



### ±10,136 sf trophy class industrial space Fully conditioned – w/existing crane

- ±10,136 sf (**Suite 107**) Trophy Class Industrial-Flex space – w/signage & frontage on Palmetto Commerce Parkway
- Fully conditioned space with two restrooms, ±10,136 sf open warehouse (HVAC 100%), storefront glass along the front, existing crane, and options to build out office based on a user's demand
- Ample parking, 3 phase power, ESFR sprinkler, and ceiling heights ranging from 30' to 33' Dedicated access to one (1) existing dock high door, and one (1) existing dock high door with concrete ramp
- Rear loading warehouse with 200 ft truck court, and dedicated truck ingress/egress – **1.2 miles to I-26** via new PCI Interchange
- Class A multi-tenant development – located on Palmetto Commerce Parkway - home best-in class companies in the aerospace, automotive, life sciences, & logistics sectors



**Suite 107 ±10,136sf** Class A Industrial space fully conditioned w/dock high, & drive-in access & +550ft frontage on PCP



1 Dock high door w/leveler, 1 drive-in door, 10-ton crane, 30'-33' ceiling heights, ESFR Sprinklers, 3-Phase power & more



1 mi to Daimler-Mercedes Benz Vans, 9.6 mi to Boeing / CHS airport, 19 miles to Volvo, 15.5 miles to port (HLT)



Unmatched access and prime location within the Charleston, SC market. Adjacent to new PCI Interchange

**For more  
information**

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

**Avison Young**  
40 Calhoun St. #350  
Charleston, SC 29401  
+1 843 725 7200

[avisonyoung.com](http://avisonyoung.com)



# Opportunity overview

## Industrial Space for Lease

Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway

Building 1, Suite 107 (±10,136 sf)



### **Atlas Commerce Center - Building 1, Suite 107 (±10,136 sf)**

Atlas Building 1 (±67,500 sf total) **Suite 107** offers ±10,136 sf of fully conditioned trophy class industrial-flex space, with restrooms, existing bridge crane (optional), and offers and both dock-high and drive-in access. Today, the space consists of 100% open warehouse space – with concepts for a spec office in planning and build to suit options available.

Perfectly situated within the prestigious Palmetto Commerce Park, located less than **1.0 mile from Mercedes-Benz Vans/Daimler**, **6.5 driving miles to Bosch**, **9.6 miles to Boeing's Welcome Center**/CHS International Airport, and **19 driving miles to Volvo** – this location is hard to beat. Immediate interstate access via the new Palmetto Commerce Interchange ("PCI") which delivered in 2025 – and now connects Weber Blvd. and I-26, located **1.4 miles from Atlas Commerce Center**.

Unmatched visibility with over 550ft of frontage on Palmetto Commerce Parkway and building signage available. Dedicated truck ingress/egress, with a 200ft truck court, and dedicated turn lanes and curb cuts onto Palmetto Commerce Parkway – Atlas offers an unrivaled location, access, and proximity to some of the largest OEM's and major market players in Charleston

The base building features, existing HVAC, existing crane, and flexible layout offers a unique opportunity for a variety of distribution, warehouse, light manufacturing, assembly, and related Industrial and Flex users. Option to further customize the space based on a user's demand and/or step into the conditioned Trophy Class Industrial space and be immediately open for business.

**Contact the Avison Young listing Team** for details and to setup a time to tour the space.

**For more  
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Atlas Commerce Center – Suite 107  
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Building 1, Suite 107 (±10,136 sf)



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# Opportunity overview

## Industrial Space for Lease

Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway

Building 1, Suite 107 (±10,136 sf)



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# The specs

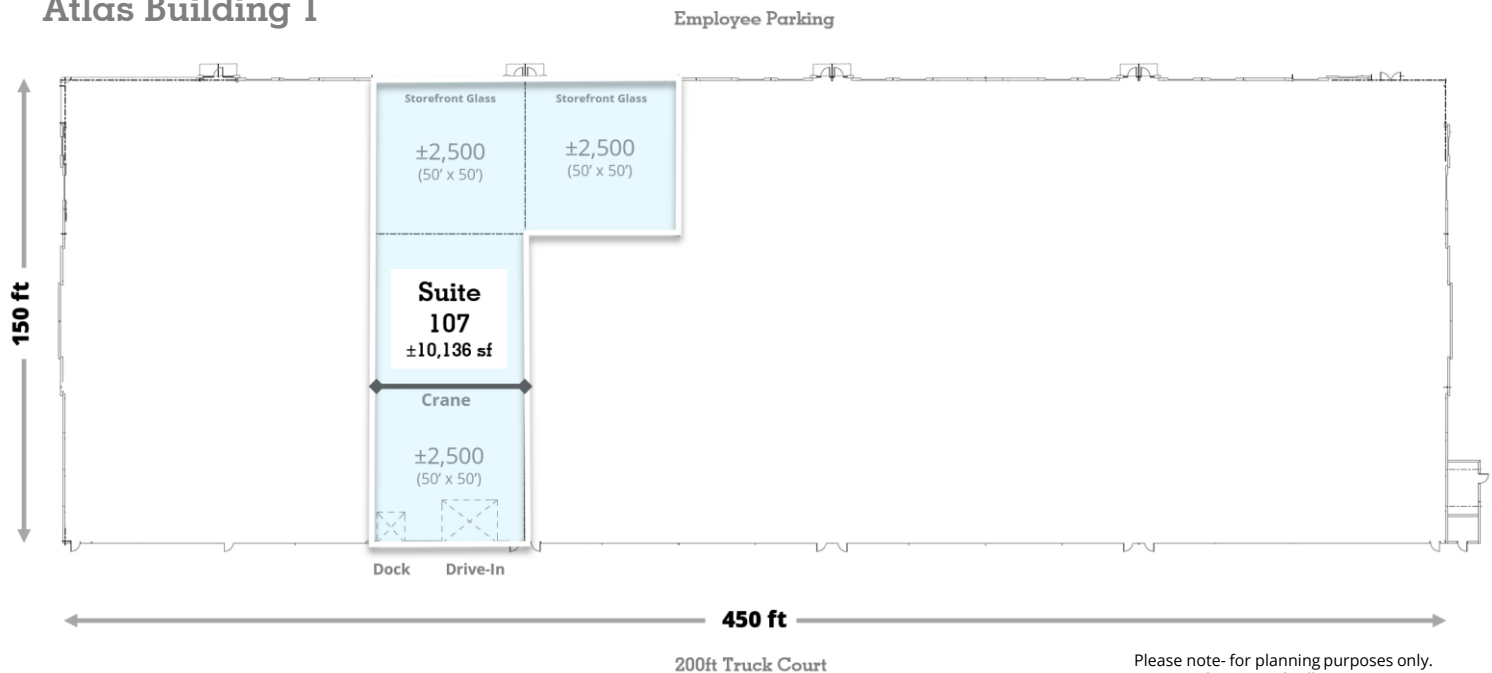
## Industrial Space for Lease

Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway

### Building 1, Suite 107 (±10,136 sf)

|                           |                                                                                                                                          |                            |                                                                                                                                                                                                            |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Status</b>             | For Lease (Direct)                                                                                                                       | <b>Loading Docks</b>       | <b>One (1) dock high door</b> (9'w x 8'h) with leveler – <b>existing</b>                                                                                                                                   |
| <b>Available Suite</b>    | Suite 107 – <a href="#">View Details</a>                                                                                                 | <b>Drive-In Doors</b>      | <b>One (1) oversized</b> (18'w x 18'h) drive-in door with concrete ramp – <b>existing</b>                                                                                                                  |
| <b>Total Available</b>    | ± 10,136 sf (Suite 107)                                                                                                                  | <b>HVAC</b>                | 100% - <b>fully conditioned (Suite 107)</b>                                                                                                                                                                |
| <b>Divisible</b>          | Not divisible                                                                                                                            | <b>Sprinkler</b>           | 100% - ESFR                                                                                                                                                                                                |
| <b>Lease Price</b>        | Please contact for pricing                                                                                                               | <b>Building Slab</b>       | 6" (non-reinforced)                                                                                                                                                                                        |
| <b>Available Date</b>     | <b>Q2 2026* – <a href="#">Contact</a></b>                                                                                                | <b>Ceiling Heights</b>     | 30' to 33'                                                                                                                                                                                                 |
| <b>Lease Type</b>         | Lease Only (NNN)                                                                                                                         | <b>Crane</b>               | One (1) 10-Ton top-running, single girder bridge crane w/an approx. span of 45'                                                                                                                            |
| <b>Previous Use</b>       | Distribution, warehouse, office-flex                                                                                                     | <b>Power</b>               | 3-Phase 400amp service with options to upgrade (to suit)                                                                                                                                                   |
| <b>Overall Space Dims</b> | Approx. 50' x 150' (Suite 107) with one 50' x 50' (2,500sf) punchout at front                                                            | <b>Natural Gas</b>         | Available; Dominion Energy                                                                                                                                                                                 |
| <b>Column Spacing</b>     | 50' x 50'                                                                                                                                | <b>Internet</b>            | ATT & Home Telecom, fiber optic service                                                                                                                                                                    |
| <b>Warehouse Space</b>    | <b>±10,136 sf</b> (fully conditioned)                                                                                                    | <b>Total Building Size</b> | ±67,500 sf (150' x 450') - Building 1                                                                                                                                                                      |
| <b>Office Space</b>       | <b>To Suit</b> – spec office concepts in planning with build to suit options available - <a href="#">View Plan</a> (existing conditions) | <b>Total Site Area</b>     | ±12.073 ac – Charleston County TMS# <a href="#">393-00-00-430</a> (a portion of)                                                                                                                           |
| <b>Restrooms</b>          | Two (2) restrooms to be included in base building delivery                                                                               | <b>Zoning</b>              | M-1 (Light Industrial) – under the City of North Charleston Zoning Ordinance                                                                                                                               |
| <b>Frontage</b>           | +550ft of frontage on <a href="#">Palmetto Commerce Parkway</a> , with building signage available                                        | <b>County</b>              | Charleston County, SC                                                                                                                                                                                      |
|                           |                                                                                                                                          | <b>Incentive Zones</b>     | Multi-county park status in place, eligible for tax incentives + potential for additional tax credits & <a href="#">economic development incentives for job creation, capital investment, &amp; beyond</a> |

### Atlas Building 1



**For more  
information**

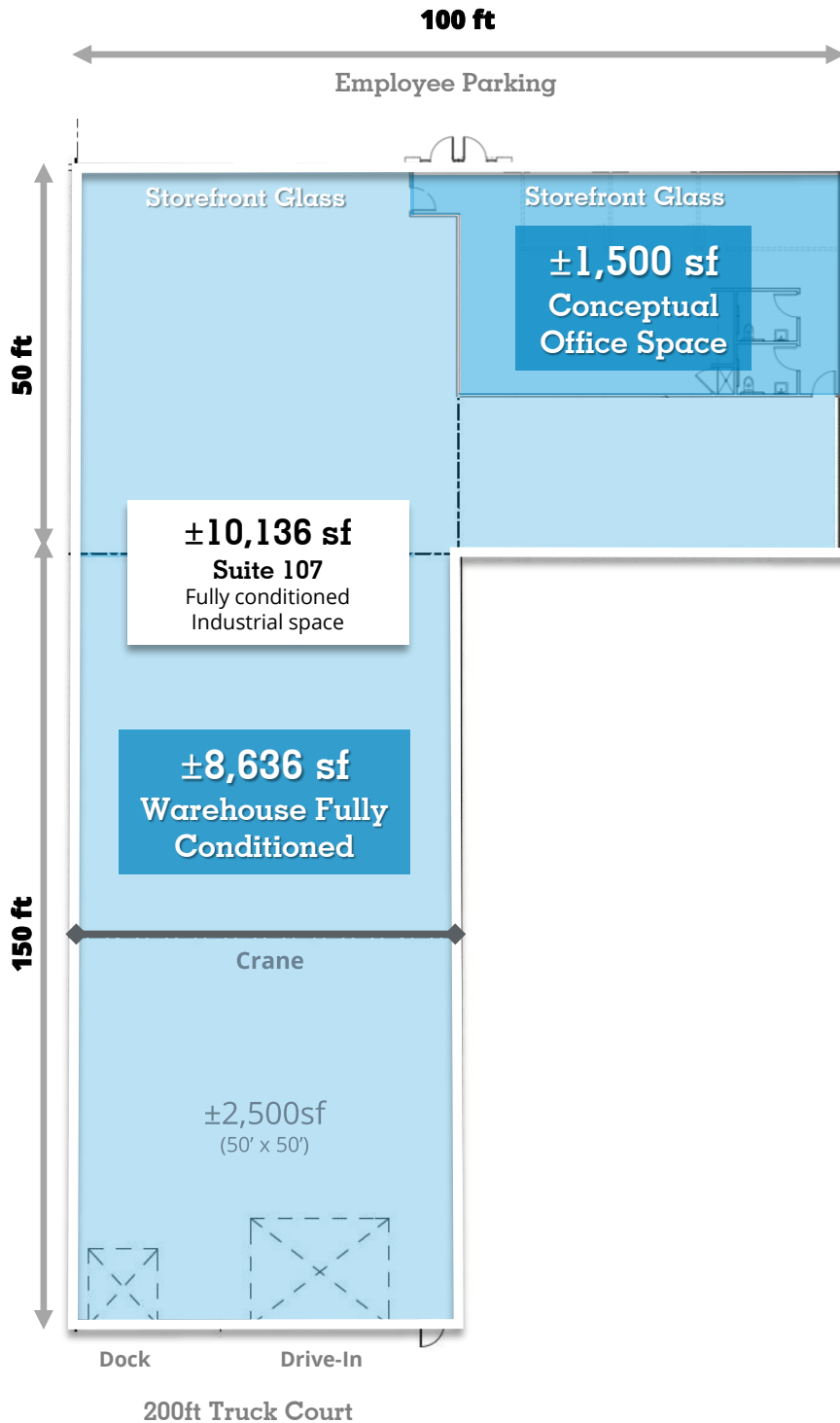
**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

[avisonyoung.com](http://avisonyoung.com)



# Overall layout

Building 1, Suite 107 ( $\pm 10,136$  sf total)



Please note- for planning purposes only.  
Tenant/Broker to verify all measurements

## Industrial Space for Lease

Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway

### Suite 107: $\pm 10,136$ sf

- $\pm 8,636$  sf  
Fully conditioned warehouse
- $\pm 1,500$  sf  
Conceptual office space (to suit)

**$\pm 10,136$ sf**  
Total space size (Suite 107)

-  **100% HVAC**  
Fully conditioned space
-  **1 Loading Dock**  
(9'w x 8'h) w/Leveler
-  **1 Drive-In Door**  
(18'w x 18'h) w/Concrete Ramp
-  **30' to 33'**  
Ceiling heights, ESFR sprinkler
-  **10-ton Crane**  
top-running, single girder bridge crane
-  **16 parking spots**  
1.69/1,000sf (Suite 107)

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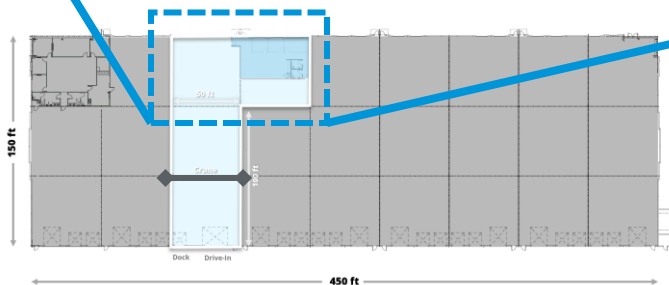
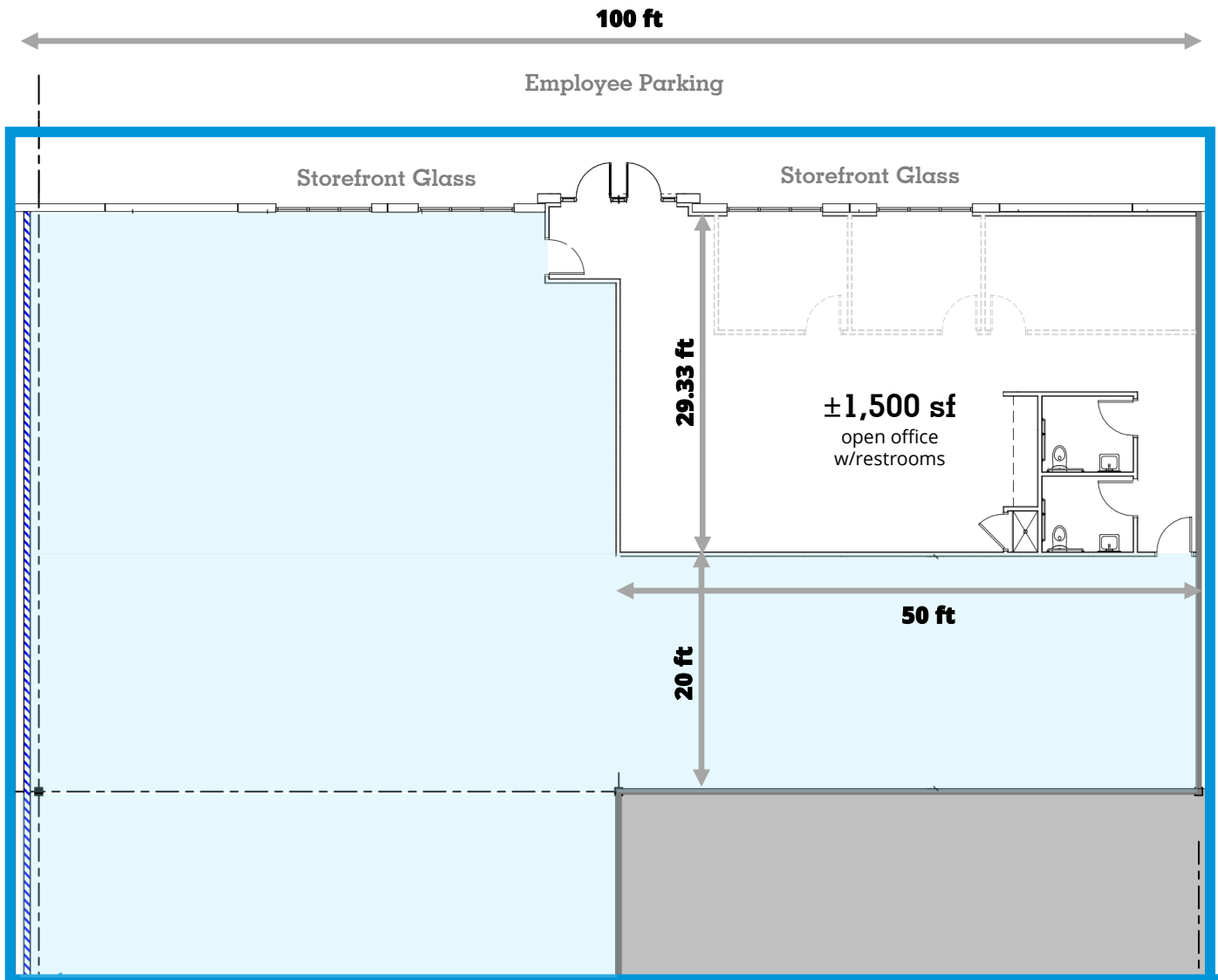
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# Enlarged Floorplan

**Industrial Space for Lease**  
Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway

## Suite 107 Conceptual Office Layout



Please note- for planning purposes only.  
Tenant/Broker to verify all measurements

|                                                                                       |                                                       |
|---------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | <b>±8,636 sf</b><br>Fully conditioned warehouse       |
|  | <b>±1,500 sf</b><br>Conceptual office space (to suit) |
| <hr/>                                                                                 |                                                       |
| <b>±10,136sf</b><br>Total space size (Suite 107)                                      |                                                       |

**For more  
information**

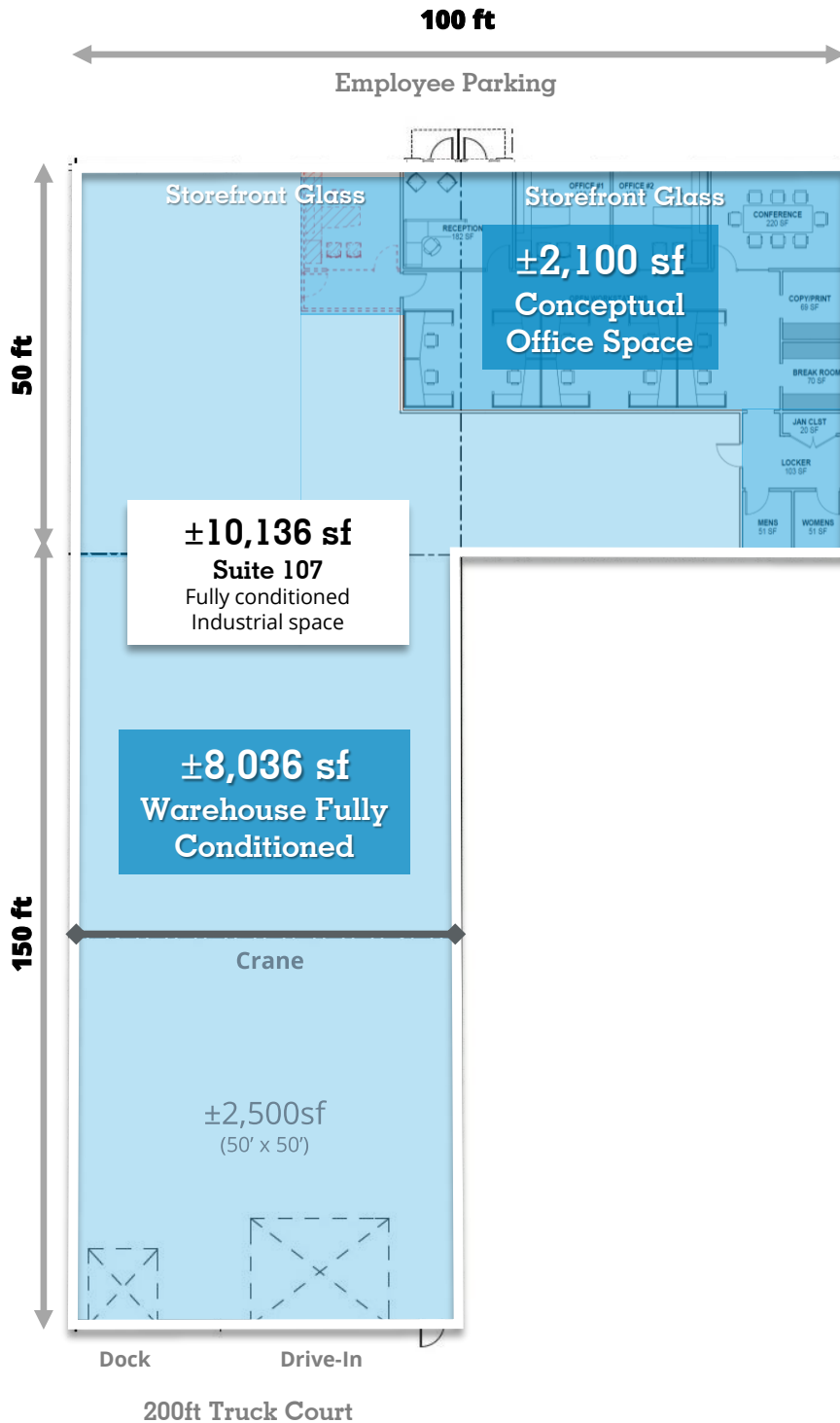
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Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
(216)570-0910 cell

[avisonyoung.com](http://avisonyoung.com)



# Overall layout

Building 1, Suite 107 (±10,136 sf total)



Please note- for planning purposes only.  
Tenant/Broker to verify all measurements

## Industrial Space for Lease

Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway

### Suite 107: ±10,136 sf

- ±8,036 sf**  
Fully conditioned warehouse
- ±2,100 sf**  
Conceptual office space (to suit)

**±10,136sf**  
Total space size (Suite 107)

-  **100% HVAC**  
Fully conditioned space
-  **1 Loading Dock**  
(9'w x 8'h) w/Leveler
-  **1 Drive-In Door**  
(18'w x 18'h) w/Concrete Ramp
-  **30' to 33'**  
Ceiling heights, ESFR sprinkler
-  **10-ton Crane**  
top-running, single girder bridge crane
-  **16 parking spots**  
1.69/1,000sf (Suite 107)

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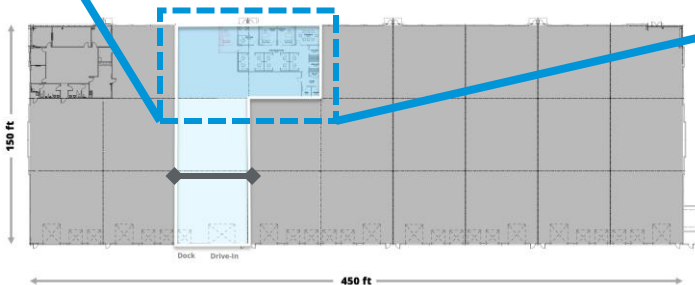
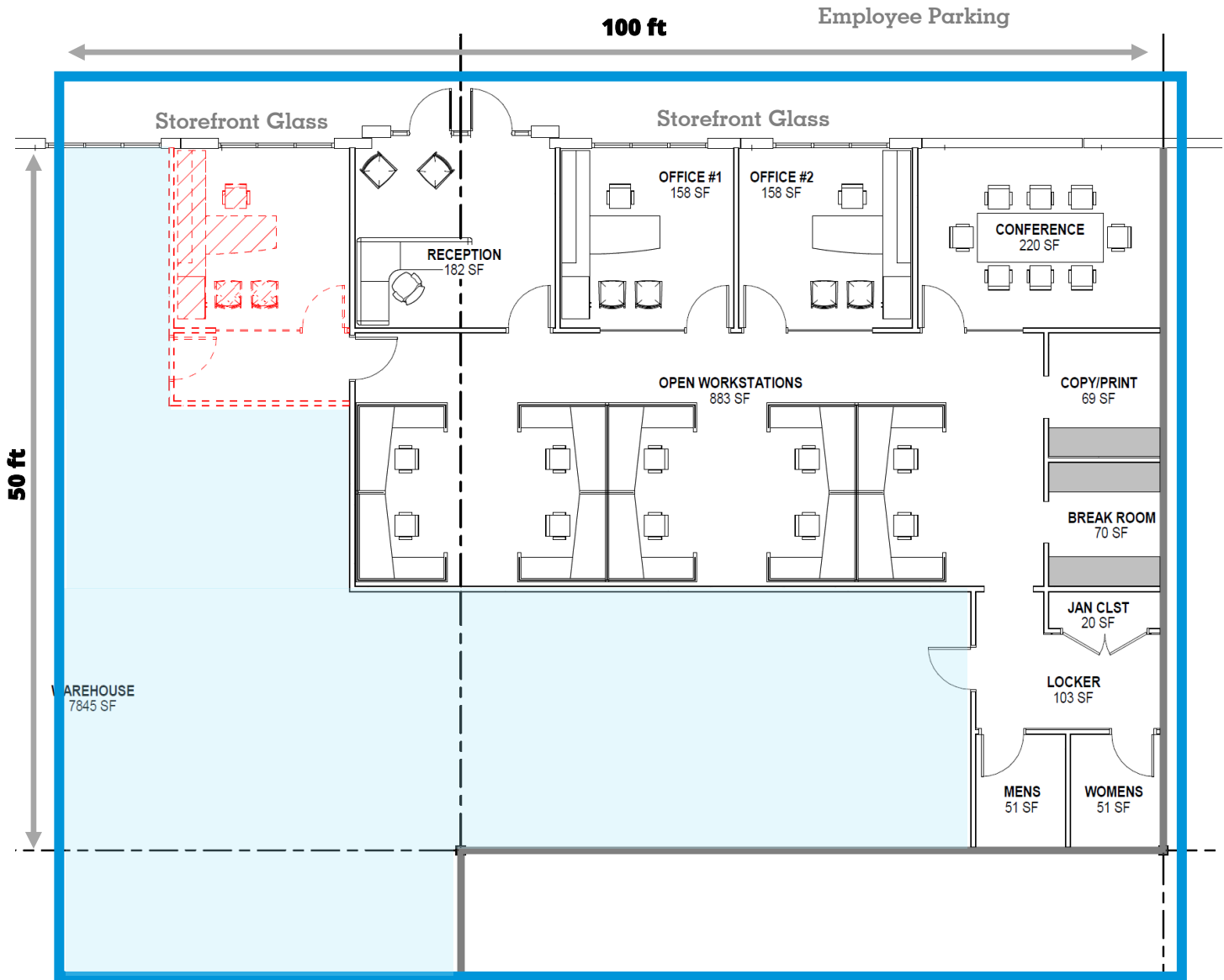
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# Enlarged Floorplan

**Industrial Space for Lease**  
Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway

## Suite 107 Conceptual Office Layout (Expanded)



Please note- for planning purposes only.  
Tenant/Broker to verify all measurements

|       |                                                       |
|-------|-------------------------------------------------------|
|       | <b>±8,036 sf</b><br>Fully conditioned warehouse       |
|       | <b>±2,100 sf</b><br>Conceptual office space (to suit) |
| <hr/> |                                                       |
|       | <b>±10,136sf</b><br>Total space size (Suite 107)      |

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# Photos

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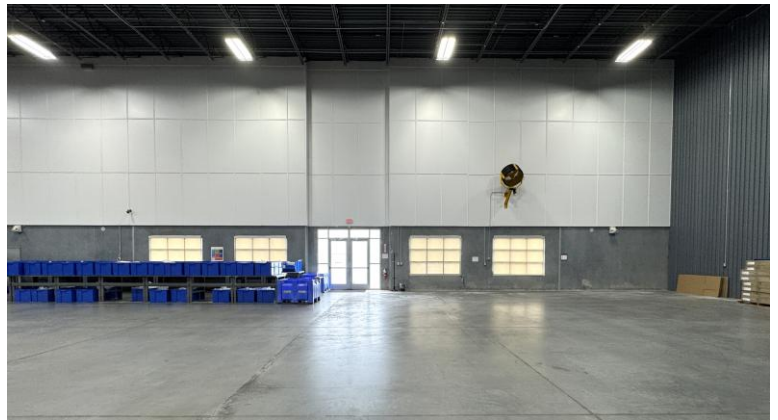
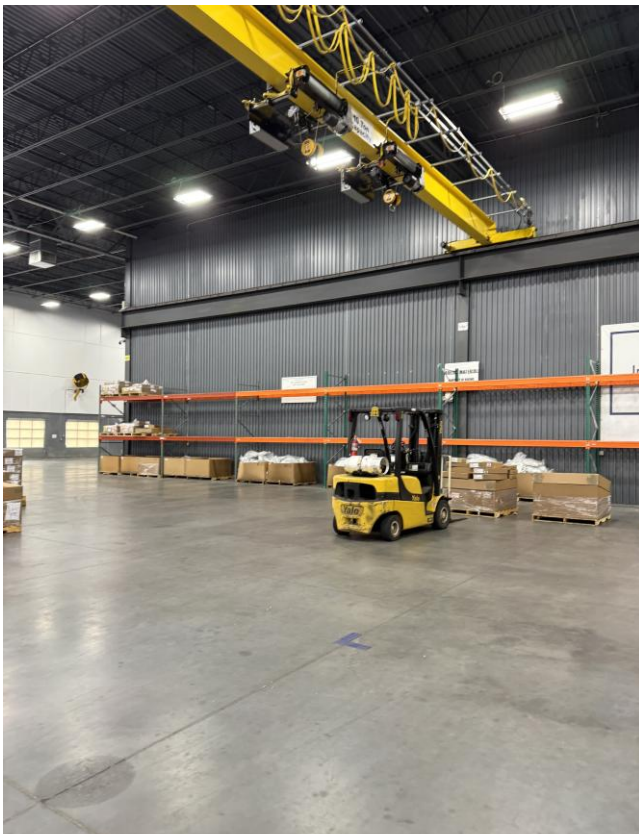
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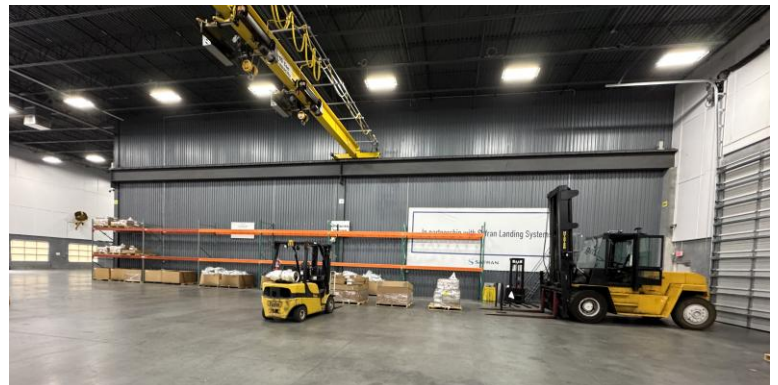
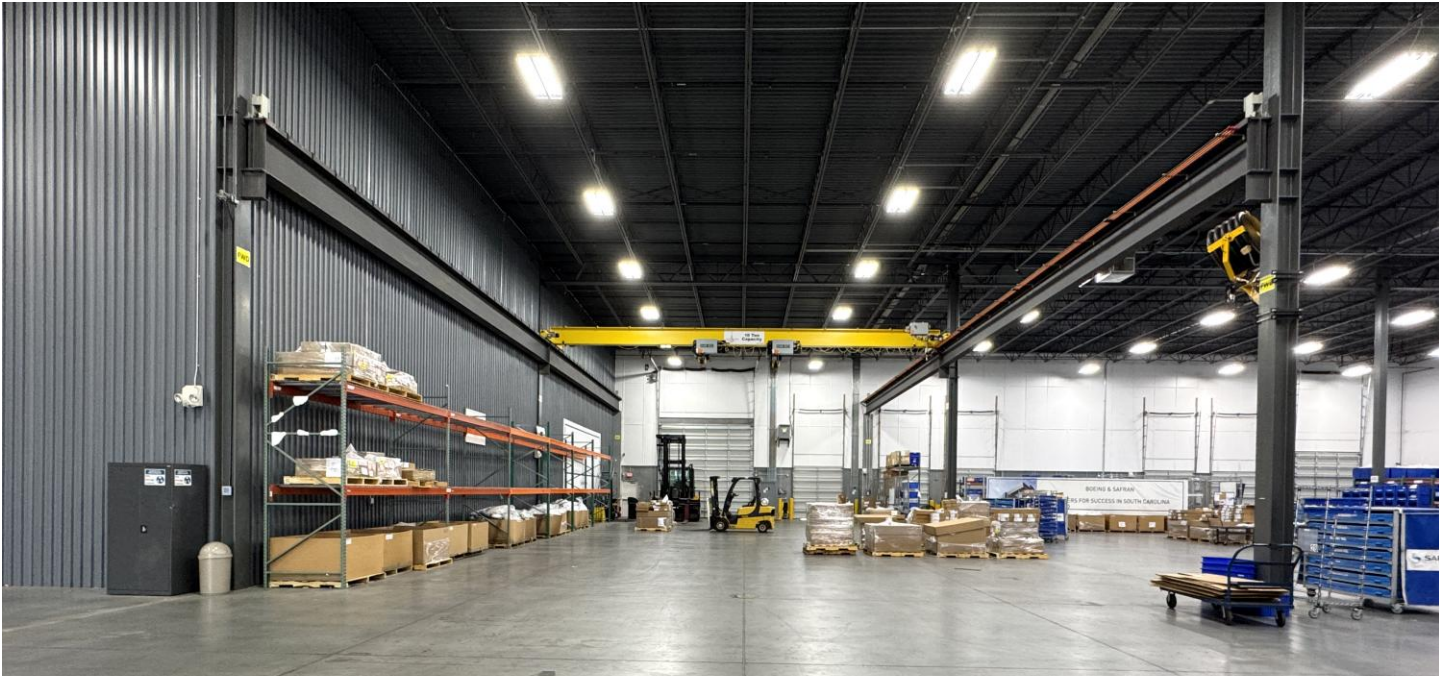
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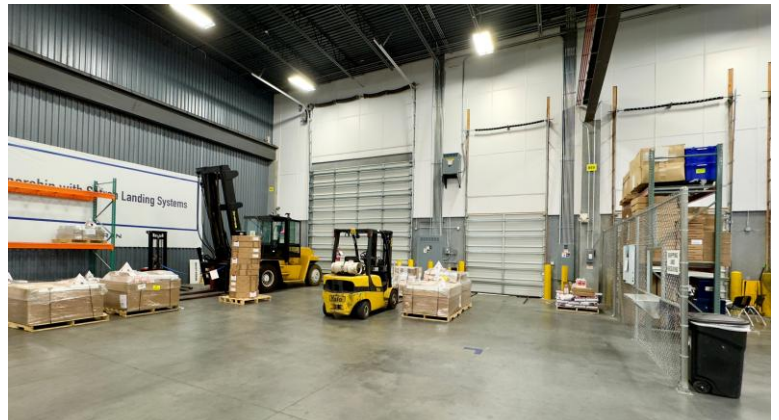
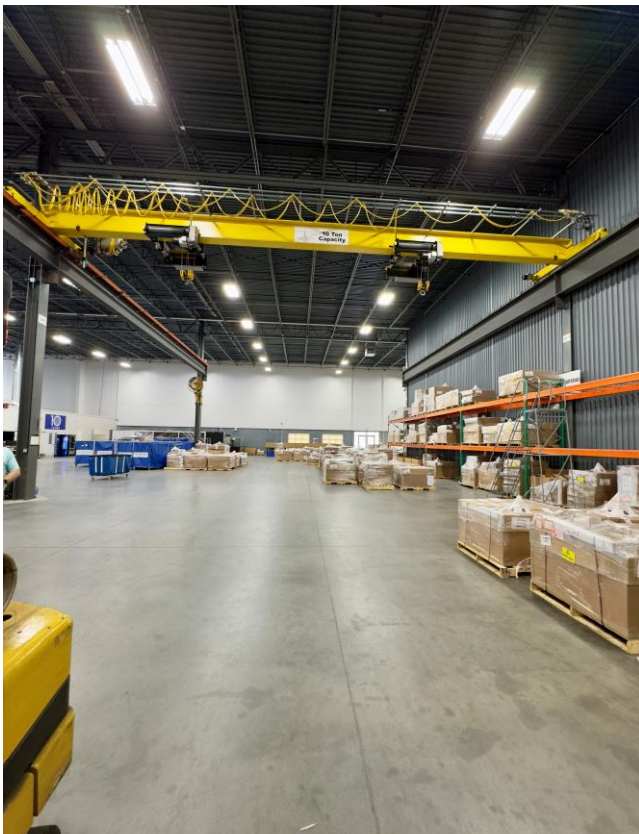
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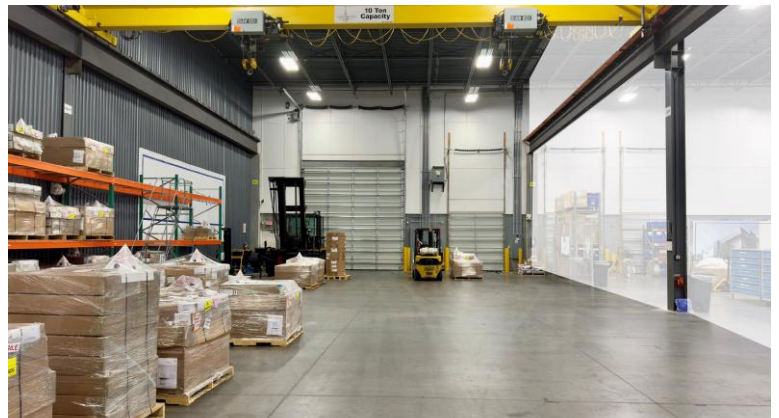
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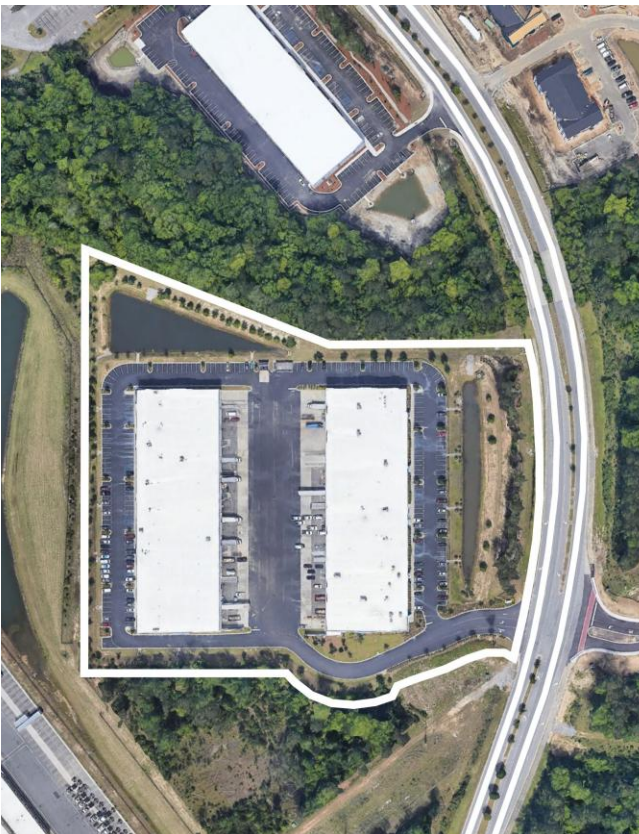
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# Location

## Industrial Space for Lease

Atlas Commerce Center – Suite 107  
8351 Palmetto Commerce Parkway



## Atlas Commerce Center at Palmetto Commerce Park

Situated within the prestigious Palmetto Commerce Park and located less than **1.0 mile from Mercedes-Benz Vans/Daimler**, **6.5 driving miles to Bosch**, **9.6 miles to Boeing's Welcome Center/CHS International Airport**, and **19 driving miles to Volvo** – this location is hard to beat.

With over 500' of unobstructed visibility on the Parkway, multiple ingress and egress routes, dedicated turn lanes, and curb cuts, not to mention proximity to the **Palmetto Commerce Interchange (PCI) Project** – Atlas offers unrivaled site access and support for logistics productivity.

**Contact for details** on the project and to learn more about the latest availabilities within the Park.

**For more  
information**

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[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
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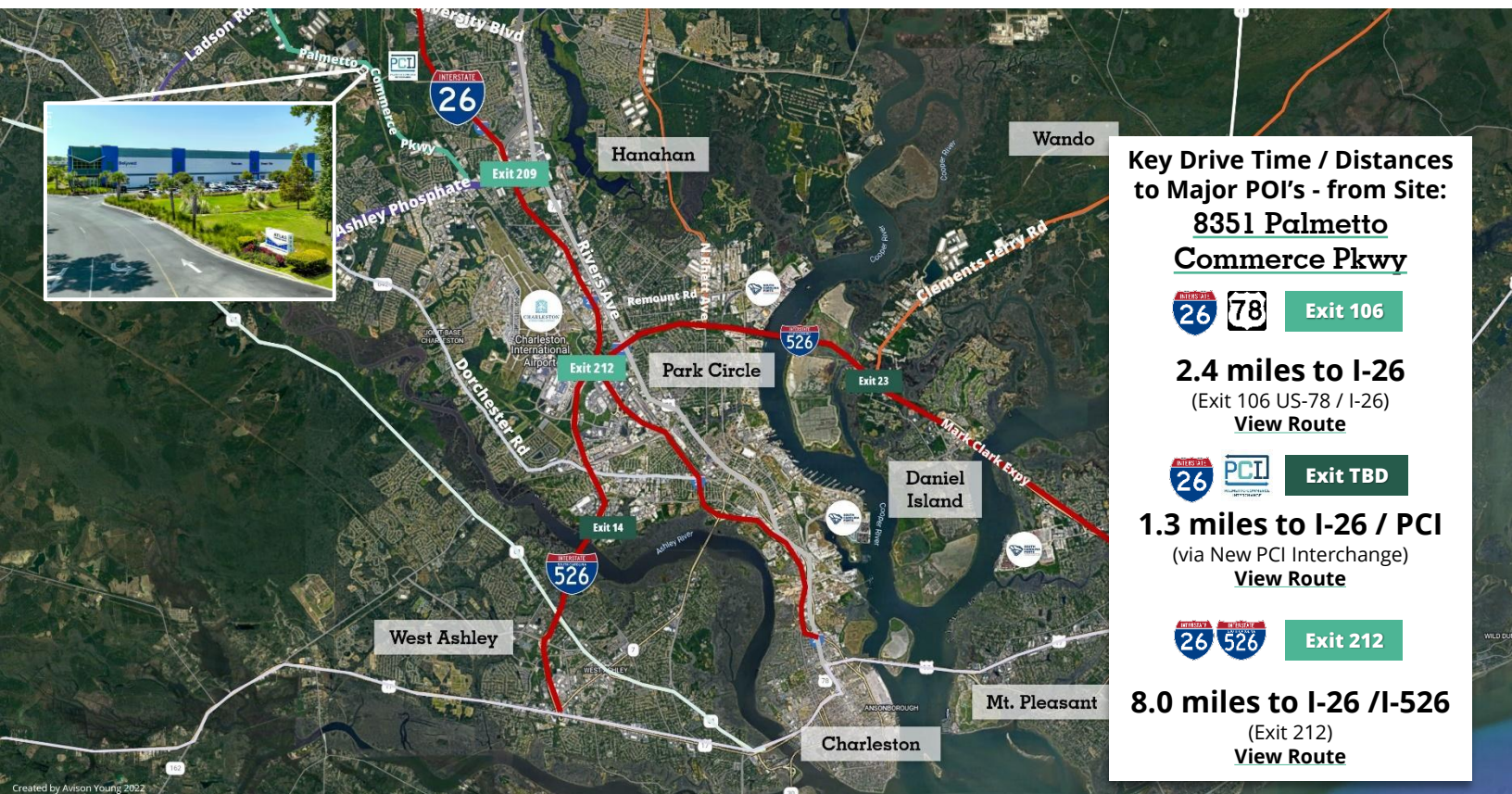
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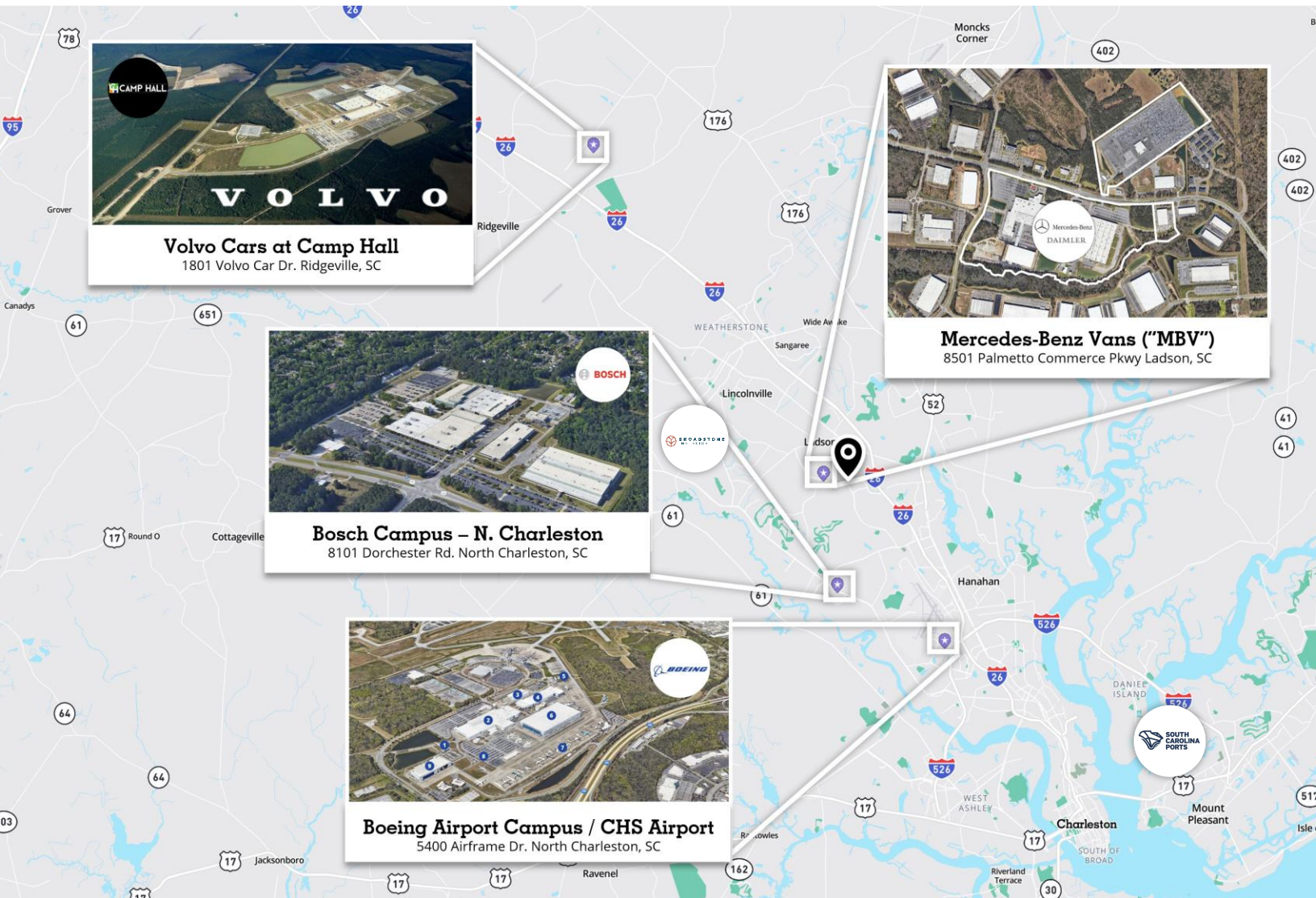




# Location

## Industrial Space for Lease

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**1.0 driving miles**  
to Mercedes Benz Vans / Daimler  
<https://goo.gl/maps/pFgMamjZWnr4WSR8A>



**6.5 driving miles**  
to Bosch Charleston Plant  
<https://goo.gl/maps/x96hzdBdrKvj1zf7>



**4.0mi to Interstate**  
**to I-26 via Exit 209**  
<https://maps.app.goo.gl/USz575ARa9v3SR1UA>



**10.8 driving miles**  
to SC Port-North Charleston Terminal  
<https://goo.gl/maps/FVP1Fs8H6uwFgz28>



**9.6 driving miles**  
to Boeing Welcome Center  
<https://goo.gl/maps/xdRG3AvScEcEGdAY8>



**19 driving miles**  
to Volvo-Camp Hall Commerce Park  
<https://goo.gl/maps/a3VoASuRfMxLJKs6>



**1.2m Interstate Access**  
to I-26 via new PCP Interchange  
<https://maps.app.goo.gl/v5jsjeFtXyzPNb19>

**15.5 driving miles**  
to SC Port-Hugh K Leatherman Terminal  
<https://goo.gl/maps/PeRYUr7VvCsu3gSN9>

**20.1 driving Miles**  
to SC Port-Wando Welch Terminal  
<https://goo.gl/maps/K1ZHkEXjB66on167>

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Senior Vice President  
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# SC just right for business

## Industrial Space for Lease

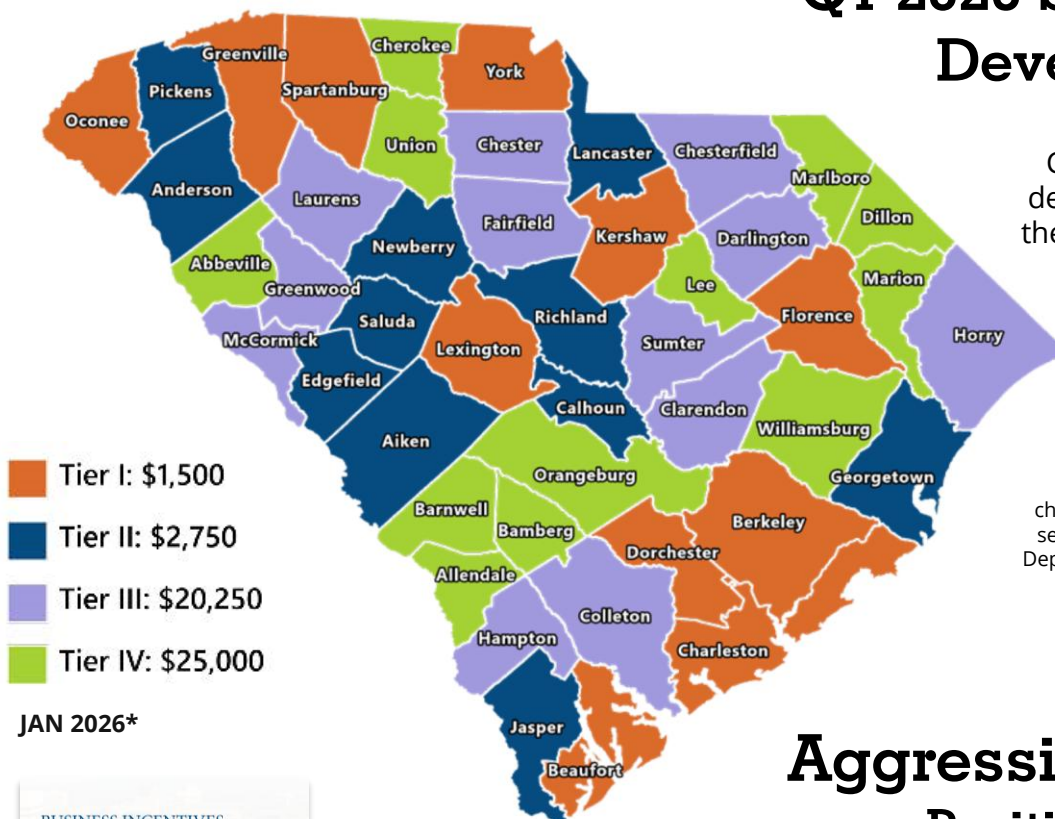
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# Q1 2026 South Carolina Development Tiers

This map identifies South Carolina's counties, their 2026 development designations and the credit amount available per new job for Jobs Tax Credits.



**January 2026** | County map is subject to change the first quarter of every year. Please see the most accurate information on the SC Department of Commerce (SCDOC) website at <https://www.sccommerce.com/incentives>



**JAN 2026\***



**Click to View**  
the latest version of SC  
Manufacturing Incentives  
Booklet published by the SC  
Department of Commerce  
(SCDOC)

# Aggressive Incentives Position Industries for Growth in SC

Here in South Carolina, we're more than hospitable—we place a high value on business. Our reputation as a superior business location is largely due to an exceptional economic climate that helps companies hold down operating costs and increase their return on investment.

In addition, South Carolina's performance-based tax incentives reward companies for job creation and investment

<https://www.sccommerce.com/incentives>

## For more information

**Courtney L. Kuhn, CCIM**  
Senior Vice President  
[Courtney.Kuhn@avisonyoung.com](mailto:Courtney.Kuhn@avisonyoung.com)  
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# Let's take a tour

**AVISON  
YOUNG**

Avison Young South Carolina & Savannah, GA Offices

**Charleston**

Avison Young  
40 Calhoun St. #350  
Charleston, South Carolina 29401  
T 843.725.7200

**Greenville**

Avison Young  
656 S Main Street, Ste. 200  
Greenville, South Carolina 29601  
T 864.334.4145

**Savannah**

Avison Young  
2 E Bryan Street Ste. 422  
Savannah, Georgia 31401  
T 912.777.1215

