

78,000 SF SPACE FOR LEASE



# 1701 CHARLESTON REGIONAL PKWY

CHARLESTON, SC



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**CBRE**

**km** Kidder  
Mathews

# PREMIER INDUSTRIAL SPACE **FOR LEASE**

1701 CHARLESTON REGIONAL PWKY

Located within the Charleston Regional Business Center, this 78,000 SF Class A industrial facility offers premier distribution space in Charleston's thriving port hub. Built in 2007, the property features cross-dock capabilities, a fenced lot, and access to public utilities including water, sewer, gas, and lighting. With excellent connectivity to major transportation routes and proximity to the Leatherman Terminal, this site is ideal for logistics and supply chain operations.

**78,000 SF**  
DISTRIBUTION FACILITY

**2,500 SF**  
OFFICE SPACE

**50' X 52'**  
COLUMN SPACING

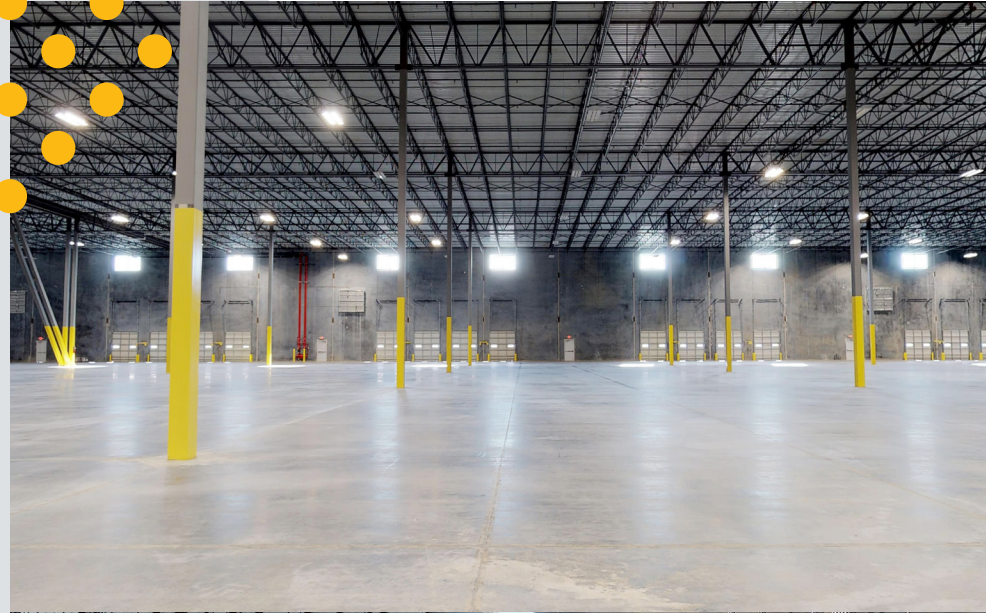
**30'**  
CLEAR HEIGHT



# PROPERTY DETAILS

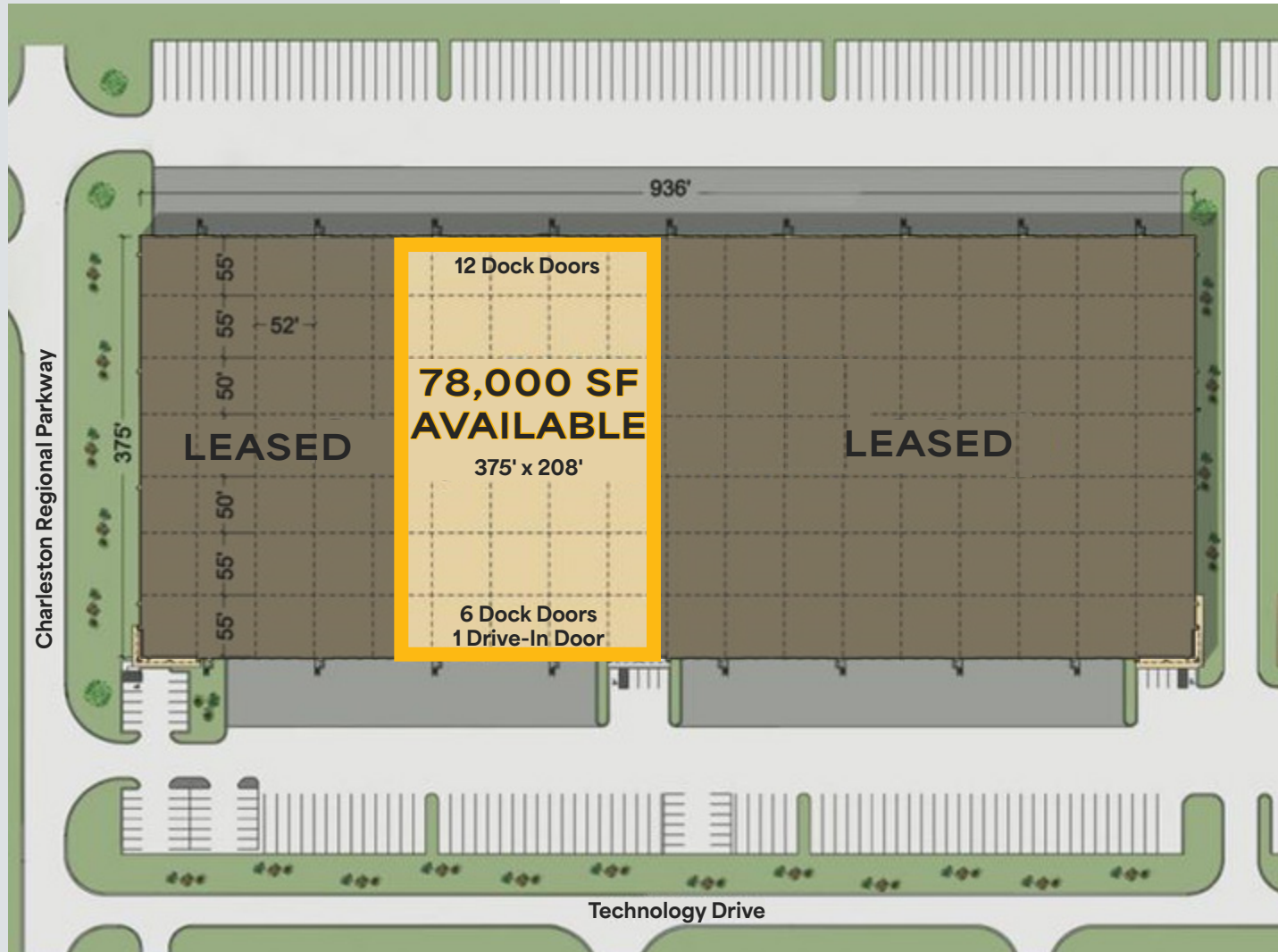
1701 CHARLESTON REGIONAL PWKY

<b>Total Building Size</b>	351,000 SF
<b>Available SF</b>	78,000 SF
<b>Office Size</b>	2,500 SF
<b>Lot Size</b>	22 Acres
<b>Column Spacing</b>	50' x 52'
<b>Sprinkler</b>	ESFR
<b>Clear Height</b>	30'
<b>Lighting</b>	T-5 Fluorescent Lighting
<b>Dock Doors</b>	18 Doors with 35,000 lb capacity Levelers & Seals
<b>Availability</b>	7/1/2026



# SITE PLAN

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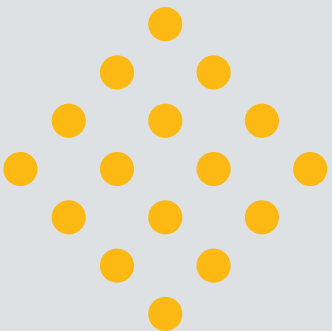
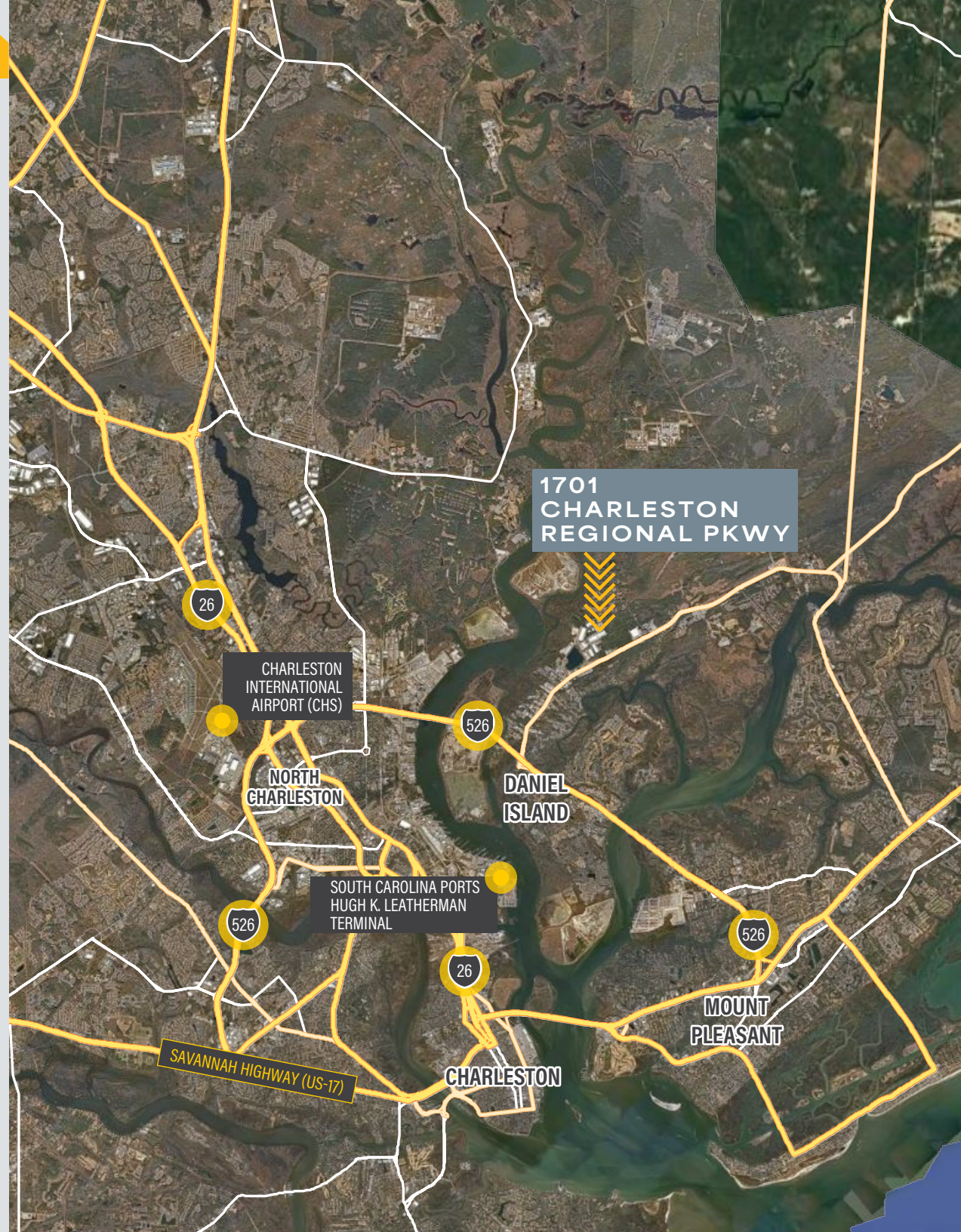


# AREA MAP

## 1701 CHARLESTON REGIONAL PWKY

1701 Charleston Regional Parkway offers a prime location in Charleston's Daniel Island submarket—known for innovation, lifestyle, and business-friendly infrastructure. The area supports diverse industries including tech, life sciences, and advanced manufacturing.

With direct access to I-526 and I-26, the property offers excellent connectivity to downtown Charleston, Charleston International Airport, and the Port of Charleston, one of the East Coast's top-performing ports. This prime location ensures outstanding accessibility for logistics.





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