26 - 2.6 Miles



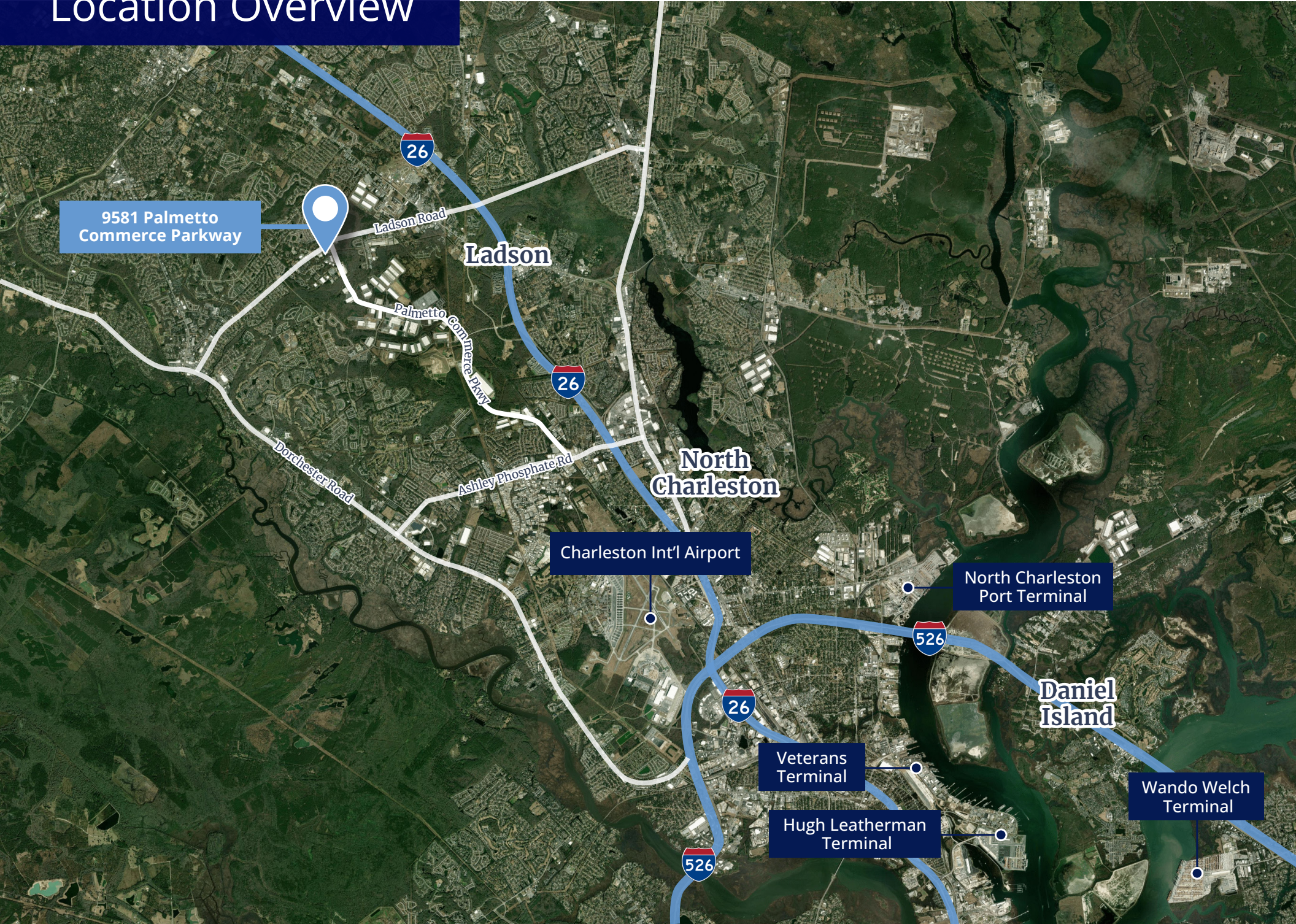
LADSON ROAD

PALMETTO COMMERCE PKWY

±1 ACRE
OUTPARCEL
AVAILABLE



Location Overview



9581 Palmetto
Commerce Parkway

Ladson

North
Charleston

Charleston Int'l Airport

North Charleston
Port Terminal

Daniel
Island

Veterans
Terminal

Hugh Leatherman
Terminal

Wando Welch
Terminal

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