



± 16,000sf Industrial-Flex space w/Laydown Yard Available now for lease, move-in ready

- **Building 200-400:** two stand-alone Industrial-Flex buildings with 18 service bays, existing office space, 32 parking spaces, and more
- ±16,000 sf (2 buildings, ± 8,000sf each) on ± 1.83 acres with ± 0.62ac laydown yard, fenced and paved - available now
- Each building includes numerous oversize drive-in bays (grade-level), existing office space w/restrooms and fenced laydown yard
- While ownership would consider subdividing the buildings/site - the current configuration and access is ideally suited for a user to lease both buildings.
- Located within a thriving Industrial Park with frontage on Cross County Rd, signage opportunities available
- Additional spaces and laydown yard available/pending/coming available – [contact for details](#)



Two ±8,000sf (50' x 160') stand-alone Industrial-Flex Buildings on ±1.83ac w/fenced laydown yard (paved)



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



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



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
Design Street
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	Available	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	Available	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 200-400

±16,000sf on ±1.83ac w/paved yard

Industrial Space for Lease

7100 Design St. Building 200-400
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±16,000sf on ±1.83ac w/paved yard



Available Space	Building 200-400 (±16,000 sf) – View Details Two buildings measuring 8,000sf each on 1.83ac	# of Buildings	2 – Building 200 (8,000sf) and Building 400 (8,000sf)
Address	7100 Design St. Bldg. 200-400 North Charleston, SC 29418 View Location	Drive-In Doors	Eighteen (18) oversized (12'w x 14'h) drive-in bays grade level (Bldg. 200-400)
Property Type	Industrial-Flex, Service, Showroom, IOS	Loading Docks	None
Year Built	2005 (approx.)	Sprinklers	None
Total Building Area (Space)	±16,000 sf (Bldg. 200+400)	Ceiling Height	15' at lowest eave 22.5' at center (clear span)
Total Site Area (Space)	±1.83 ac (Bldg. 200+400)	HVAC	Office Only
Laydown Yard	±0.62ac fenced and paved (Shared Building 200-400)	Parking Spaces	32 striped parking spaces + paved yard (Shared Bldg. 200-400)
Warehouse Space	±13,577 sf warehouse (Bldg. 200-400)	Power	3 Phase
Office Space	±2,423 sf office/flex space (Bldg. 200-400)	Building Park	Design Street
Tenancy	Single*	Total Site Area (Subject Property)	35.64 acres
Option to Subdivide	No	Municipality	City of North Charleston (4-3)
Lease Rate (Space)	Base Rent \$18.00/sf/yr (\$24,000/mo) NNN Building 200+400 (±16,000sf)	Zoning	M-1 Light Industrial, City of North Charleston zoning ordinance
Lease Type	NNN Lease (Tenant to pay pro-rated share of taxes, insurance, CAM & mgmt.)	TMS#	397-00-00-072 (33.00ac) & 397-00-00-502 (2.64ac)
Estimated Additional Rent (NNN) Monthly (Space)	\$3.04/sf/yr (\$4,053 monthly) estimated NNN Building 200+400 (±16,000sf) paid monthly	Please Note: While ownership would consider subdividing the buildings/site - the current configuration and access is ideally suited for a user to lease both buildings. Please contact for details	
Estimated Base Rent Monthly (Space)	\$28,053.33 per month (Base Rent+ est. NNN) starting year 1 for Building 200+400 (±16,000 sf on ±1.83ac) 4% annual increases		
Available Date	Immediately		

For more information

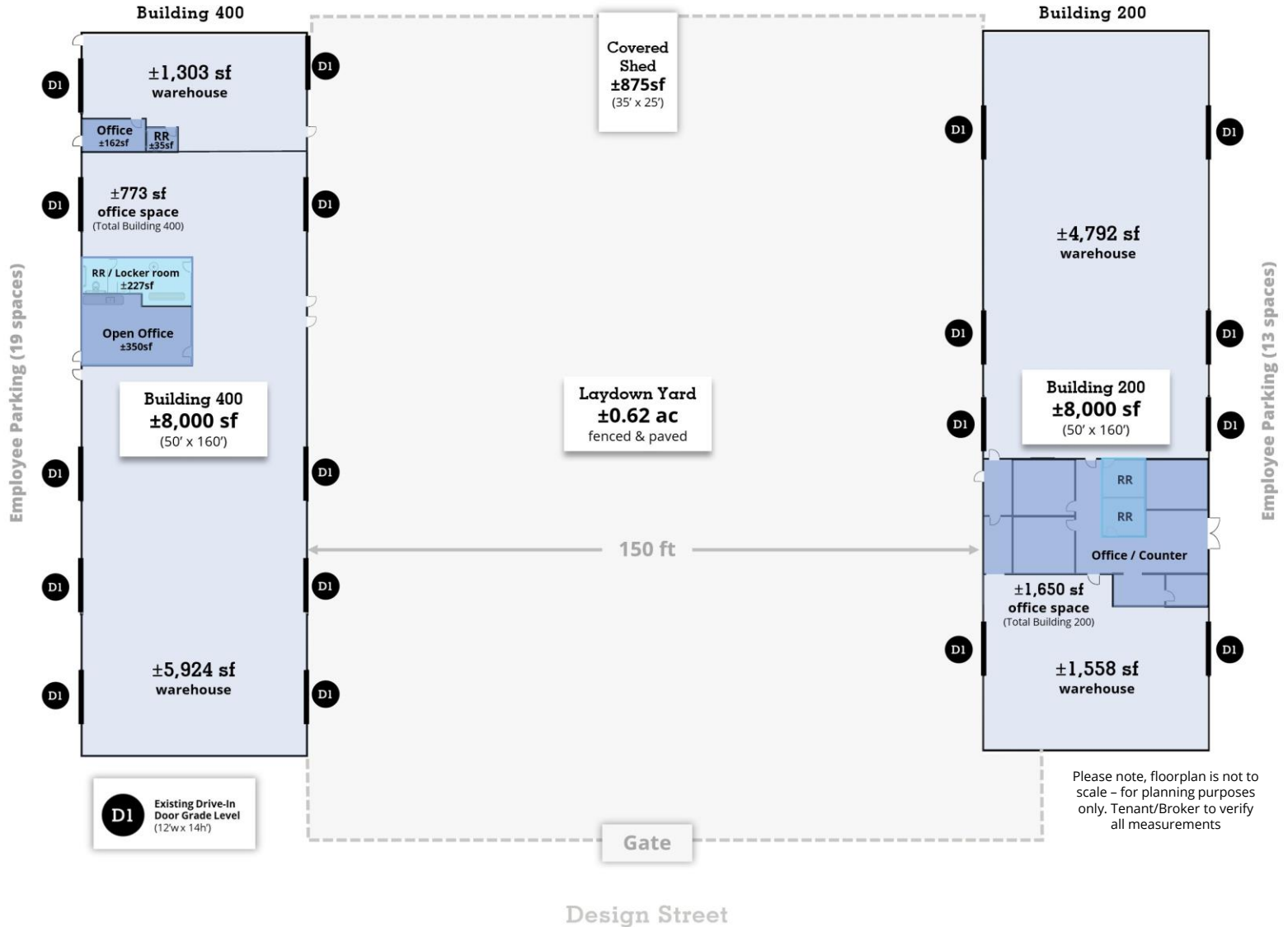
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±16,000sf on ±1.83ac w/paved yard



Design Street Building 200-400

	±13,577 sf warehouse space		+0.62ac yard Building 200 & 400
	±2,423 sf Office-flex space		±1.83ac site area Total allocated to Building 200 & 400

 **±32 parking spaces**
Building 200 & 400

 **±18 drive-in doors**
12'w x 14'h grade-level

±16,000 sf
Total RBA – Bldg. 200-400

**For more
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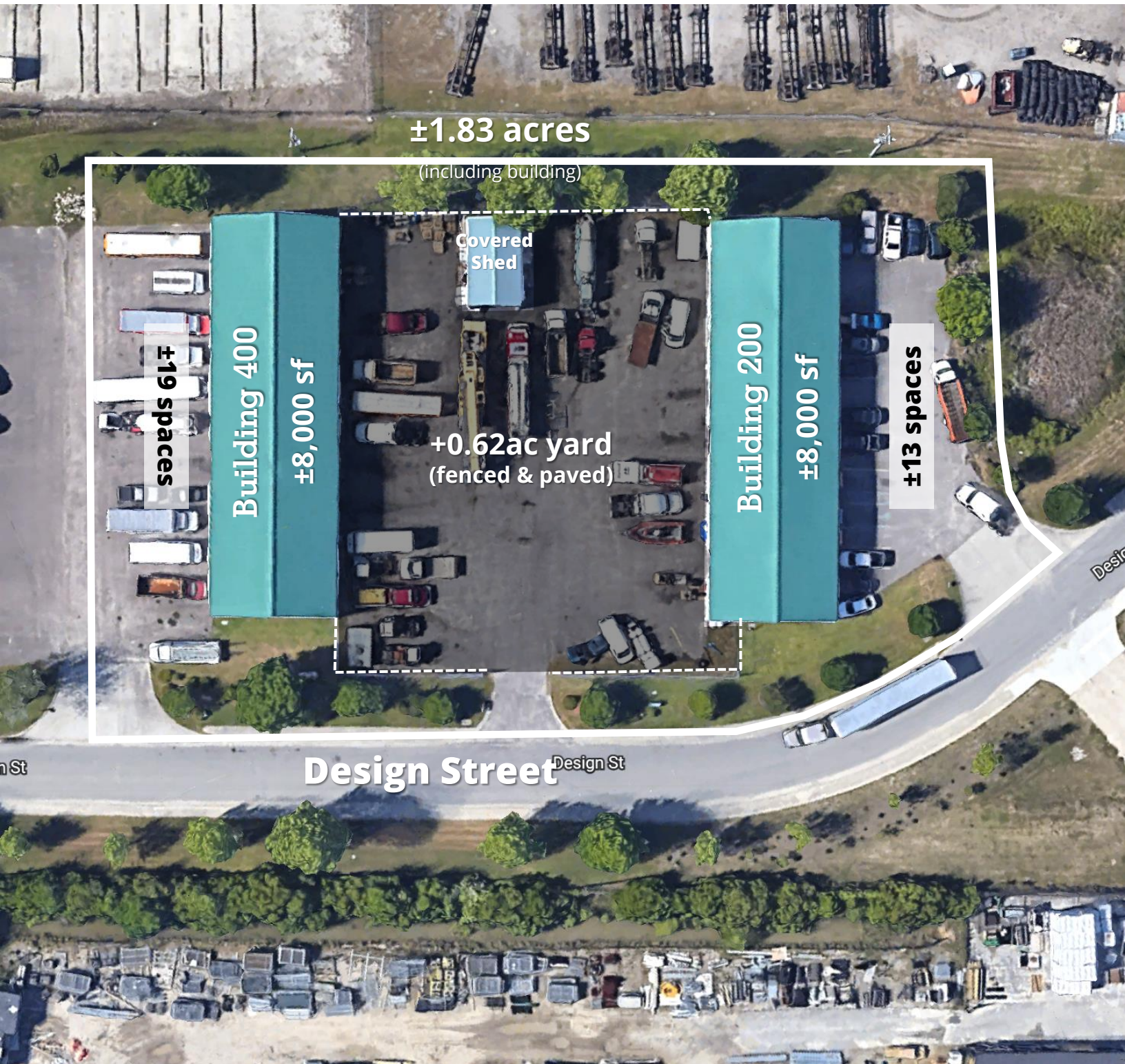
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±16,000sf on ±1.83ac w/paved yard



±1.83 acres

(including building)

±19 spaces

Building 400

±8,000 sf

±0.62ac yard
(fenced & paved)

Covered
Shed

Building 200

±8,000 sf

±13 spaces

Design Street

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Building specs

Industrial Space for Lease

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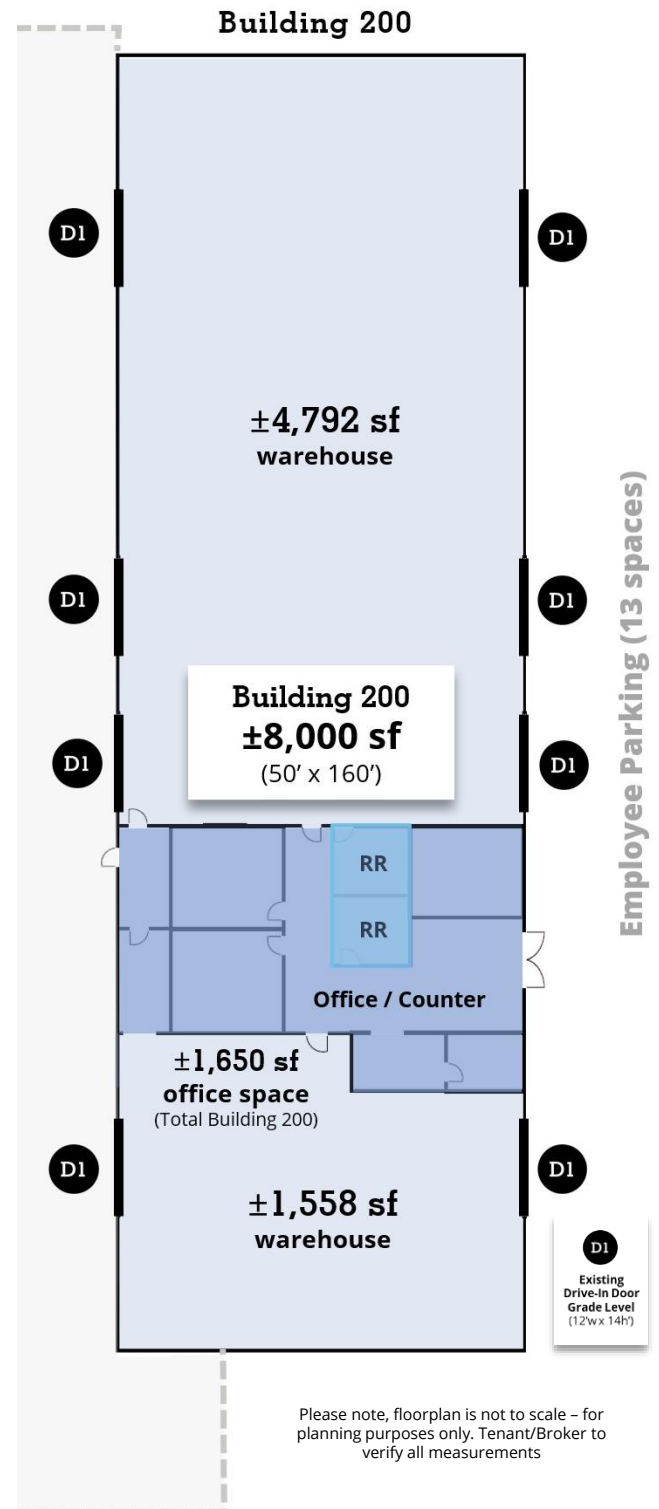
7100 Design Street

Building 200

Building 200-400 ($\pm 16,000$ sf on ± 1.83 ac)

Status	For Lease (Direct)
Suite/Space	Building 200 - View Details
Total Available	$\pm 16,000$ sf (Bldg. 200-400)
Available Date	Immediately
Address	7100 Design St. Building 200
Total Site Area (Space)	1.83ac (Building 200 & 400)
Total Building Area	$\pm 8,000$ sf (50' d x 160' w) – Bldg. 200
Laydown Yard	± 0.62 ac fenced and paved (Shared Building 200-400)
Warehouse Space	$\pm 6,350$ sf (Bldg. 200)
Office Space	$\pm 1,650$ sf (Bldg. 200)
Year Built	± 2005 (approx.)
Year Renovated	2024*
Restrooms	Two (2) Existing – office and warehouse
Construction Type	Metal Clear Span
Lighting	LED
Ceiling Heights	22'4" at center, 15' at lowest eave
Parking Spaces	13 striped spaces (Bldg. 200)
Sprinklers	None
Loading Docks	None
Drive-In Doors	Eight (8) oversized (12'w x 14'h) drive-in doors grade level (Bldg. 200)
HVAC	Office Only
Divisible	No
Expansion Opportunities	Yes, Bldg. 200 and Bldg. 400 total $16,000$ sf on a 1.43ac portion of the subject property

****Please Note:** While ownership would consider subdividing the buildings/site - the current configuration and access is ideally suited for a user to lease both buildings. Please contact for details



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Building 200



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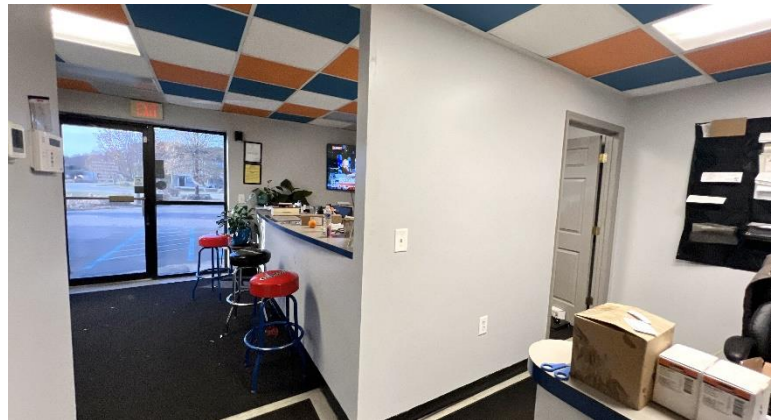
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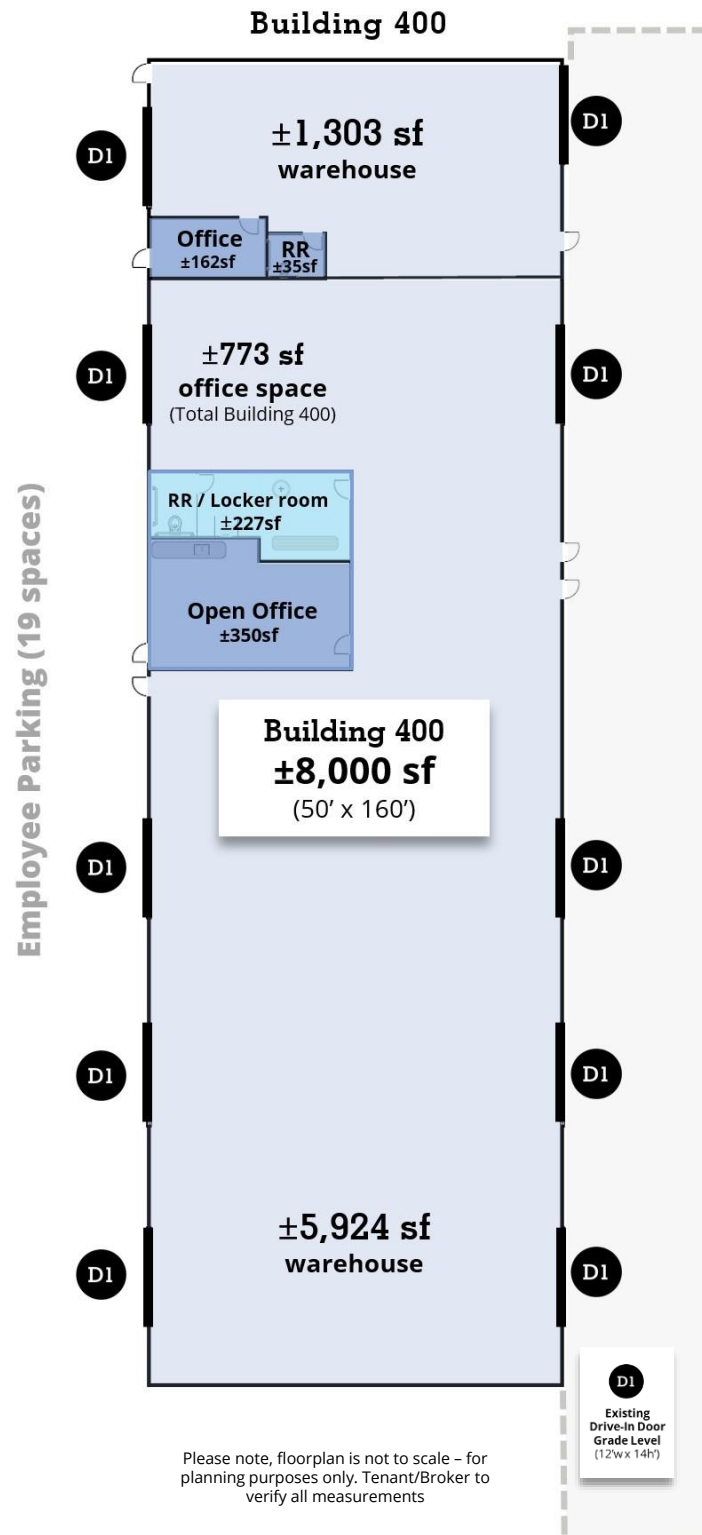
7100 Design Street

Building 400

Building 200-400 ($\pm 16,000$ sf on ± 1.83 ac)

Status	For Lease (Direct)
Suite/Space	Building 400 - View Details
Total Available	$\pm 16,000$ sf (Bldg. 200-400)
Available Date	Immediately
Address	7100 Design St. Building 400
Total Site Area (Space)	1.83ac (Building 200 & 400)
Total Building Area	$\pm 8,000$ sf (50'd x 160' w) – Bldg. 400
Laydown Yard	± 0.62 ac fenced and paved (Shared Building 200-400)
Warehouse Space	$\pm 7,227$ sf (Bldg. 400)
Office Space	± 773 sf (Bldg. 400)
Year Built	± 2005 (approx.)
Year Renovated	2024*
Restrooms	Multiple, plus locker rooms
Construction Type	Metal Clear Span
Lighting	LED
Ceiling Heights	22'4" at center, 15' at lowest eave
Parking Spaces	19 striped spaces (Bldg. 400)
Sprinklers	None
Loading Docks	None
Drive-In Doors	Ten (10) oversized (12' w x 14' h) drive-in doors grade level (Bldg. 400)
HVAC	Office Only
Divisible	No
Expansion Opportunities	Yes, Bldg. 200 and Bldg. 400 total $16,000$ sf on a 1.43ac portion of the subject property

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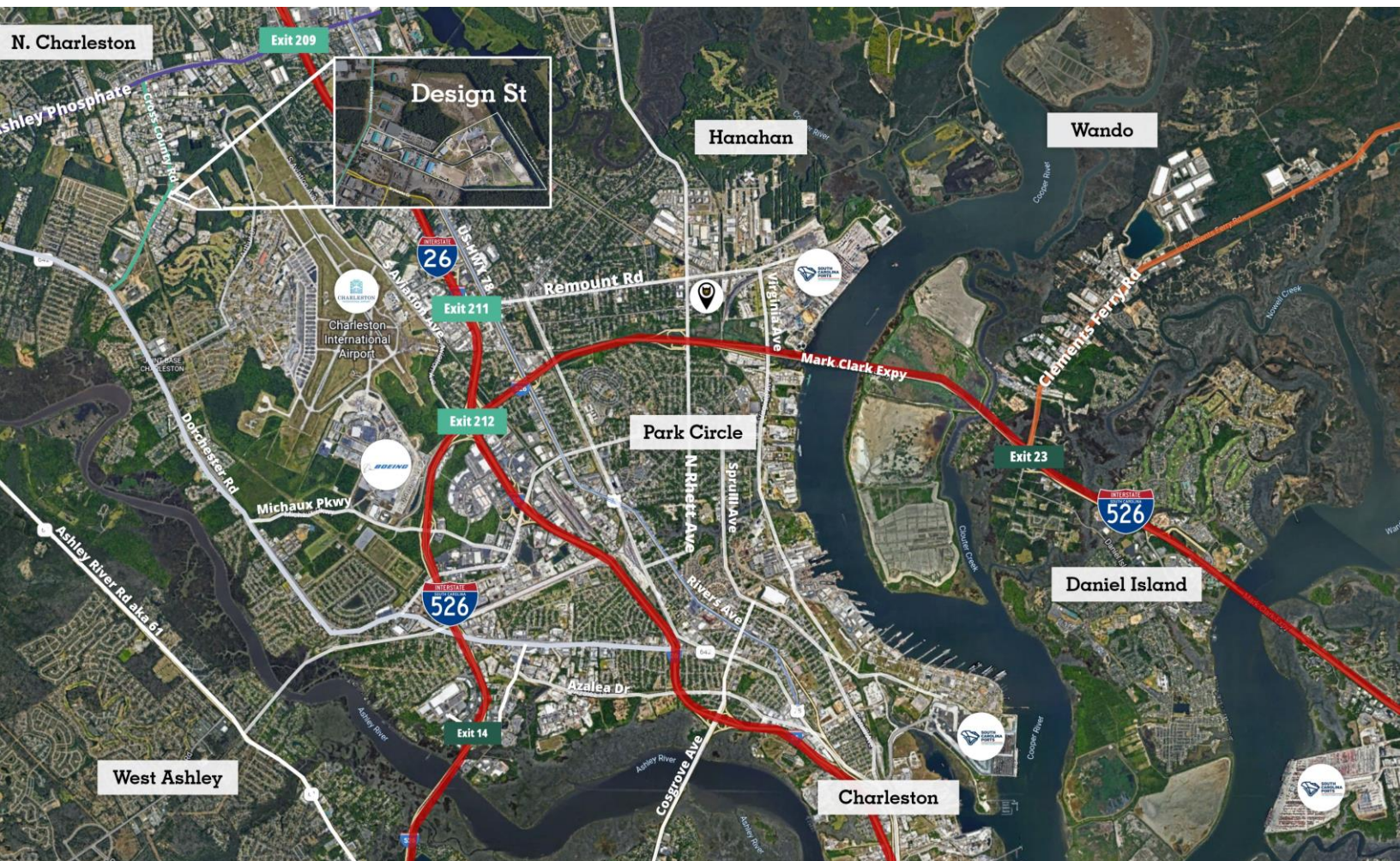
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Last-mile location

Industrial Space for Lease

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North Charleston, SC 29418



± 16,000 sf multi-building flex-industrial space w/yard, paved & fenced – available now



Stand alone Industrial-Flex site w/oversized service bays, existing office, paved yard, fenced lot (Building 200-400) & additional spaces within Park



Located within an established Industrial Park off of 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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