



Industrial, Flex-Office space with dock access Coming available – multiple spaces

- Move-in ready office-flex space with multiple drive-in doors and access to shared loading docks
- **Two (2) spaces coming available ±2,000 sf (Suite 103) and ±6,000 sf (Suite 101-102)** coming available in Q4 2023
- Each space includes drive-in access, 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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avisonyoung.com

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

Introducing **Design Street**: A prominent and well-established multi-tenant, multi-building Industrial site situated at the heart of the vibrant North Charleston, SC market.

This property, known as 7100-7101 Design Street / 7178 Cross County Road, spans an expansive 35.64 acres (TMS#**397-00-00-072** and TMS#**397-00-00-502**), and it falls under zoned M-1, Light Industrial zoning ordinance of the City of North Charleston.

Privately owned and developed, this Industrial Park boasts a collection of six (6) industrial-flex buildings, offering a combined space of approximately 58,140 square feet. Currently, nine (9) Tenants have already occupied these buildings, showcasing the property's appeal and desirability.

The site's layout includes seven (7) laydown/truck yards, each meticulously demised by fencing and conveniently accessible through the shared primary access road known as Design Street.

For more detailed information and the latest availability updates, please reach out to **Avison Young**. Don't miss the opportunity to be a part of this thriving industrial hub!

Pending / Upcoming Availability

Space	Size	Status	Details
Suite 101-102 Building 700 7178 Cross County Rd.	±6,000 sf w/dock access	Avail 12.1.2023	Click to View
Suite 103 Building 700 7178 Cross County Rd.	±2,000 sf w/dock access	Contact	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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Building 700

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

Multiple spaces coming available



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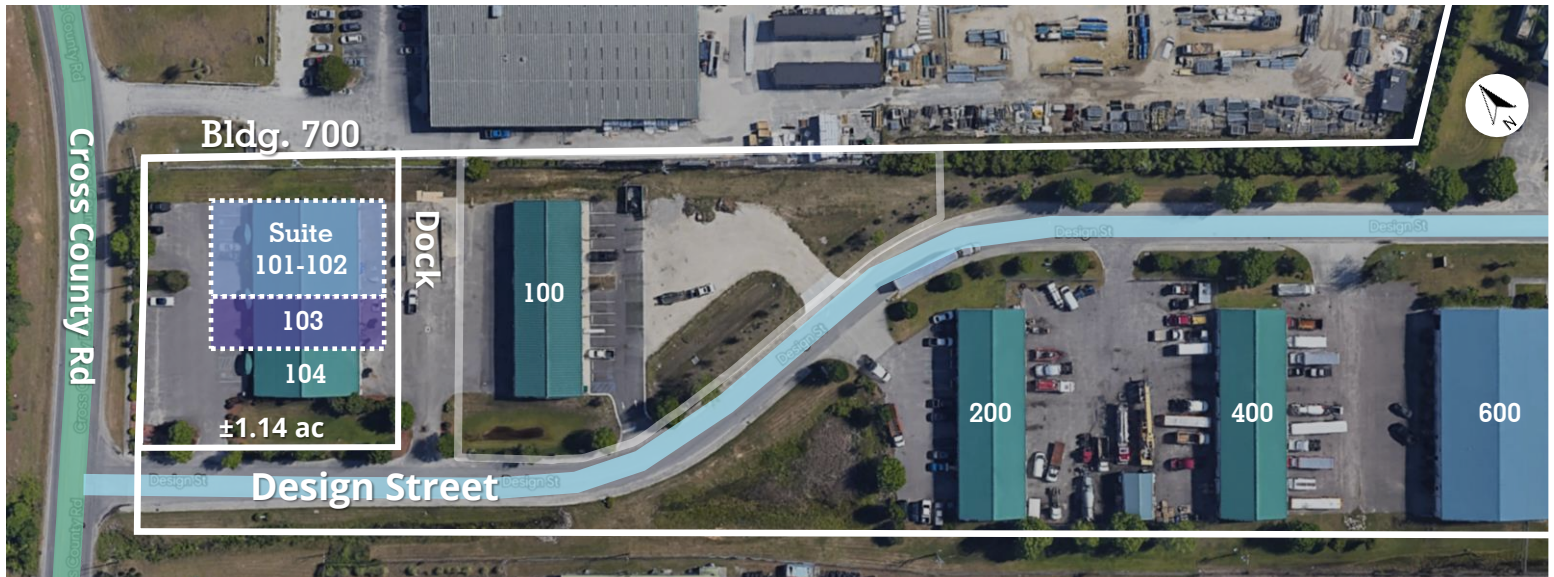
avisonyoung.com

The specs

Industrial Space for Lease

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

Building 700: ±2,000-8,000 sf (Suites 101-102 & 103)



Suite 101-102 (±6,000 sf)

Space	Building 700 – Suite 101-102
Available Space	±6,000 sf (101-102) View Details
Loading Docks	Access to common dock
Drive-In Doors	Three (3) Drive-In Bays (12'w x 14'h)
Office Space	±600 sf (24' x 25')
Ceiling Height	10' to 24'
HVAC	100%
Address	7178 Cross County Rd. North Charleston, SC 29418
Building Park	Design Street
Property Type	Industrial-Flex, Office, Showroom
Total Building Area	±12,000 sf (80' x 150')
Year Built	2002 (approx.)
Tenancy	Multiple
Power	3 Phase
Total Site Area (Parcel)	35.64 acres
Municipality	City of North Charleston (4-3)
Zoning	M-1 Light Industrial, within the City of North Charleston zoning ordinance
TMS#	TMS# 397-00-00-072 / 397-00-00-502 (35.64ac total)

Suite 103 (±2,000 sf)

Space	Building 700 -Suite 103
Available Space	±2,000 sf (103) View Details
Loading Docks	Access to common dock
Drive-In Doors	One (1) Drive-In Bay (12'w x 14'h)
Office Space	+1,000 sf (40' x 25')
Ceiling Height	10' to 24'
HVAC	100%
Address	7178 Cross County Rd. North Charleston, SC 29418
Building Park	Design Street
Property Type	Industrial-Flex, Office, Showroom
Total Building Area	±12,000 sf (80' x 150')
Year Built	2002 (approx.)
Tenancy	Multiple
Power	3 Phase
Total Site Area (Parcel)	35.64 acres
Municipality	City of North Charleston (4-3)
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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 103

**±2,000 sf fully conditioned office-warehouse
drive-in door and dock access**

Status	For Lease (Direct)
Suite/Space	Building 700, Suite 103
Total Available	±2,000 sf – 8,000 sf
Available Date	Please contact
Total Building Area	±12,000 sf (80' deep x 150' wide)
Laydown Yard	Contact
Overall Space Dims	25 ft x 80 ft (Suite 103)
Warehouse Space	±1,000 sf (Suite 103)
Office Space	±1,000 sf w/multiple restrooms
Restrooms	Two (2) Existing – office and warehouse
Year Built	±2002
Construction Type	Metal w/stucco facade
Lighting	LED
Ceiling Heights	24' at center, 10' at lowest eave
Sprinklers	None
Loading Docks	Access to common dock (2 positions)
Drive-In Doors	One (1) oversized (12' wide x 14' high) drive-in doors grade level
HVAC	100%
Divisible	No
Expansion Opportunities	Yes, Suite 101-102 (6,000 sf) for a potential footprint of ±8,000 sf



Lease Rate (Space)	\$16.00/sf/yr base rent (\$2,667/mo) + NNN for Suite 103 (±2,000sf)
Lease Type	NNN Lease (Tenant to pay pro-rated share of taxes, insurance, CAM & mgmt.)
Estimated Additional Rent (NNN)	\$3.04/sf/yr (\$506.80 monthly) estimated NNN for Suite 103 (±2,000sf) paid monthly
Estimated Base Rent Monthly (Space)	\$3,173.47 per month (Base Rent + estimated NNN) starting year 1 - 4% annual increases. Includes Suite 103 only (±2,000 sf)

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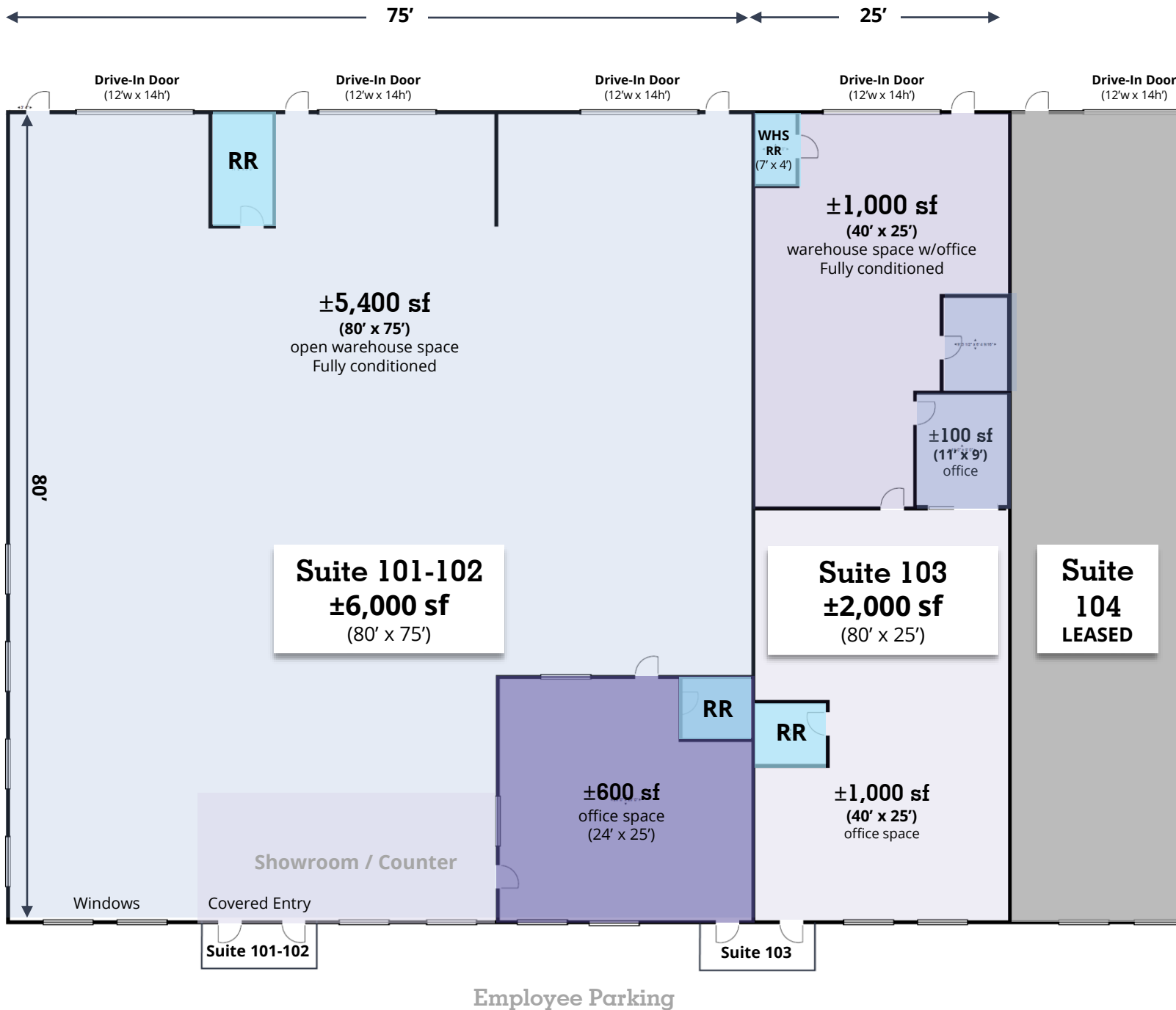
Building 700

Industrial Space for Lease

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North Charleston, SC 29418

Multiple spaces coming available

Shared Loading Dock



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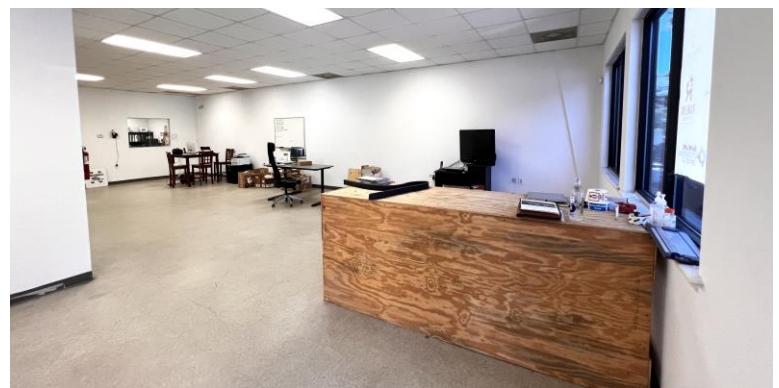
Please note, floorplan is not to scale – for planning purposes only. Tenant/Broker to verify all measurements

Space photos

Building 700, Suite 103

Industrial Space for Lease

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



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Space photos

Building 700, Suite 103

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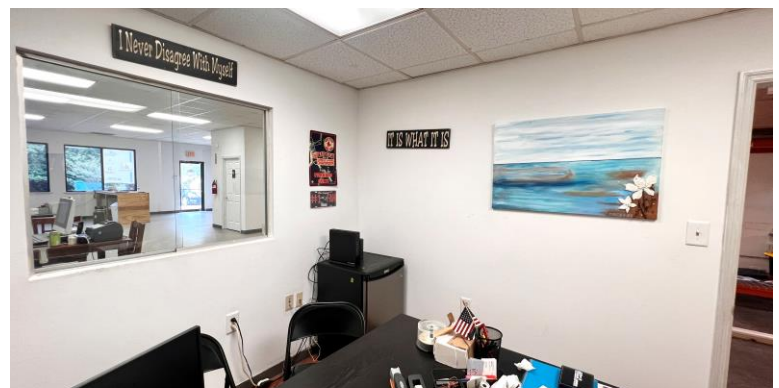
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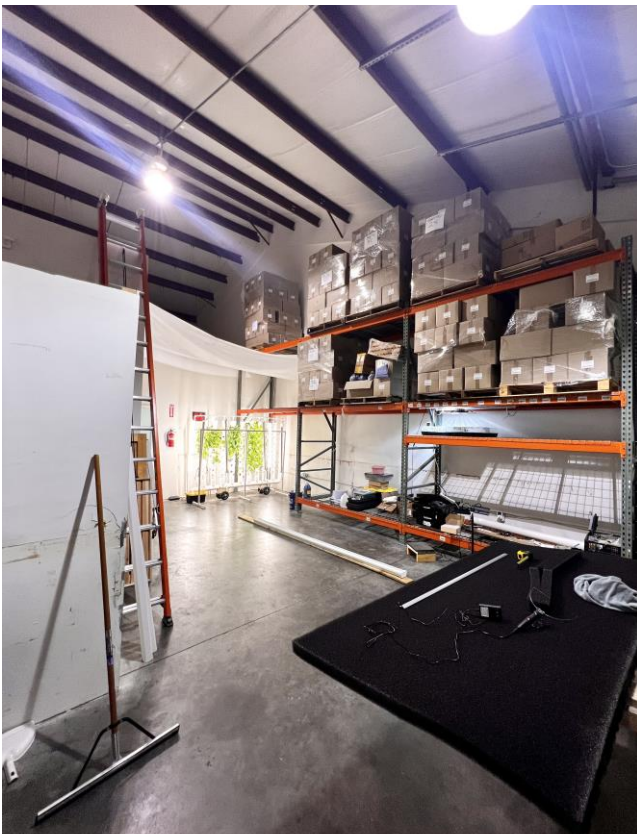
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Property photos

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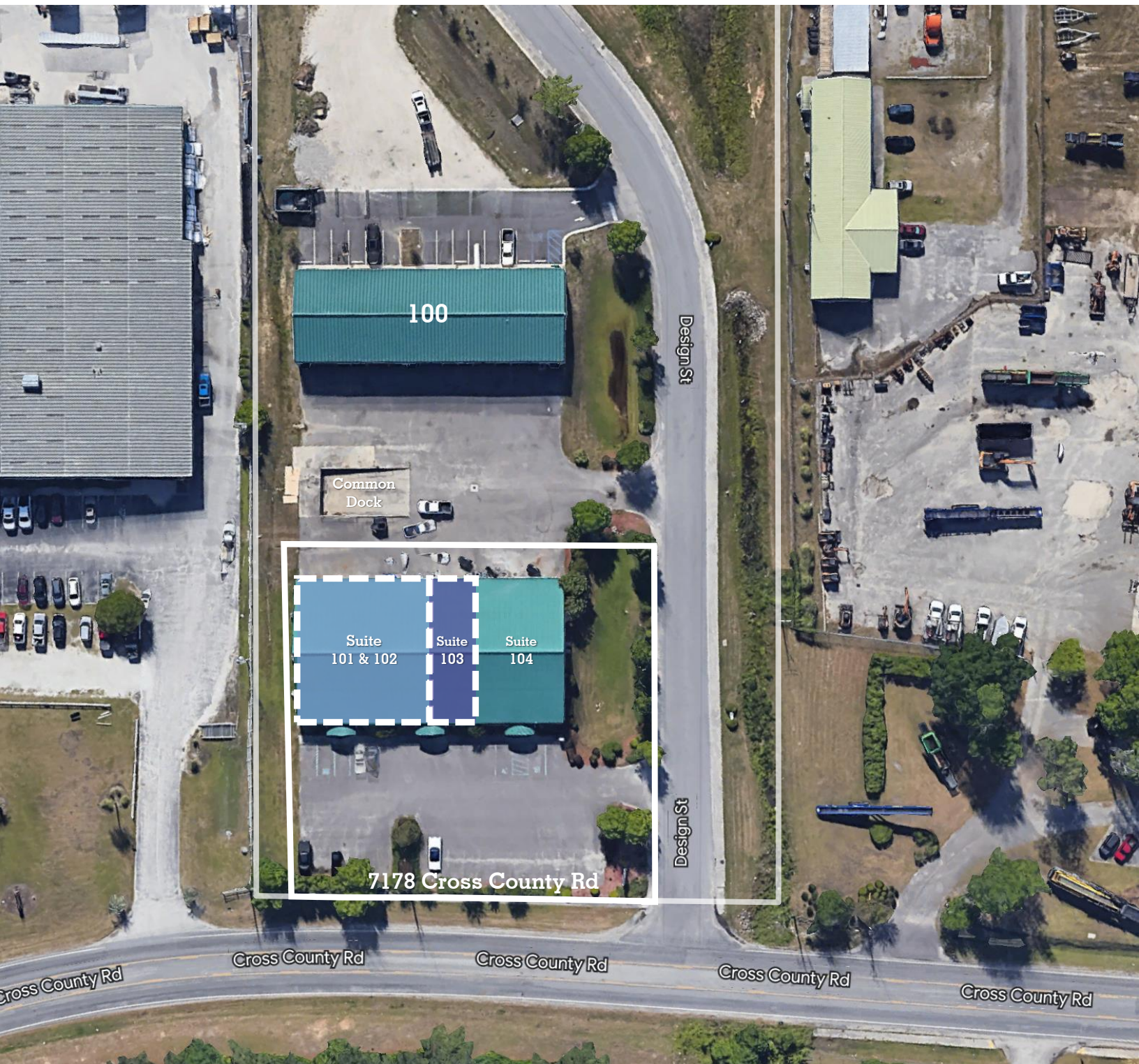
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Site plan

Industrial Space for Lease
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Building 700 ($\pm 12,000$ sf on 1.14 ac)



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



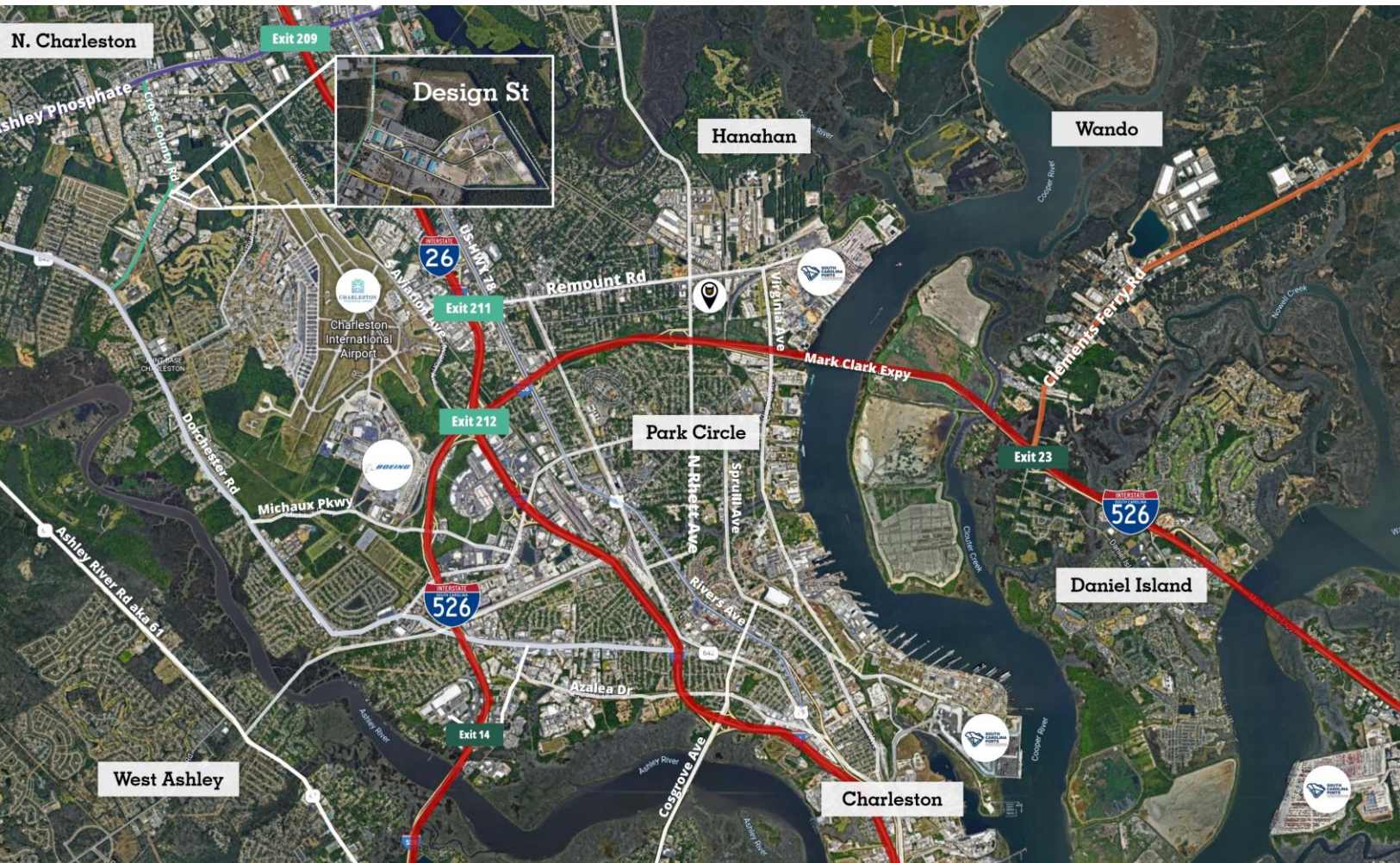
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Let's take a tour

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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



Two spaces coming available – option to lease individually and/or combine for a total footprint 8,000 sf with 4 drive-in bays and dock access



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.





Design Street

Let's take a tour

**AVISON
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