

# FOR LEASE

Southrail Rd.

Explorer Dr.



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**PROPERTY LOCATION** | **7640 SOUTHRAIL ROAD**  
**North Charleston, SC 29420**

**Total Available** | **6,400-14,400 SF**

 **COLDWELL BANKER COMMERCIAL** | ATLANTIC



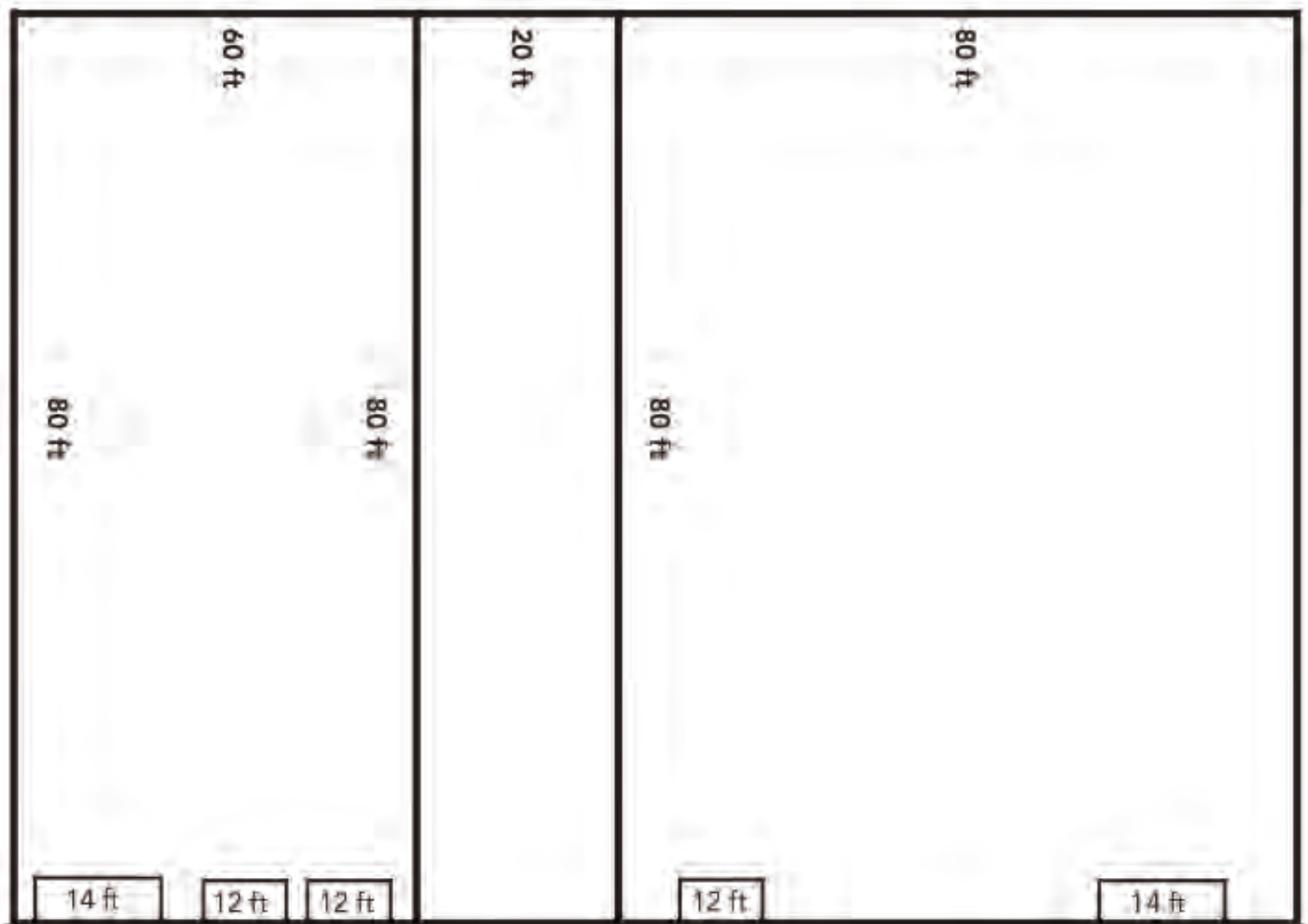
## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$13 PSF
<b>TOTAL AVAILABLE:</b>	6,400 SF - 14,400 SF
<b>LEASE TYPE:</b>	NNN
<b>COUNTY:</b>	Charleston County
<b>ZONING:</b>	M1 - Light Industrial
<b>ACRES:</b>	3 Acres

## PROPERTY OVERVIEW

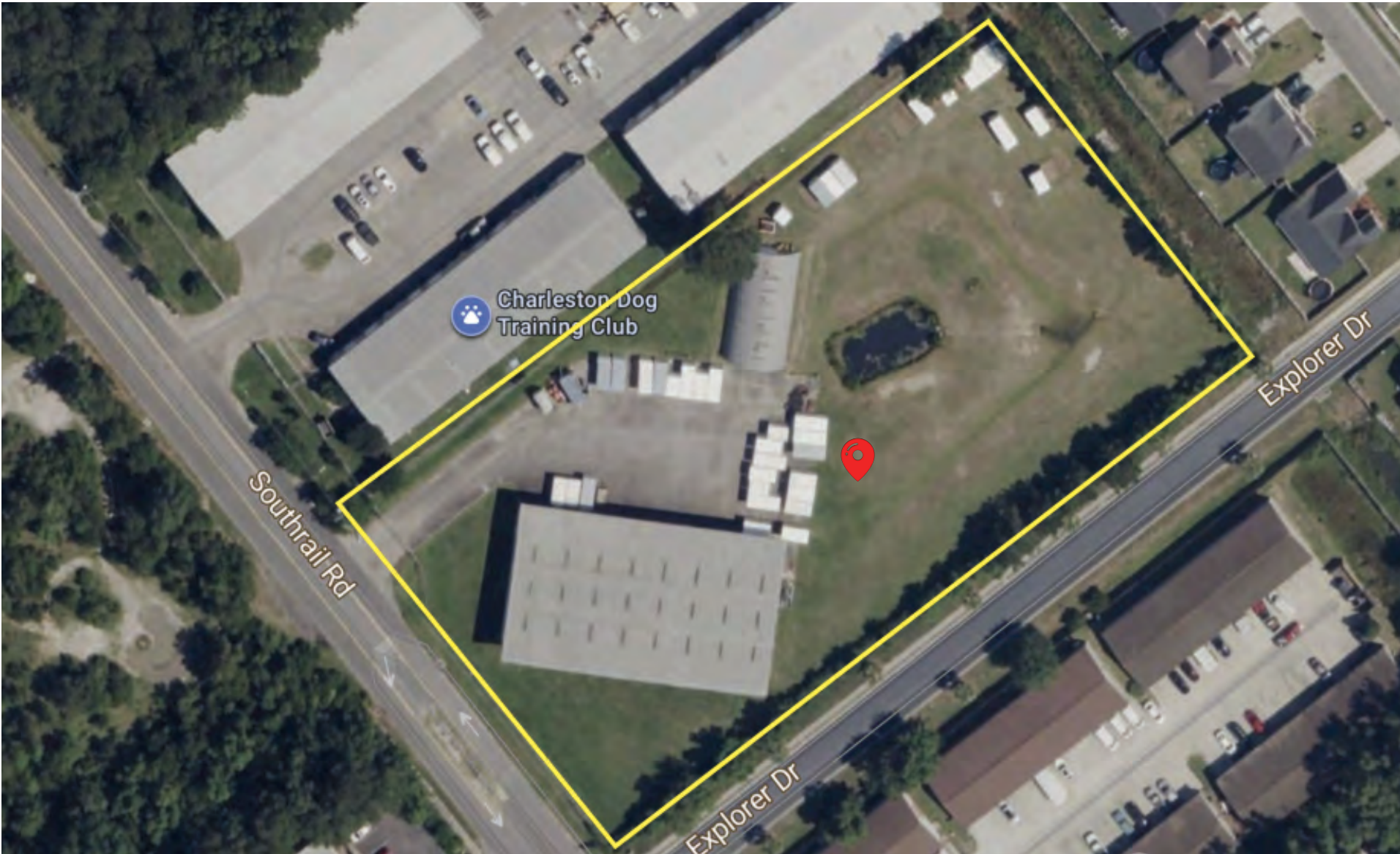
This property features five roll-up doors—two measuring 14 feet and three at 12 feet—providing versatile access for a variety of industrial and commercial uses. With a 20-foot ceiling height, the building accommodates large equipment and vertical storage needs. It is equipped with two automotive lifts and a one-ton crane, enhancing operational efficiency for mechanical or service-oriented businesses. Additional amenities include a laydown yard for outdoor storage, ample on-site parking, and a 2,100-square-foot shed that offers extra workspace or storage capacity.

# FLOOR PLAN





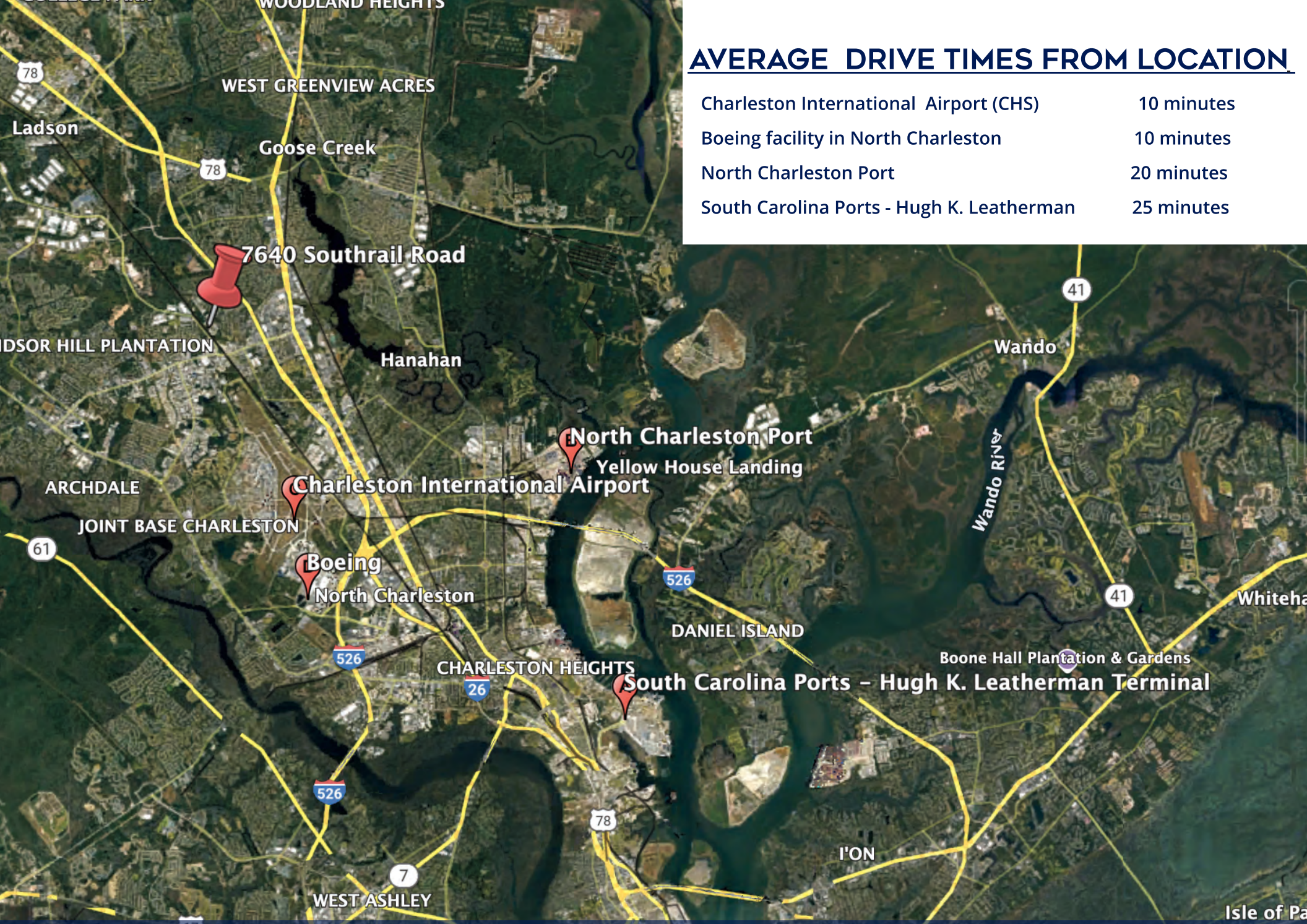
# ARIEL VIEW



7640 SOUTHRAIL ROAD | NORTH CHARLESTON, SC BRENT CASE, CCIM • STEVE HUND, CRE

# AVERAGE DRIVE TIMES FROM LOCATION

Charleston International Airport (CHS)	10 minutes
Boeing facility in North Charleston	10 minutes
North Charleston Port	20 minutes
South Carolina Ports - Hugh K. Leatherman	25 minutes



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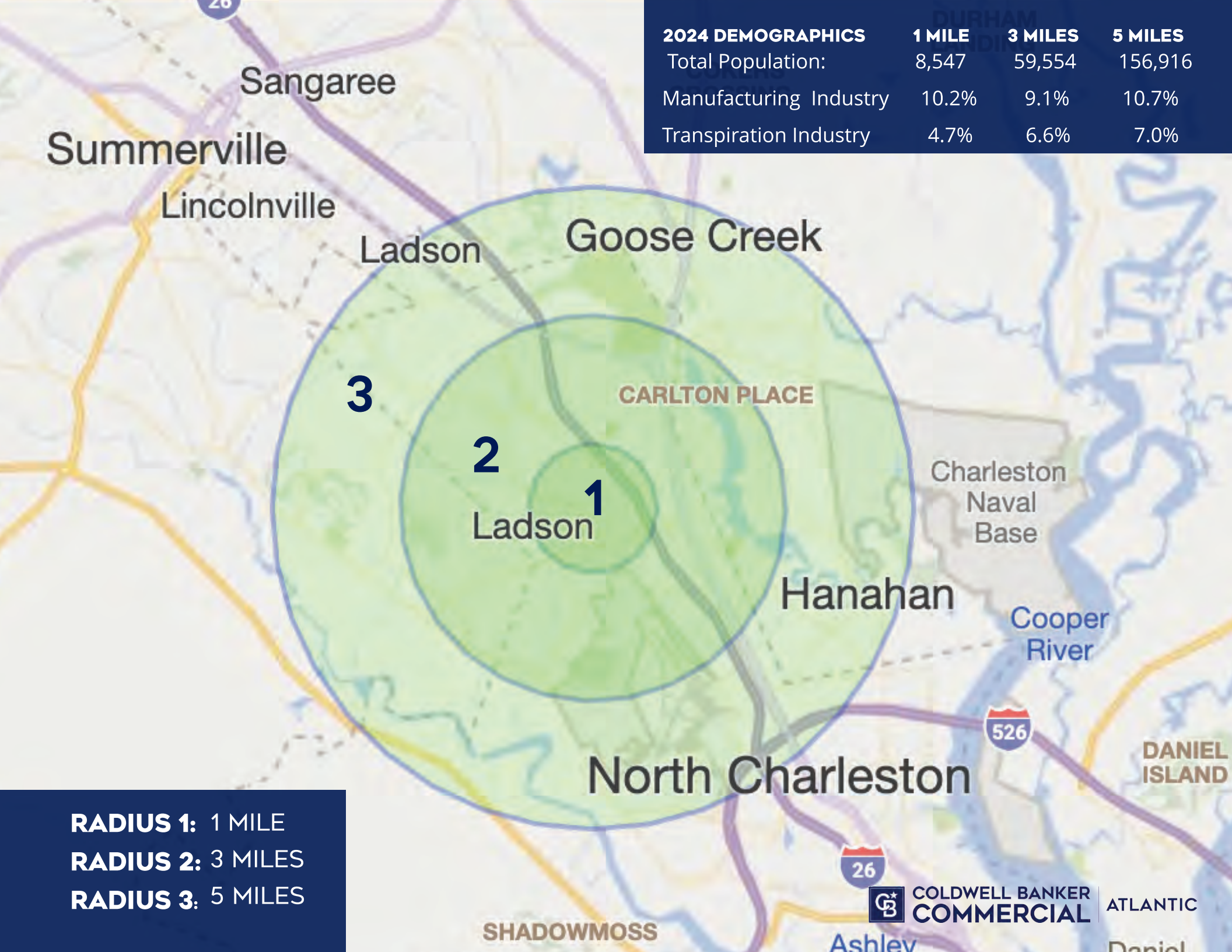
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COMMERCIAL ATLANTIC





2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population:	8,547	59,554	156,916
Manufacturing Industry	10.2%	9.1%	10.7%
Transpiration Industry	4.7%	6.6%	7.0%



Sangaree

Summerville

Lincolnville

Ladson

Goose Creek

3

CARLTON PLACE

2

1

Ladson

Charleston Naval Base

Hanahan

Cooper River

North Charleston

DANIEL ISLAND

**RADIUS 1:** 1 MILE  
**RADIUS 2:** 3 MILES  
**RADIUS 3:** 5 MILES

SHADOWMOSS



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ATLANTIC

Ashley

Daniel

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