



Industrial, Flex-Office space with dock access Coming available Q2 2024

- Move-in ready office-flex space with multiple drive-in doors and access to shared loading docks
- **±6,000 sf (Suite 101-102)** coming available in Q2 2024
- Space is fully conditioned and offers three (3) grade level, oversized drive-in doors, plus loading dock access via the common docks located in between Building 700 and Building 100
- Located within a thriving Industrial Park with frontage on Cross County Rd, signage opportunities available
- Signage opportunities with frontage along one of Charleston's key commercial corridors
- Additional spaces and laydown yard available/pending/coming available



Zoned M-1 Light Industrial within the City of North Charleston – Charleston County



2.3mi to I-26 (Exit 209- I26/Ashley Phosphate); 6.5mi to I-526/I-26, 11mi to Port (HLT)



±12,000 sf (80' x 150') Multi-Tenant Industrial-Flex Building w/frontage on Cross County Rd



Nearly 300ft of frontage on Cross County Rd w/traffic counts of +13,700 VPD (2021)

**For more
information**

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Let's review

Opportunity Overview

Industrial-Flex Spaces Available
7100 Design St / 7178 Cross County Rd
North Charleston, SC 29418
Charleston County, SC



Design Street at Cross County

Design Street is a long-standing multi-tenant, multi-building Industrial site located on **Design Street at the intersection of Cross County Rd.** in the heart of the North Charleston, SC market

The subject property, more commonly known as 7100-7101 Design Street / 7178 Cross County Road, encompasses a total of 35.64 acres (TMS#**397-00-00-072** and TMS#**397-00-00-502**) **zoned M-1, Light Industrial** under the zoning ordinance of the City of North Charleston.

The 35.64 acre, privately owned and developed Industrial Park includes six (6) industrial-flex buildings totaling approximately 58,140 sf with nine (9) Tenants occupying the existing buildings.

The balance of the site consists of seven (7) laydown/truck yards, demised by fencing with shared access via the common/primary access road referred to as Design Street.

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

Pending / Upcoming Availability

Space	Size	Status	Details
Suite 101-102 Building 700 7178 Cross County Rd.	±6,000 sf w/dock access	Avail Q2 2024	Click to View
Suite 103 Building 700 7178 Cross County Rd.	±2,000 sf w/dock access	Pending	Click to View
Building 200-400 7100 Design Street	±16,000 sf (2 Bldgs.) on ±1.83ac	Avail Q2 2024	Click to View

**Please note that the spaces are currently occupied - please do not drop in on the Tenant. Contact Avison Young to setup a time to tour. Thank you!*

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7178 Cross County Rd

Industrial-Flex Spaces Available
7178 Cross County Rd. Building 700
North Charleston, SC 29418

Building 700 ($\pm 12,000$ sf on 1.14 ac)



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The specs

Industrial Space for Lease

7178 Cross County Rd. Building 700
North Charleston, SC 29418

7178 Cross County Rd Building 700, Suite 101-102

±6,000 sf fully conditioned warehouse w/dock access

Status	For Lease (Direct)
Suite/Space	Building 700, Suite 101-102
Total Available	±6,000 sf (Suite 101-102)
Available Date	Available Q2 2024
Total Building Area	±12,000 sf (80' deep x 150' wide)
Laydown Yard	Contact
Overall Space Dims	75 ft x 80 ft (Suite 101-102)
Warehouse Space	±5,400 sf (Suite 101-102)
Year Built	±2002
Office Space	±600 sf
Restrooms	Two (2) Existing – office and warehouse
Construction Type	Metal w/stucco facade
Lighting	LED
Ceiling Heights	24' at center, 10' at lowest eave
Office Space	±600 sf w/multiple restrooms
Sprinklers	None
Loading Docks	Access to common dock (2 positions)
Drive-In Doors	Three (3) oversized (12'w x 10' h) drive-in doors, grade level
HVAC	100%
Divisible	No
Expansion Opportunities	Contact
Lease Rate-Base Rent (Space)	\$14.50/sf/yr. (\$7,250/month) base rent only for Suite 101-102 (±6,000sf)
Lease Type	NNN Lease (Tenant to pay pro-rated share of taxes, insurance, CAM & mgmt.)
Estimated Additional Rent (NNN)	\$3.04/sf/yr. (\$1,520.00 monthly) estimated NNN for Suite 101-102 (±6,000sf) paid monthly
Estimated Base Rent + NNN Monthly (Space)	\$17.54/sf/yr (\$8,770.00 monthly) Base Rent + estimated NNN starting year 1. 4% annual increases, Suite 101-102 only (±6ksf)



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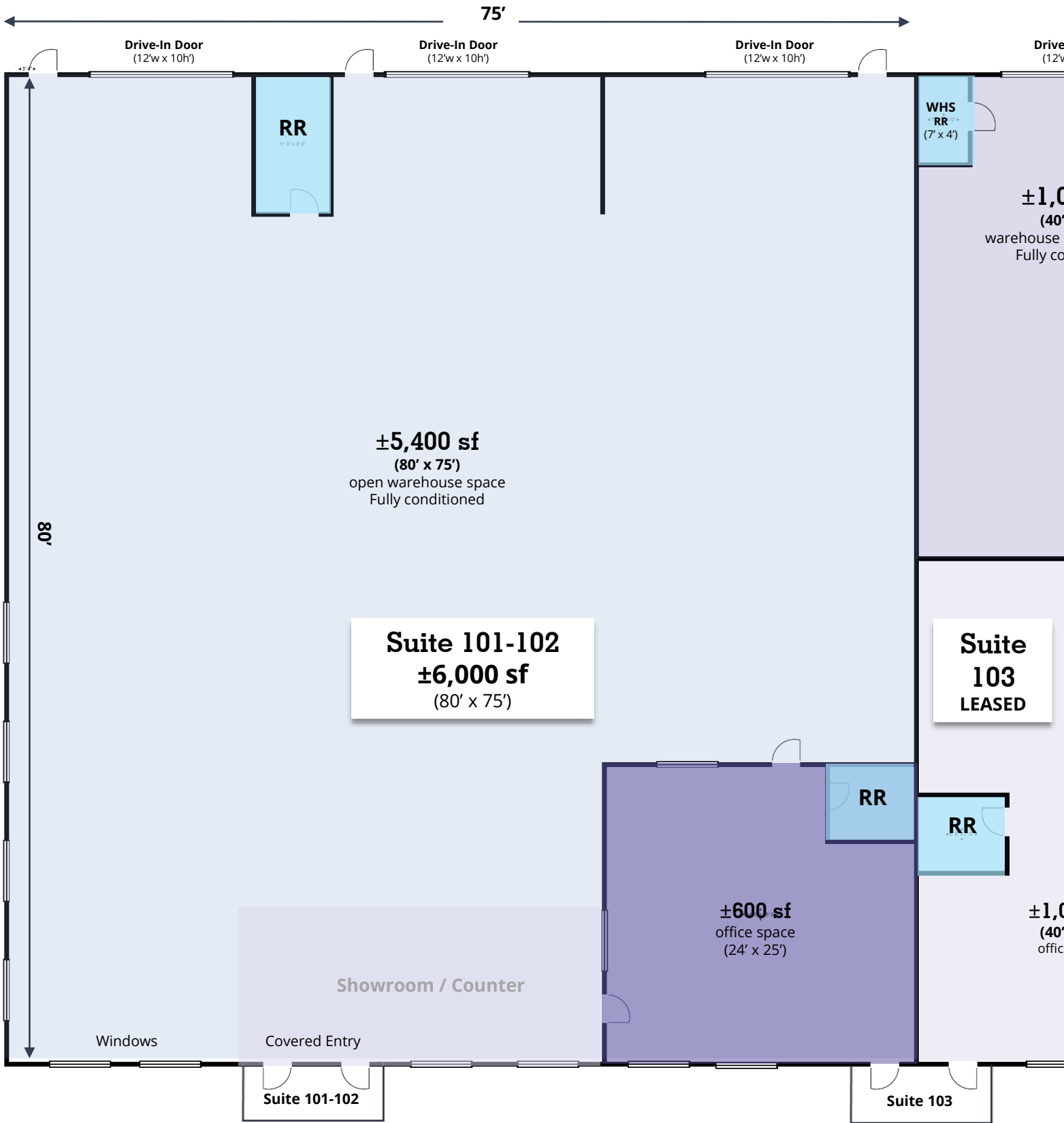
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Building 700

Industrial Space for Lease

7178 Cross County Rd. Building 700
North Charleston, SC 29418

Suite 101-102 (±6,000sf)



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Employee Parking

Please note, floorplan is not to scale – for planning purposes only. Tenant/Broker to verify all measurements

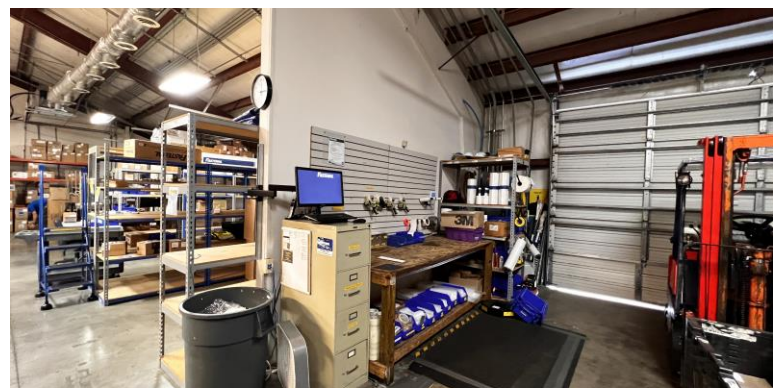
Space photos

Building 700, Suite 101-102

Industrial Space for Lease

7178 Cross County Rd – Building 700

North Charleston, SC 29418



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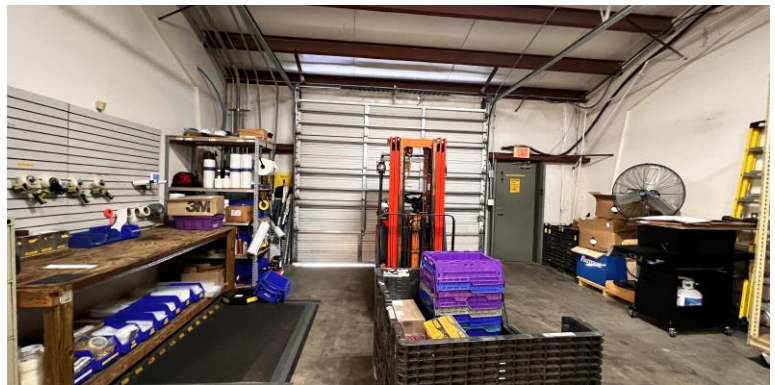
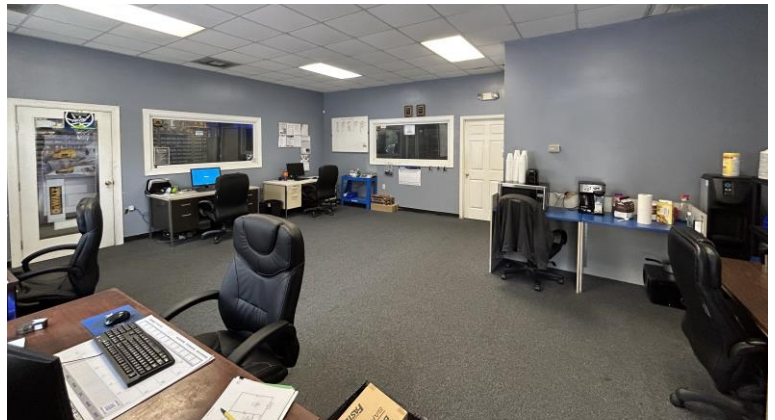
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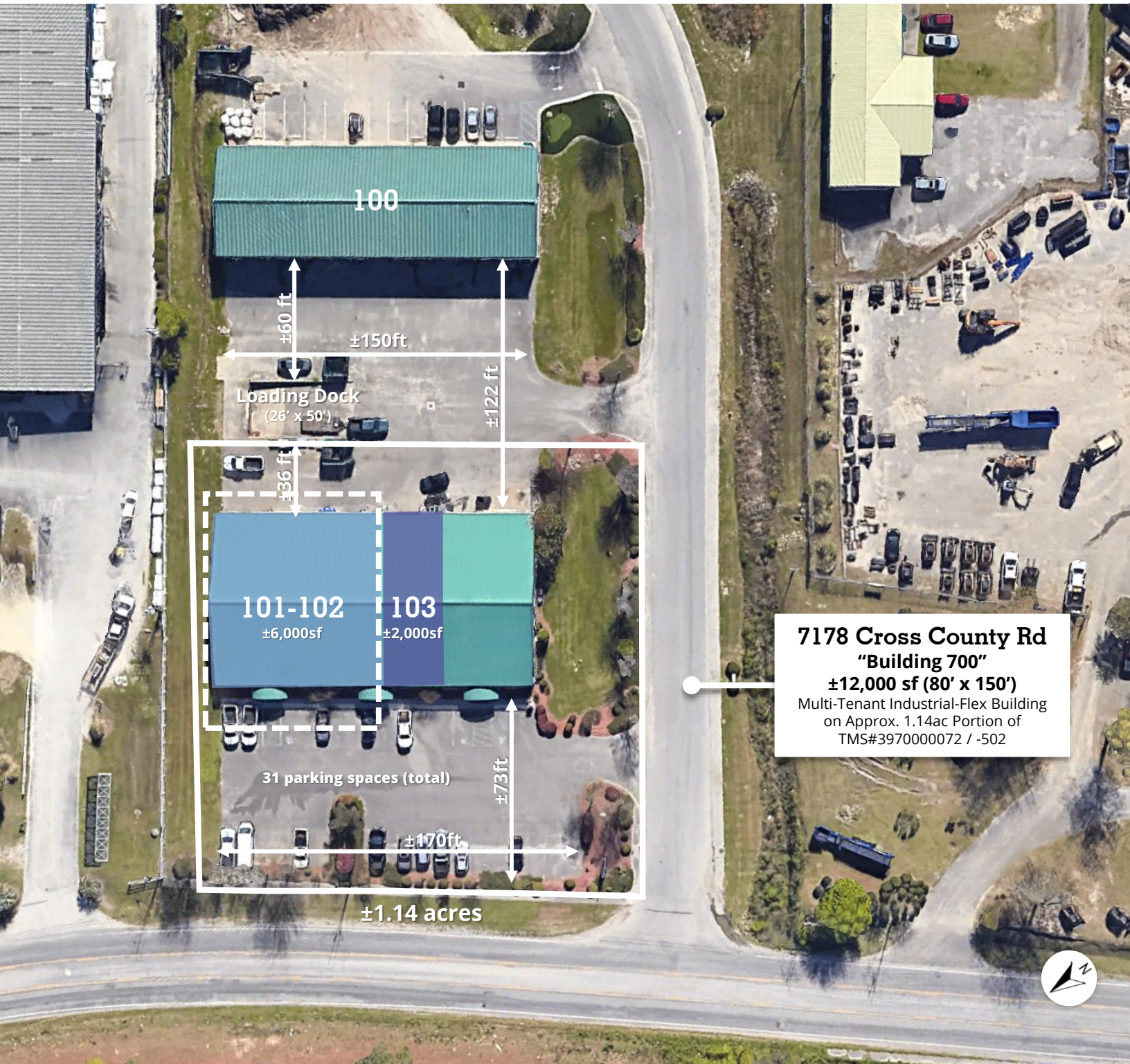
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Site plan

Industrial Space for Lease

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Building 700 ($\pm 12,000$ sf on ± 1.14 ac)



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Site aerial

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Property photos

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Let's take a tour

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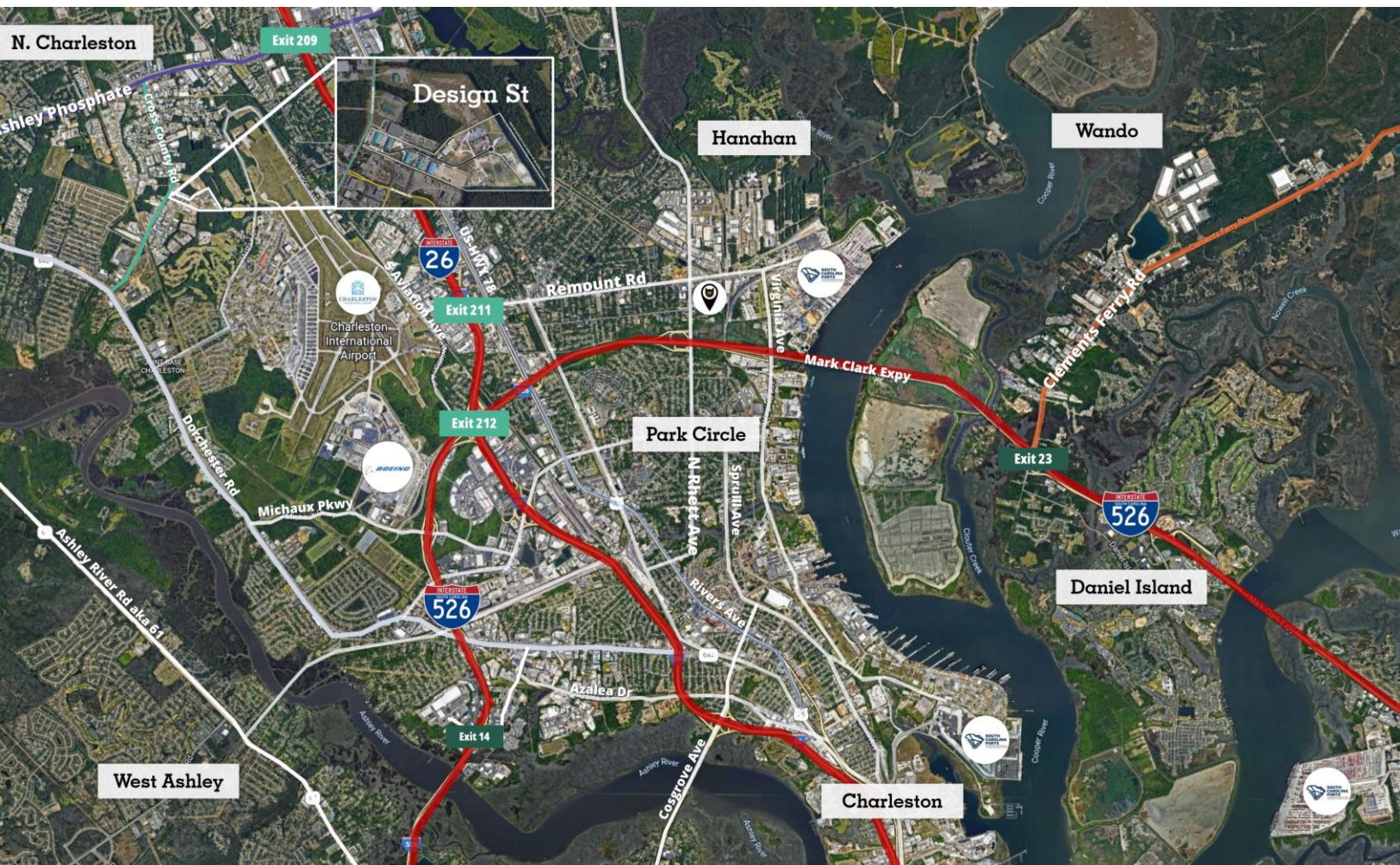
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Let's take a tour

Last-mile location

Industrial Space for Lease

7178 Cross County Rd – Building 700
North Charleston, SC 29418



±12,000 sf flex-industrial building w/dock access

Coming available for lease



±6,000sf fully conditioned warehouse with office (Building 700, Suite 101-102) coming available plus additional spaces within the Park



Located within an established Industrial Park –site offers over 300ft of frontage on Cross County Rd. with unrivaled access to the Charleston Market



Last-Mile location, situated adjacent to the Charleston International Airport (CHS) / Boeing, with prime access to interstates, Industry & more.



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Design Street

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