CHARLESTON INDUSTRIAL

Available Properties

CORE COMMERCIAL PARTNERS LLC



25,000 SF

1007-A Trident Street

BUILDING
Warehouse / distribution · 2,470 SF office

CLEAR HEIGHT
24' eave · built-up roof

LOADING
80' dock w/ access ramp · 2 truck doors · 12' × 14' grade door

BAY & SYSTEMS
25' × 50' typical bay · ADT alarm & sprinkler · Zoned M-1



32,000 SF

7381 E Spartan · Unit B

BUILDING
31,620 SF warehouse · 380 SF office

CLEAR HEIGHT
20' eave · 28' center

LOADING
50' dock w/ 5 truck bays · two 10' × 12' dock doors · 14' × 14' drive-in door

BAY & POWER
25' × 50' bays · 3-phase 400A / 600V



49,074 SF

1004 Trident Street

CLEAR HEIGHT
20' eave · 23' center

BAY & SITE
28' × 40' bay · 14 parking spaces · ADT sprinkler & alarm



50,400 SF

925 Commerce Circle, Hanahan, SC

BUILDING
Warehouse / distribution · 400 SF office · new roof (2017)

CLEAR HEIGHT
21' eave · skylights · dry sprinkler

LOADING
8 dock-high truck doors

BAY & ACCESS
30' × 40' bays (1,200 SF) · 1 mi to I-526 & N. CHS Port Terminal



Michael G. McFall, CCIM, SIOR
PRINCIPAL, FOUNDER
(843) 740-9202
mcfall@corecommercialpartners.com



Owen Bishop
BROKERAGE ASSOCIATE
(843) 955-7991
obishop@corecommercialpartners.com

CHARLESTON OFFICE · WEST ASHLEY

Northbridge Executive Park

CORE COMMERCIAL PARTNERS LLC



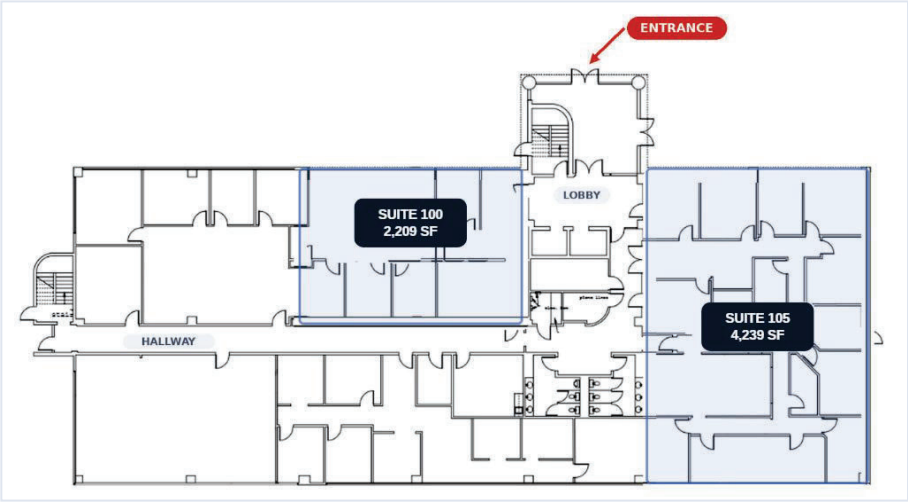
1176 & 1180 Sam Rittenberg Boulevard · Charleston, SC 29407

THE PROPERTY

- Two-building Class A office campus in West Ashley, minutes from downtown Charleston and I-526
- Renovated inside and out with high-end finishes and an updated lobby; 1176 delivered in 2023
- 16 office suites with rolling lease expirations, plus a shared conference room, janitorial service and parking at the door
- $350 million Ashley Landing redevelopment nearby

AVAILABLE SPACES

±6,448 SF AVAILABLE IN TWO SUITES



AVAILABLE · SUITE 100

2,209 SF

Call for pricing

AVAILABLE · SUITE 105

4,239 SF

Call for pricing



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