

FOR LEASE

7635 Southrail Rd. Suite 100
North Charleston, SC 29420



+/- 11,062 SF FLEX OFFICE - AVAILABLE

\$15.50 PSF NNN

Lead Contact:

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PROPERTY OVERVIEW

7635 Southrail Rd Suite 100 is a (+/-) 11,062 SF flex industrial facility, available for lease in the center of North Charleston, SC. The facility features 2 offices, a reception area, a break room, and 2 restrooms.

The warehouse spaces measure approximately (+/-) 11,062 SF of air-conditioned space and features 3 phase power, one (12' x 14') surface level roll up door, one (9' x 10') one dock roll up door, Dock levelers, (+/-) 24' eave height, and (+/-) 26' center ceiling heights.

This facility is located five minutes off I-26 between Charleston and Summerville, SC providing tenants with quick access to the principal cities of the Charleston Metropolitan Area.

Office Details	Warehouse Details	Parking	Lease Details	Location & Access	Zoning
+/- 1,020 SF Open Area Break Room Two Restrooms Ceiling Height: 10'	+/- 11,062 SF (2) Air Conditioned 3 Phase Power Floors: Concrete Ceiling Height: +/- 24' 1 9' x 10' Roll-Up Overhead Doors	Eight (8) unreserved parking spaces	Lease through May 2033 3% Rent Escalations CAM \$3.85/SF	North Charleston - 2 Mins from I-26 off Ashley Phosphate Rd Palmetto Commerce Interchange TMS # 484-00-00-095	Light Industrial

INTERIOR

7635 SOUTHRAIL RD SUITE 100



WAREHOUSE

7635 SOUTHRAIL RD SUITE 100



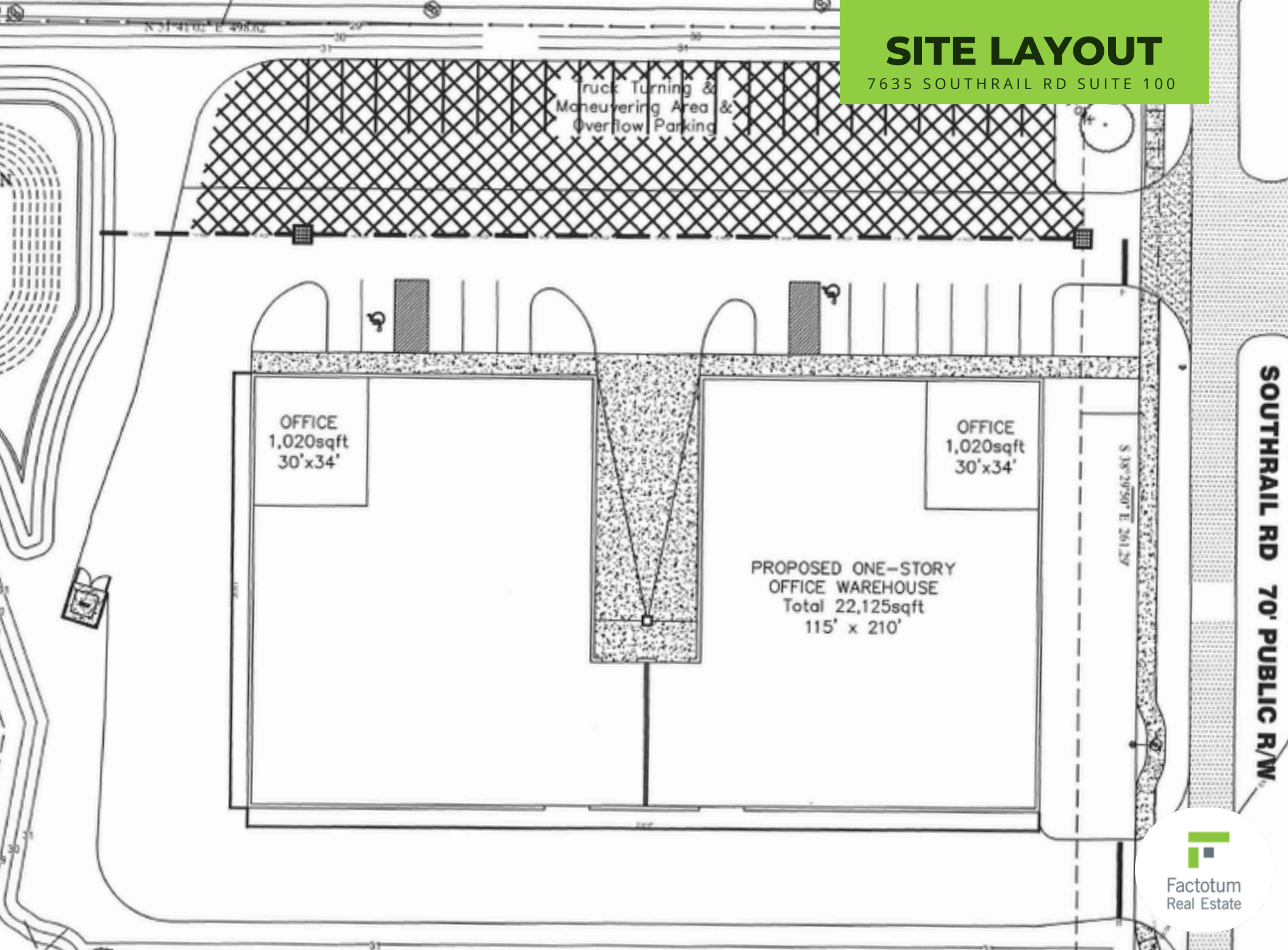
EXTERIOR

7635 SOUTHRAIL RD SUITE 100



SITE LAYOUT

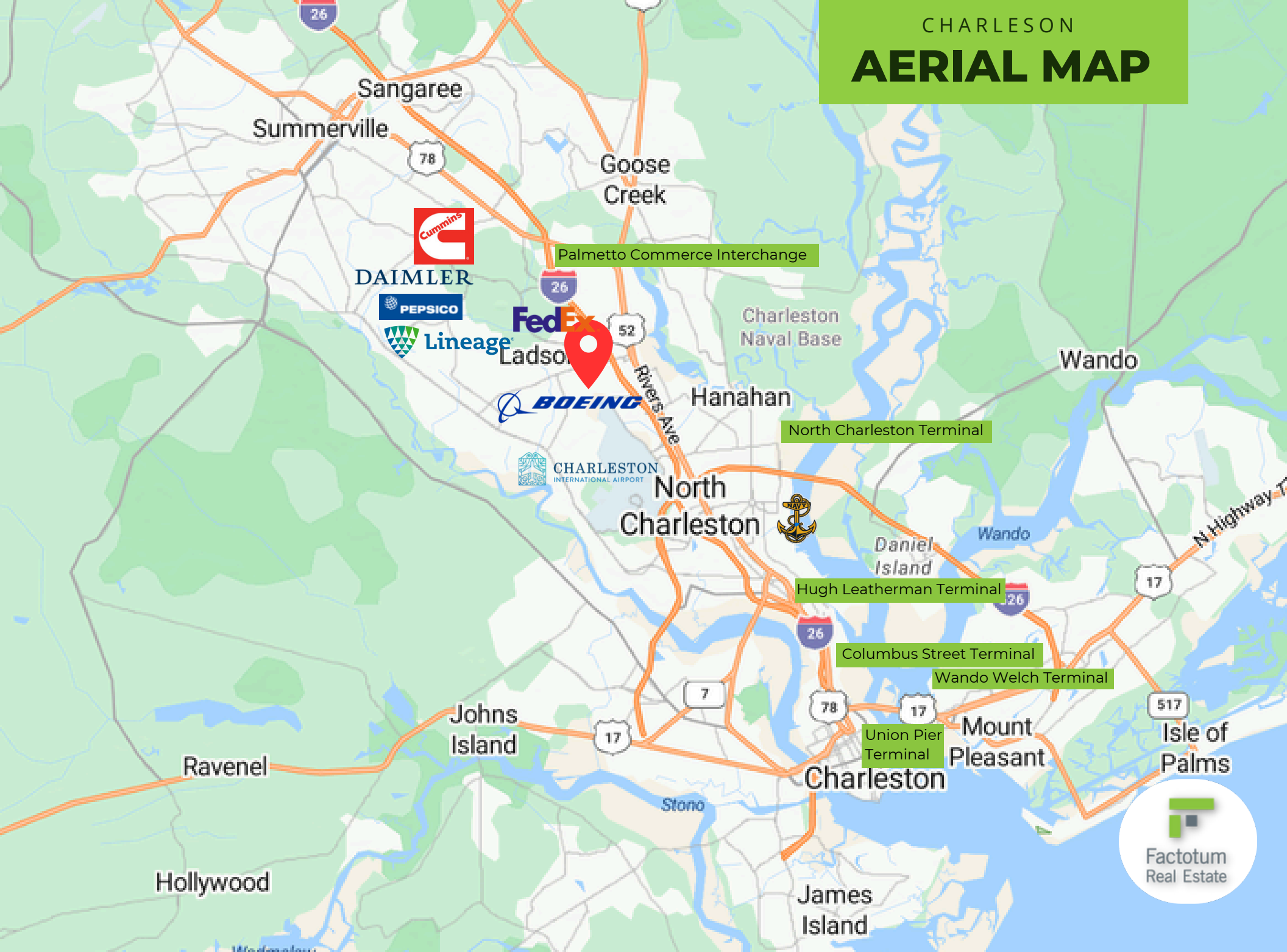
7635 SOUTHRAIL RD SUITE 100



SOUTHRAIL RD 70' PUBLIC R/W



CHARLESON AERIAL MAP





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PALMETTO COMMERCE INTERCHANGE



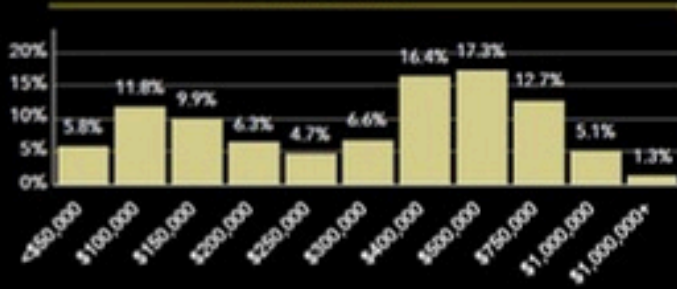
Located in a rapidly growing area of the Interstate 26 corridor between US 78 (University Boulevard) and Ashley Phosphate Road, the Palmetto Commerce Interchange project will reduce travel times, improve access options, increase traffic mobility in the I-26/Ashley Phosphate Road area, and provide a more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

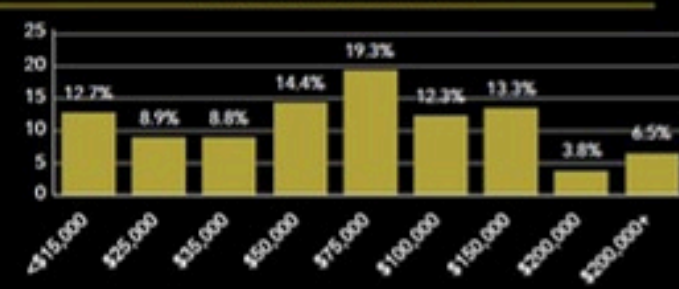
Community Overview

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 LEASE

**+/- 11,062 SF
Available**

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