

NEW OWNERSHIP / RECENTLY RENOVATED



7391 PEPPERDAM AVENUE | NORTH CHARLESTON, SC 29418

60,521 TOTAL SF
INDUSTRIAL FOR LEASE

EXISTING OFFICE SUITES / MOVE-IN READY

**DIVISIBLE BETWEEN
24,000 SF TO 60,521 SF**

- + ZONING M-1 LIGHT INDUSTRIAL
- + EXCELLENT ACCESS TO I-26, PORTS AND CHARLESON CBD
- + IDEAL FOR LIGHT MANUFACTURING, WAREHOUSE OR LOGISTICS

CBRE

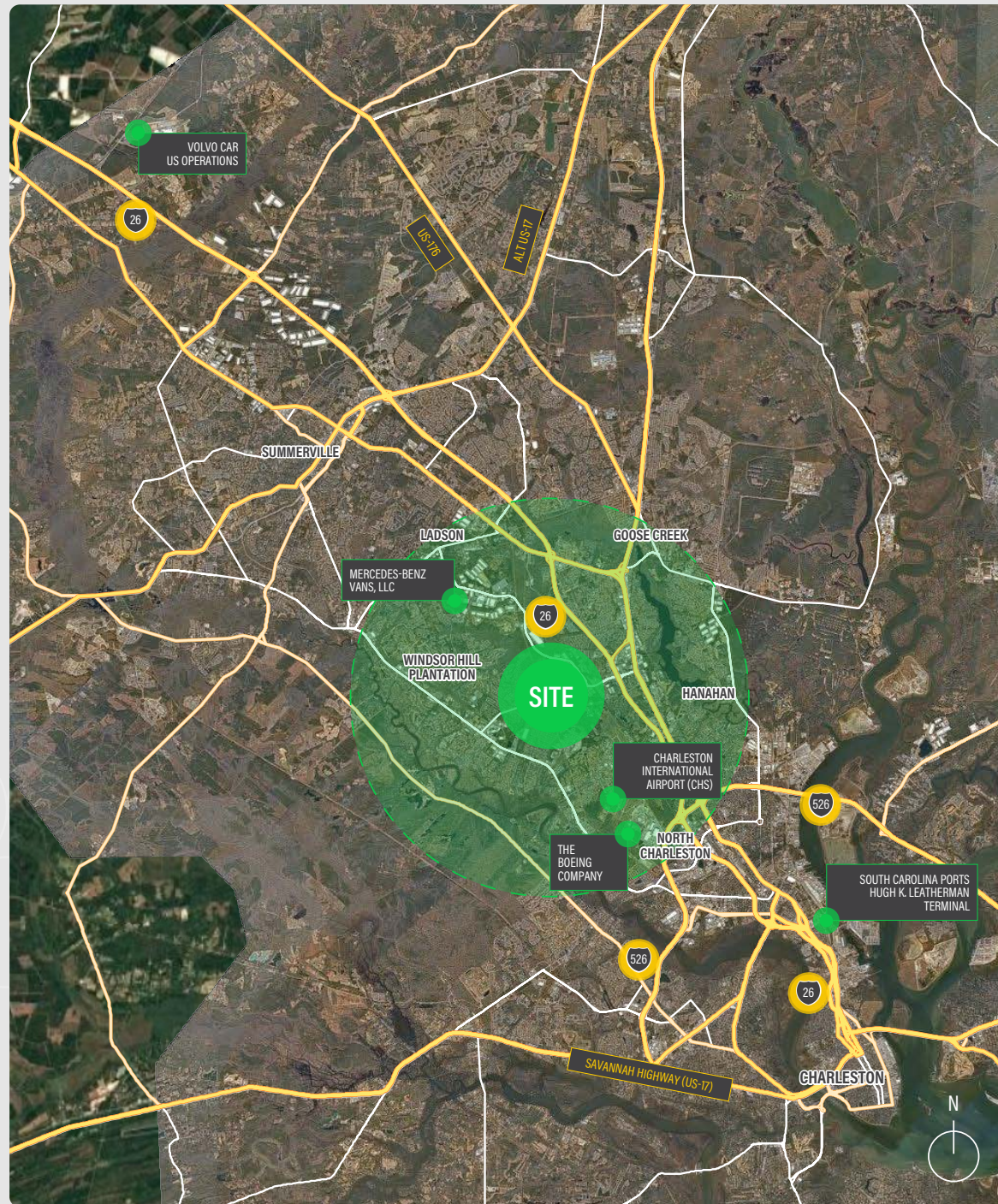


PREMIER SPACE IN PRIME LOCATION

7391 Pepperdam Avenue, now under new ownership and recently renovated, is a 96,539-SF warehouse and distribution facility located in North Charleston, the third-largest city in South Carolina. The property is highly accessible and centrally positioned within the region.

The City of North Charleston is a business-friendly community with incentives designed to help companies compete on a global scale. The city also has a young and highly skilled workforce that attracts a wide range of industries, including aerospace, automotive, aviation, bioscience, defense, renewable energy, financial services, and IT.

North Charleston offers convenient proximity to major roadways such as I-26, I-526, and I-95, along with freight and passenger rail lines, an international airport, and one of the East Coast's deepest water ports.



5-MILE RADIUS

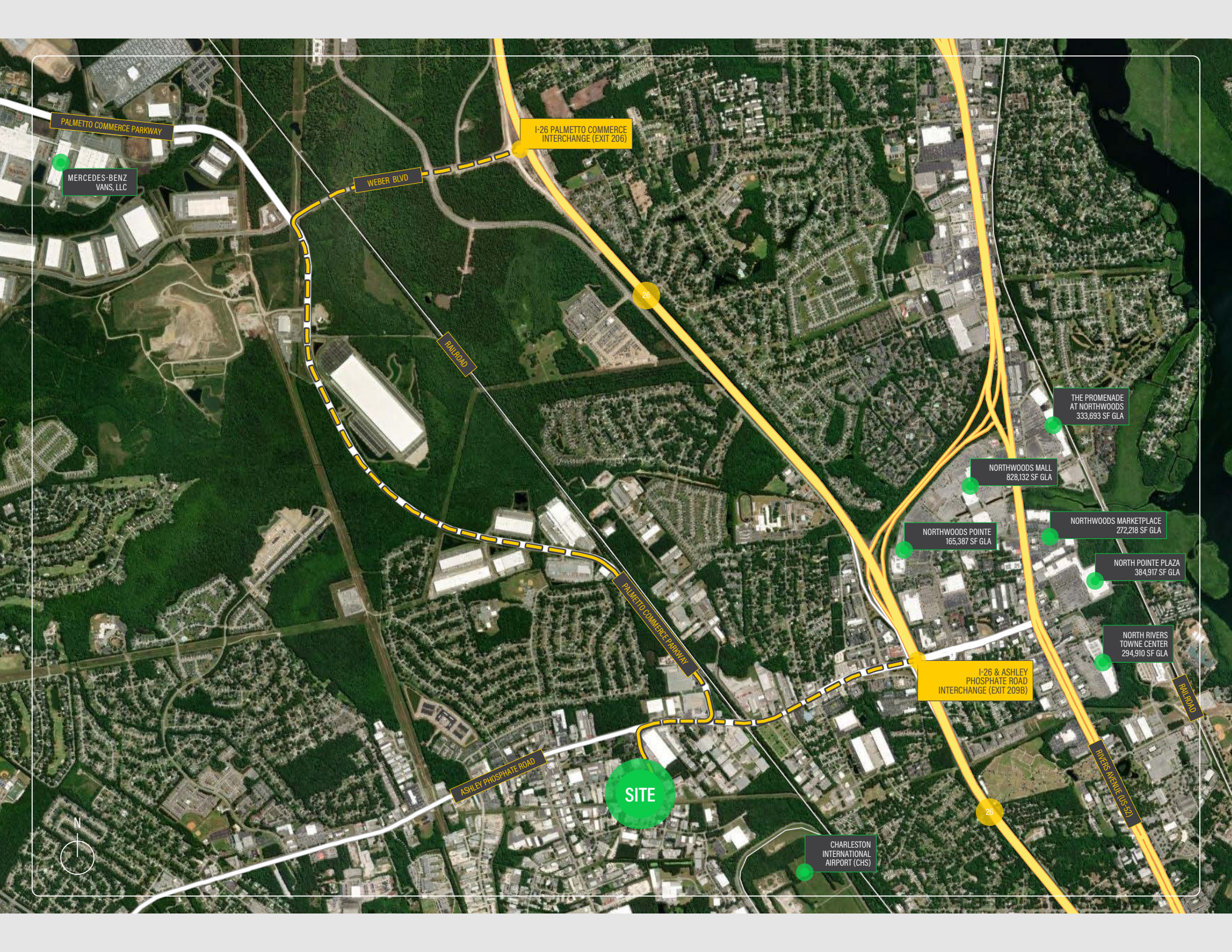
5,152
BUSINESSES

74,117
EMPLOYEES

151,316
POPULATION

60,022
HOUSEHOLDS

\$89,637
AVG. HOUSEHOLD
INCOME



PALMETTO COMMERCE PARKWAY

MERCEDES-BENZ
VANS, LLC

WEBER BLVD

I-26 PALMETTO COMMERCE
INTERCHANGE (EXIT 206)

RAILROAD

26

THE PROMENADE
AT NORTHWOODS
333,693 SF GLA

NORTHWOODS MALL
828,132 SF GLA

NORTHWOODS MARKETPLACE
272,218 SF GLA

NORTHWOODS POINTE
165,387 SF GLA

NORTH POINTE PLAZA
384,917 SF GLA

NORTH RIVERS
TOWNE CENTER
294,910 SF GLA

I-26 & ASHLEY
PHOSPHATE ROAD
INTERCHANGE (EXIT 209B)

SITE

ASHLEY PHOSPHATE ROAD

CHARLESTON
INTERNATIONAL
AIRPORT (CHS)

RAILROAD
RIVERS AVENUE (US-52)

26





TOTAL BUILDING SF: 96,539 SF

OFFICE SPACE: Suite A: 5,654 SF
Suite B: 912 SF

DRIVE-IN DOORS: Two (2)

DOCK DOORS: Four (4)

DOCK DOOR EQUIPMENT:
+ Mechanical Dock Levelers
+ Dock Locks
+ Shelters

CLEAR HEIGHT: 20' (At Center)

COLUMN SPACING: 30' x 40'

AUTO PARKING: 50 Spaces

TRAILER PARKING: 7 Spaces

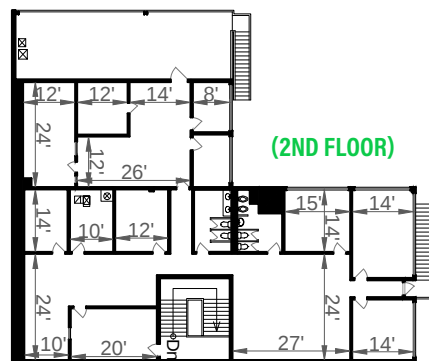
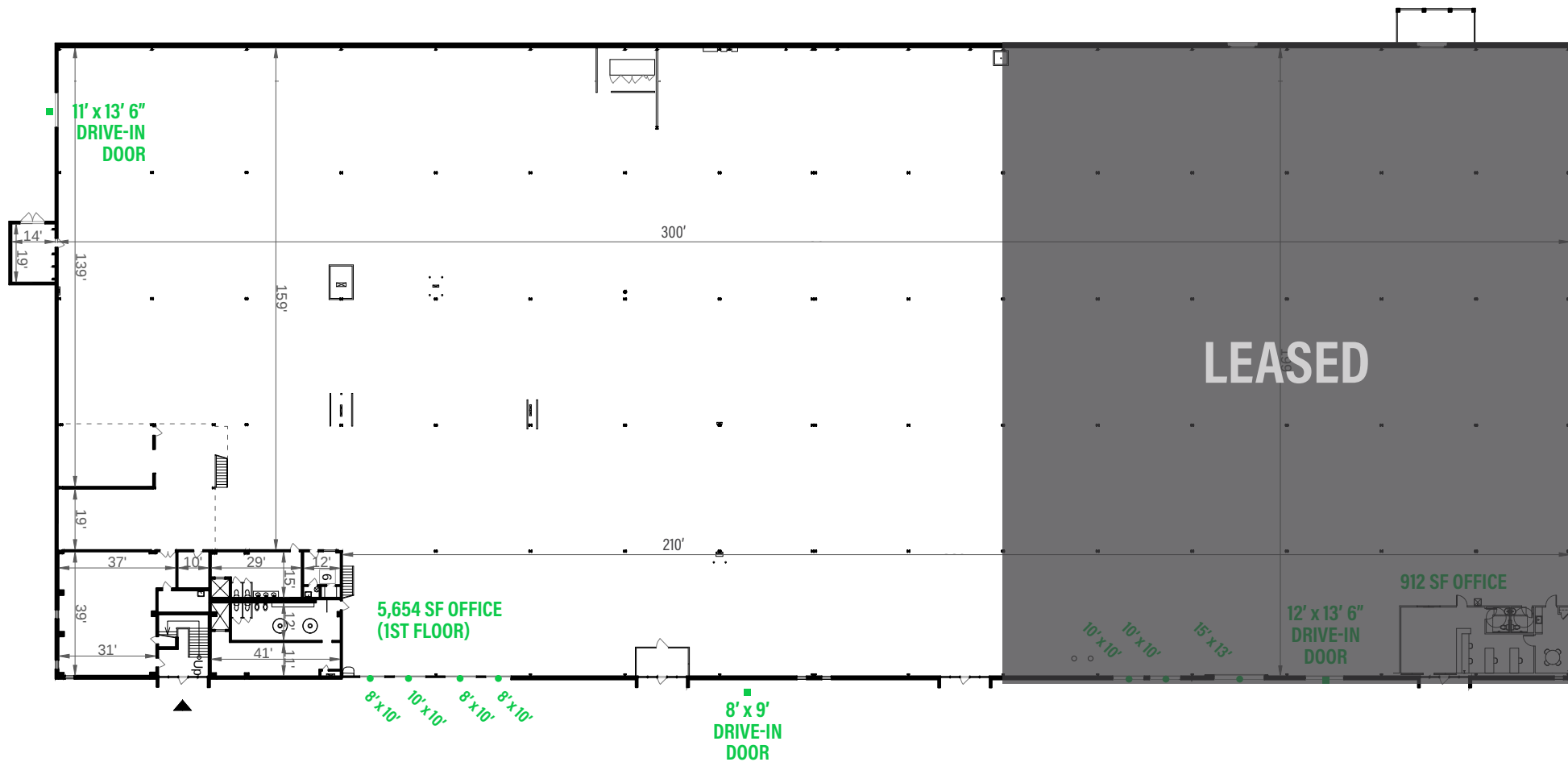
DIMENSIONS: 475' x 200'

CONSTRUCTION: Tilt-Up Concrete

POWER: 480/277 3,000 Amp Service

SPRINKLER: Wet System

ZONING: M-1 Light Industrial



FLOOR PLAN

60,521 SF AVAILABLE



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