

LOWCOUNTRY LOGISTICS I

7651 Southrail Road, North Charleston, SC 29420

CLASS A INDUSTRIAL FOR LEASE

- $\pm 145,463$ SF divisible to $\pm 22,000$ SF
- *Ideal for Distribution / Manufacturing Uses*
- *Delivery Q3 2026*



PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR
+1 843 990 7879
will.crowell@bridge-commercial.com



**PALMETTO COMMERCE
PARK**

**WEBER BLVD INTERCHANGE
OPEN 2025**

**3.6 MILES TO I-26
EXIT 207**

**EXIT
207**

**INTERSTATE
26**

PALMETTO COMMERCE PKWY

SOUTHALL RD

**LOWCOUNTRY
LOGISTICS I**

ASHLEY PHOSPHATE RD

**1.8 MILES TO I-26
EXIT 209**

**EXIT
209**

ADVANTAGES

INFL LOCATION

Superior location in North Charleston with close proximity to Palmetto Commerce Park, port terminals, Boeing and Volvo.

ABILITY TO SUBDIVIDE

The building can accommodate up to a ±145,463 SF user or can be subdivided down to ±22,000 SF.

SURROUNDED BY SKILLED LABOR FORCE

Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.

ACCESSIBLE

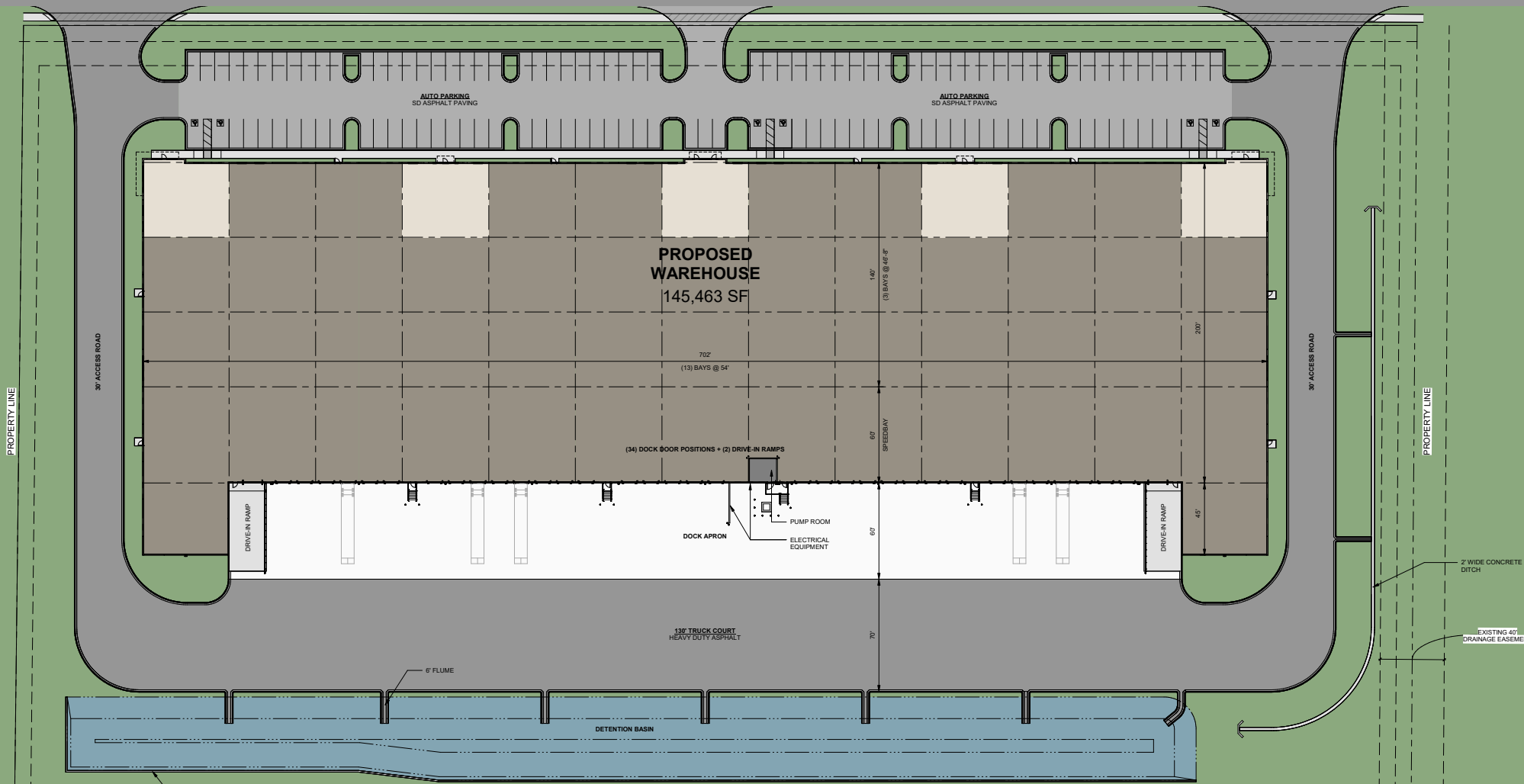
Easily accessible to and from I-26 via the new Weber Boulevard interchange opening 2025.

BUILD-TO-SUIT

Ability to customize to user preferences; Anticipated delivery Q3 2026.

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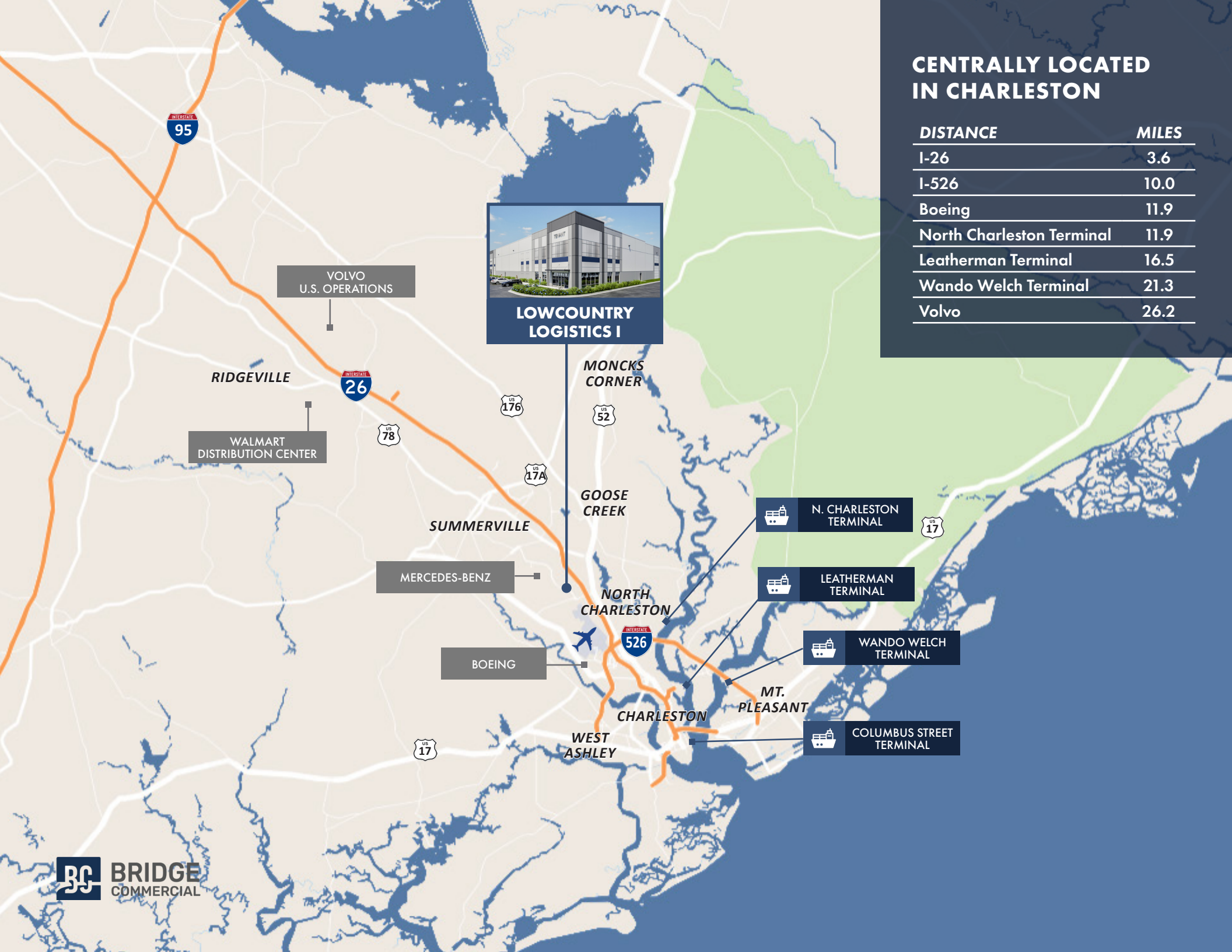
BUILDING SPECIFICATIONS

BUILDING SIZE:	±145,463 SF	BLDG CONFIGURATION:	Rear Load	LIGHTING:	LED with motion sensors
BUILDING DIMENSIONS:	702' x 200'	CLEAR HEIGHT:	32'	SPRINKLER SYSTEM:	ESFR
DIVISIBLE SIZE:	±22,000	DOCK DOORS:	34	ACCESS:	Three points of entry;
OFFICE SIZE:	TBD	DRIVE-IN DOORS:	2		
COLUMN SPACING:	46'8" x 54'	TRAILER YARD DEPTH:	130'		
SPEED BAY SPACING:	60'	AUTO PARKING:	121		

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CENTRALLY LOCATED IN CHARLESTON

DISTANCE	MILES
I-26	3.6
I-526	10.0
Boeing	11.9
North Charleston Terminal	11.9
Leatherman Terminal	16.5
Wando Welch Terminal	21.3
Volvo	26.2



VOLVO
U.S. OPERATIONS

WALMART
DISTRIBUTION CENTER

MERCEDES-BENZ

BOEING

MONCK'S
CORNER

GOOSE
CREEK

NORTH
CHARLESTON

WEST
ASHLEY

N. CHARLESTON
TERMINAL

LEATHERMAN
TERMINAL

WANDO WELCH
TERMINAL

COLUMBUS STREET
TERMINAL

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BRIDGE COMMERCIAL

25 Calhoun Street, Suite 220

Charleston, SC 29401

+1 843 535 8600

BRIDGE-COMMERCIAL.COM

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