

World Trade Center® Charleston

4500 Leeds Ave
North Charleston, SC 29405



South Carolina
Department of Commerce

Just right for business.

County	Charleston
Municipality	City
Zoning	Heavy Industrial (M1 & M2)
Tax Map ID	410-00-00-005, 410-00-00-081
Landuse	Mixed Use (N) Heavy Industrial (S) Interstate (E) Mixed Use (W)

Pricing

Pricing	For Lease
Annual Lease Rate	\$7.50 to \$10.95/sqft/year

Details

Tenancy	Multi-Tenant (2+ Buildings)
Year Built	1964
Building Condition	Good
Total Building Area	1,045,181 Sq Ft
Site Size	79.26 Acres
Building Dimensions	Non-Traditional
Slab Thickness	6"
Wall Materials	Concrete, Masonry, Metal



Utilities

Water Provider	Charleston Water System
Wastewater Provider	Privately Owned On-Site Treatment Plant
Natural Gas Provider	Dominion Energy (Connected)
Telecomm Provider	AT&T
Electric Provider	Dominion Energy
Alternative Gases	Propane

Transportation

Road Serving Building	Leeds Avenue (4 Lanes)	Rail Access	No
Runway Access	No	Barge Access	No
Nearest Commercial Airport	Charleston International (5.00 Miles)	Nearest Marine Port	Charleston (8.00 Miles)
Nearest Inland Port	Dillon Inland Port (134.00 Miles)	Nearest Intermodal Yard	CSX Charleston (4.00 Miles)

Available Space Information Suite 123F +30,000 SF Move-In Ready Manufacturing Space & Adjacent Offices

Available Area	44,577 Sq Ft	Minimum Area	30,000
Office Area	14,577 Sq Ft	Heated Area	100%
Air Conditioned Area	100%	Fire Suppression	Wet - 100%
Lighting	Other	Clear Height Range	18' - 22'
Drive-In Doors	1	Dock Doors	1
Approximate Auto Space Parking	1300	Approximate Trailer Parking	10
Most Recent Use	Manufacturing		

Available Space Information Suites 101F-105F Industrial Flex-Boxes 1-5: 17,918sf up to 89,623sf+ Manufacturing Space

Available Area	89,623 Sq Ft	Minimum Area	17,918
Office Area	None Present	Heated Area	100%
Air Conditioned Area	100%	Fire Suppression	Wet - 100%
Lighting	LED	Clear Height Range	18' - 22'
Drive-In Doors	5	Dock Doors	5
Approximate Auto Space Parking	1300	Approximate Trailer Parking	10

Most Recent Use

Manufacturing

Available Space Information Building 108B (12,029sf) Fully Conditioned Stand-Alone Warehouse

Available Area	12,029 Sq Ft	Minimum Area	Not Subdividable
Office Area	439 Sq Ft	Heated Area	Office Only
Air Conditioned Area	100%	Fire Suppression	Wet - 100%
Lighting	Fluorescent	Clear Height Range	17' - 25'
Drive-In Doors	4	Dock Doors	3
Approximate Auto Space Parking	5	Approximate Trailer Parking	1
Most Recent Use	Distribution/Warehouse		

Available Space Information Suite 131F (25,000sf) Fully Conditioned Manufacturing Space, Move-In Ready

Available Area	25,000 Sq Ft	Minimum Area	Not Subdividable
Office Area	850 Sq Ft	Heated Area	Office Only
Air Conditioned Area	100%	Fire Suppression	Wet - 98%
Lighting	Fluorescent	Clear Height Range	17' - 21'
Drive-In Doors	5	Dock Doors	1
Approximate Auto Space Parking	1300	Approximate Trailer Parking	10
Most Recent Use	Distribution/Warehouse		

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