

FOR SUB-LEASE

7227 Cross County, Suite B
North Charleston, SC 29418



+/- 4,400 SF FLEX OFFICE - AVAILABLE
\$17.00 PSF MG

Lead Contact:
Parker Richard, CCIM | (502)-298-2418 |
parker@factotumrealestate.com

PROPERTY OVERVIEW

7227 Cross County Rd, Suite B, North Charleston, SC 29418

This 4,400 SF flex warehouse—featuring 400 SF of office space—is currently outfitted for a cabinet and woodworking operation. The space includes 12' x 14' roll-up doors at both the front and rear, with an additional laydown yard available behind the building. On-site parking is provided. Conveniently located just off Ashley Phosphate, the property offers excellent access to major corridors. Available March 2026, with the potential for earlier occupancy if needed.

| Office Details | Warehouse Details | Parking | Lease Details | Location & Access | Zoning |
|-------------------------|---|--|---|---|---------------------|
| +/- 400 SF Open Area | +/- 4,000 SF (2) 3 Phase Power Floors: Concrete Overhead Doors | Eight (8) unreserved parking spaces | Lease through Dec 2027 3% Rent Escalations | North Charleston - 2 Mins from I-26 off Ashley Phosphate Rd Palmetto Commerce Interchange | Light Industrial |

OFFICE

7227 Cross County. Suite B



WAREHOUSE

7635 SOUTHRAIL RD SUITE 100



EXTERIOR

7635 SOUTHRAIL RD SUITE 100



SITE LAYOUT

7635 SOUTHRAIL RD SUITE 100

AV Tuning and Development

Access area to be left open
after normal operating hours

Spray Booth

AV Tuning and Development

Northstar Customs

20'

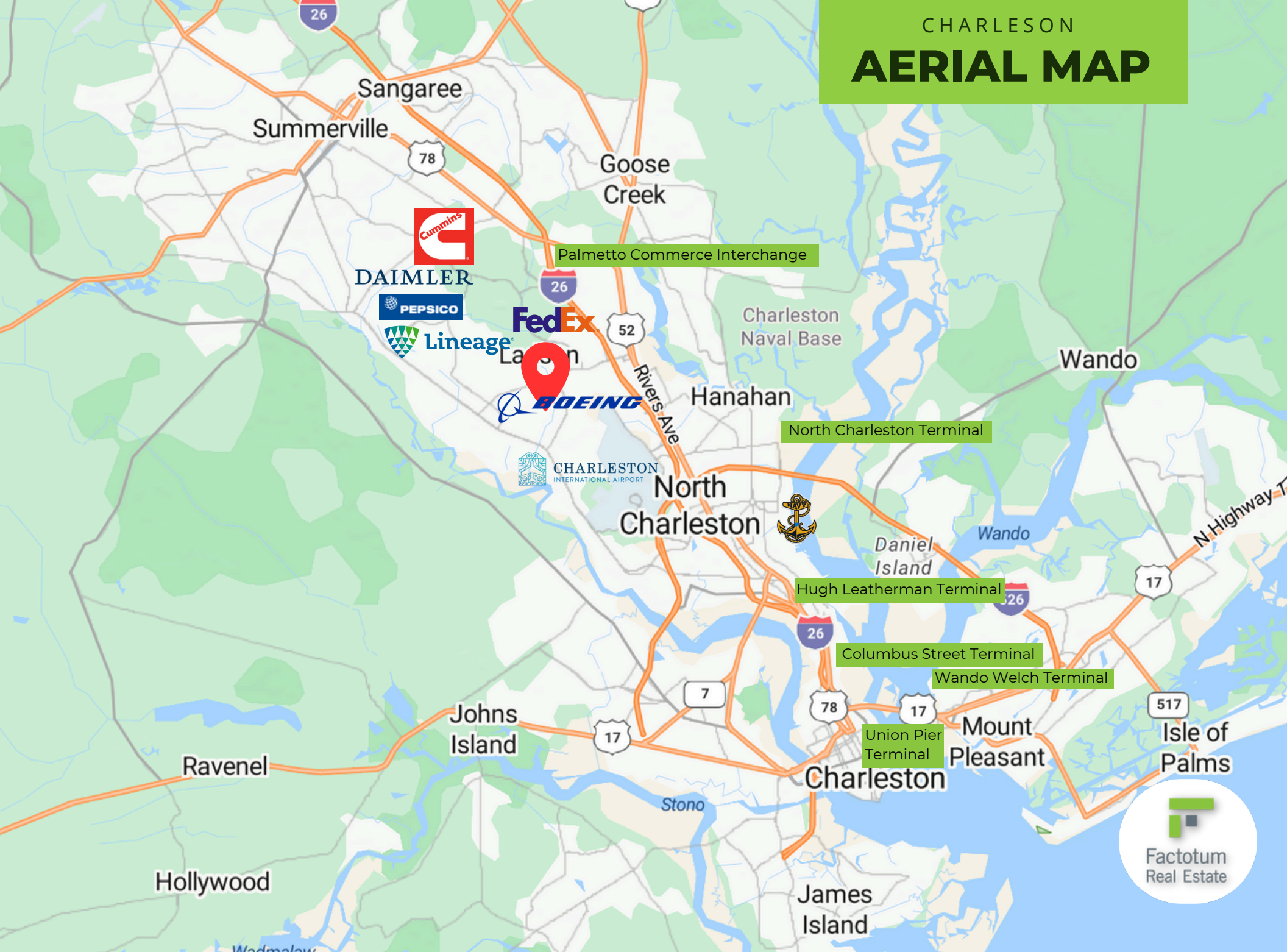
reasonable egress / ingress

12' WIDE

30'

EXHIBIT A

CHARLESTON AERIAL MAP





Factotum
Real Estate

PALMETTO COMMERCE INTERCHANGE



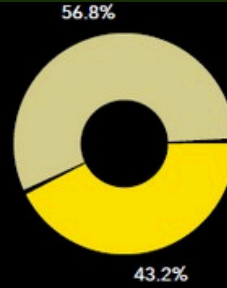
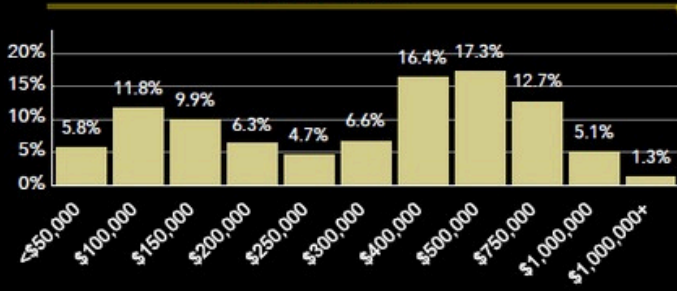
Located in a rapidly growing area of the Interstate 26 corridor between US 78 (University Boulevard) and Ashley Phosphate Road, the Palmetto Commerce Interchange project will reduce travel times, improve access options, increase traffic mobility in the I-26/Ashley Phosphate Road area, and provide a more efficient commute. The project is led by Charleston County.

Charleston County will construct the urban diamond interchange design, pictured above.

Construction began August 1, 2023.
The County anticipates substantial completion early in 2026.

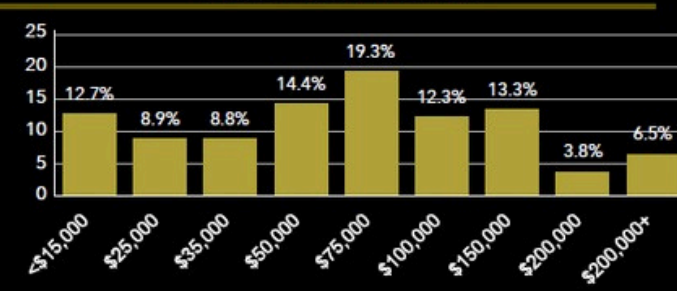
Community Overview

Home Value

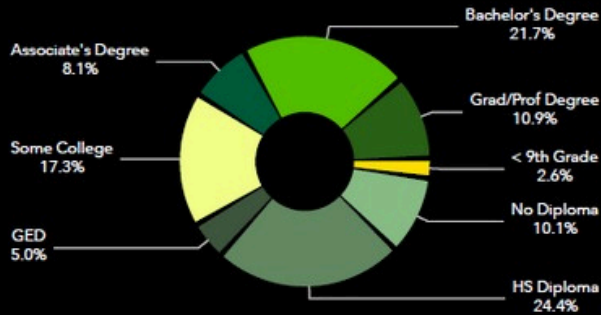


● Owner Occupied HUs ● Renter Occupied HUs

Household Income






Educational Attainment



Key Facts

| | | |
|--------------------------------------|---|--|
| 15,440 Total Housing Units | 70 Housing Affordability Index | 2,164 Households Below the Poverty Level |
| 37.9 Median Age | \$47,039 Median Disposable Income | 30,860 Total Population |
| 57 Wealth Index | 64 Diversity Index | 291 Total Crime Index |

Tapestry segments

| | | | |
|--|--|-------------------------------|---|
|  12D | Modest Income Homes 4,155 households | 30.7% of Households | ▼ |
|  11E | City Commons 2,244 households | 16.6% of Households | ▼ |
|  11D | Set to Impress 1,581 households | 11.7% of Households | ▼ |

FLEX OFFICE FOR SUB-LEASE

**+/- 4,400 SF
Available**

Factotum Real Estate, LLC makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Factotum Real Estate, LLC excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.



Parker Richard CCIM | (502)-298-2418 |
parker@factotumrealestate.com