



**7705 SOUTHRAIL ROAD,
NORTH CHARLESTON, SC 29420**

13,612 - 27,224 SF

FOR LEASE

**LEASE RATE
\$16.75/SF (NNN)**

**M-1 LIGHT
INDUSTRIAL ZONING**

**AVAILABLE
NOW**

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COMMERCIAL REAL ESTATE SERVICES

PROPERTY OVERVIEW

PROPERTY DESCRIPTION:

7705 Southrail Rd is comprised of two (2) industrial/flex buildings in North Charleston, SC, totaling 27,224 SF. The two buildings are connected by a large dock and can be rented separate or as one 27,224 SF Unit. Building A offers 13,612 SF, featuring flexible office space that can be tailored to tenant needs, with the office footprint customizable to be larger or smaller than 1,000 SF. Building B features 13,612 SF, also including approximately 1,000 SF of move-in ready, speculative office space. Each building includes the following features: one (1) drive-in door, 24' eave heights, 26' center ceiling heights, 2 restrooms, 20 parking spots and shares a common truck dock with 30,000 lb edge of dock levelers.

BUILDING A

TOTAL SF	13,612 SF
OFFICE SF (See Suggested Floorplan, but Customizable)	Build-to-Suit
ASKING RATE	\$16.75/SF (NNN)

BUILDING B

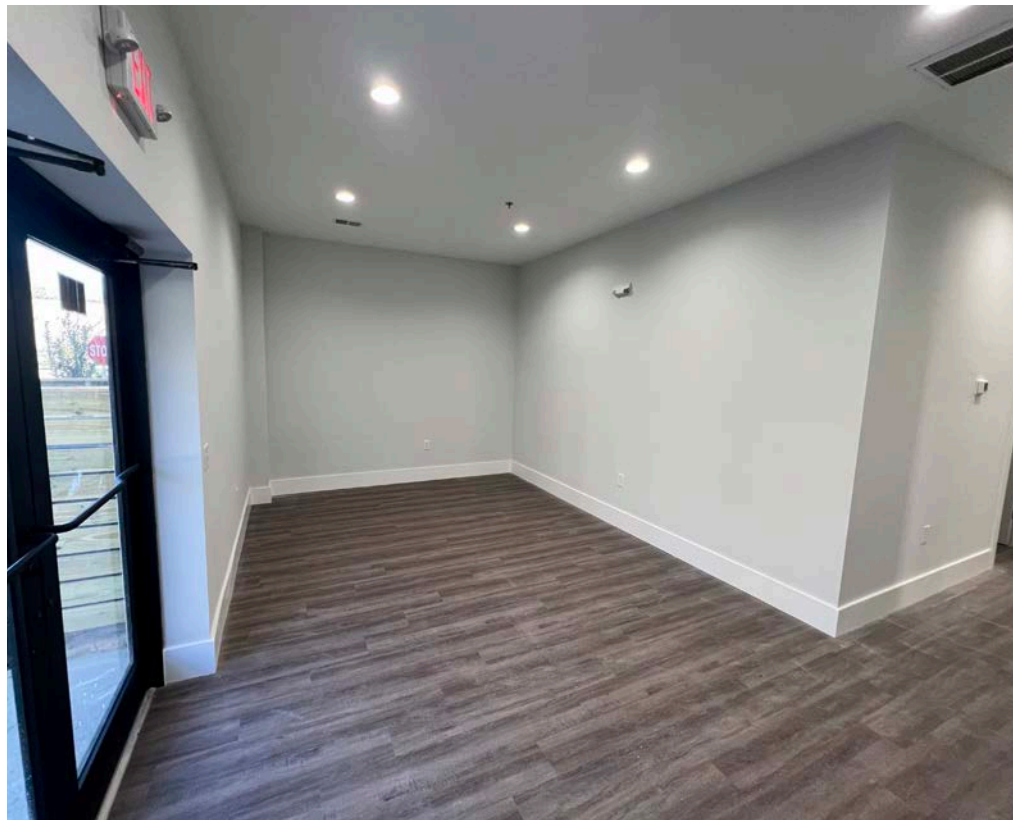
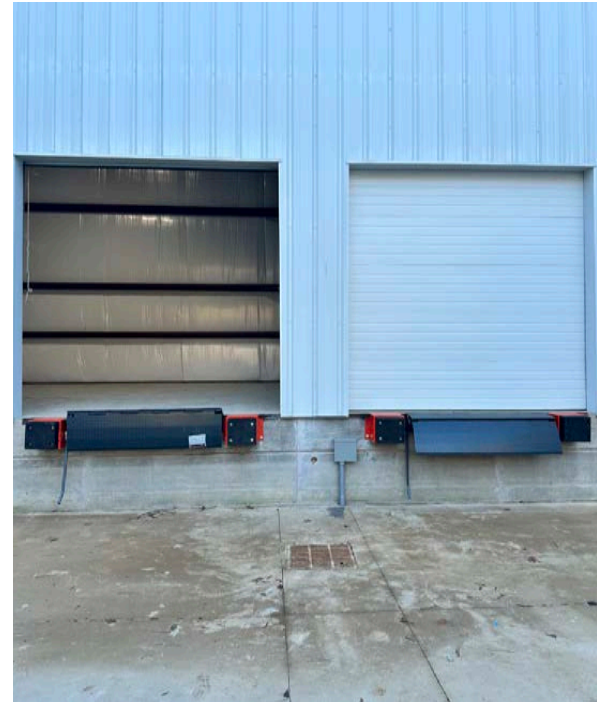
TOTAL SF	13,612 SF
OFFICE SF	1,000 SF
ASKING RATE	\$16.75/SF (NNN)

BUILDING A + BUILDING B SPECIFICATIONS

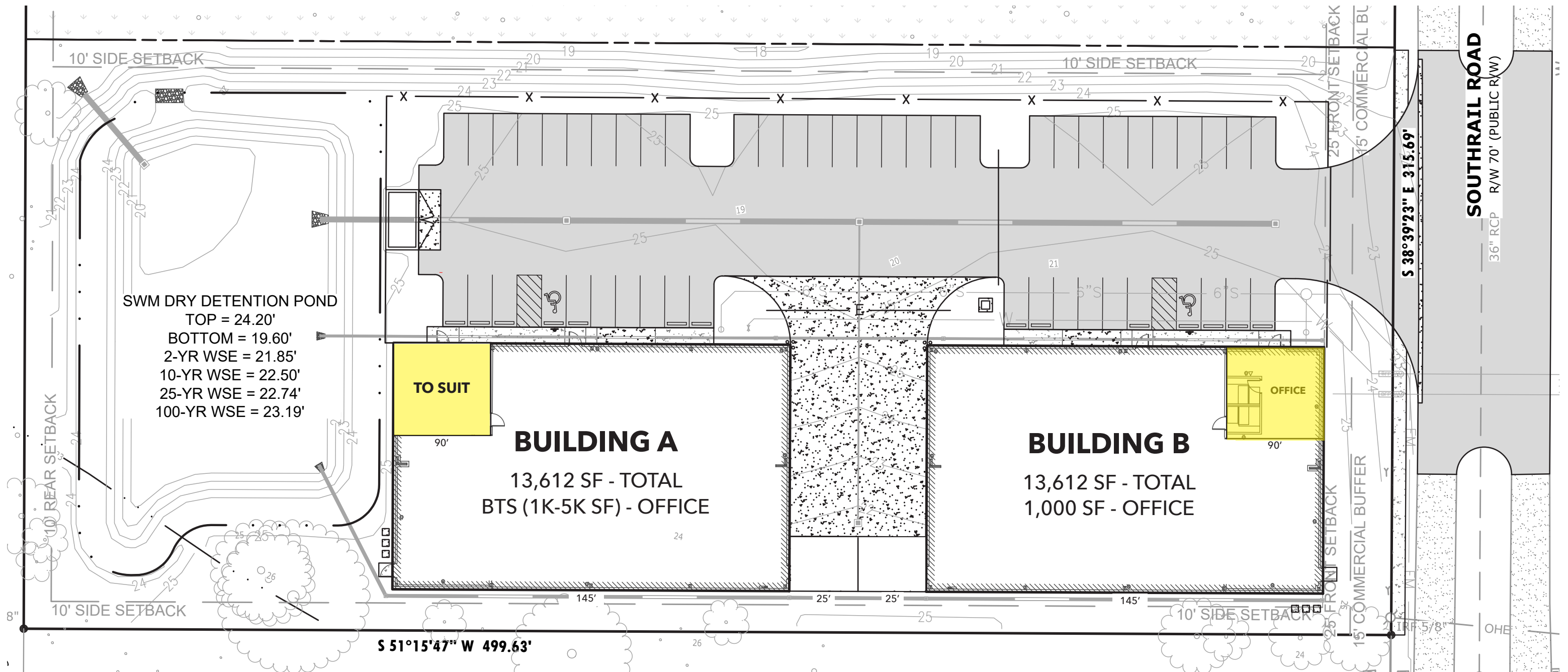
TOTAL SF	27,224 SF
CLEAR HEIGHT	24'
DOCK DOORS	One (1) Each - (9'x10')
LEVELERS	Two (2) 30,000 lb EOD levelers
DRIVE IN DOORS	One (1) Each - (12'x14') - Ability to Add More
COLUMN SPACING	Clear Span
SLAB THICKNESS	6"
LIGHTING	LED
SPRINKLER	ESFR - Wet System
POWER	3-Phase 400 Amp
HVAC	Office Only (Fully Conditioned Warehouse at Request)
ROOF	Standing Seam Metal Roof
PARKING SPACES	40 Total - (20 Bldg A; 20 Bldg B)
RESTROOMS	4 Total (2 Bldg A; 2 Bldg B)



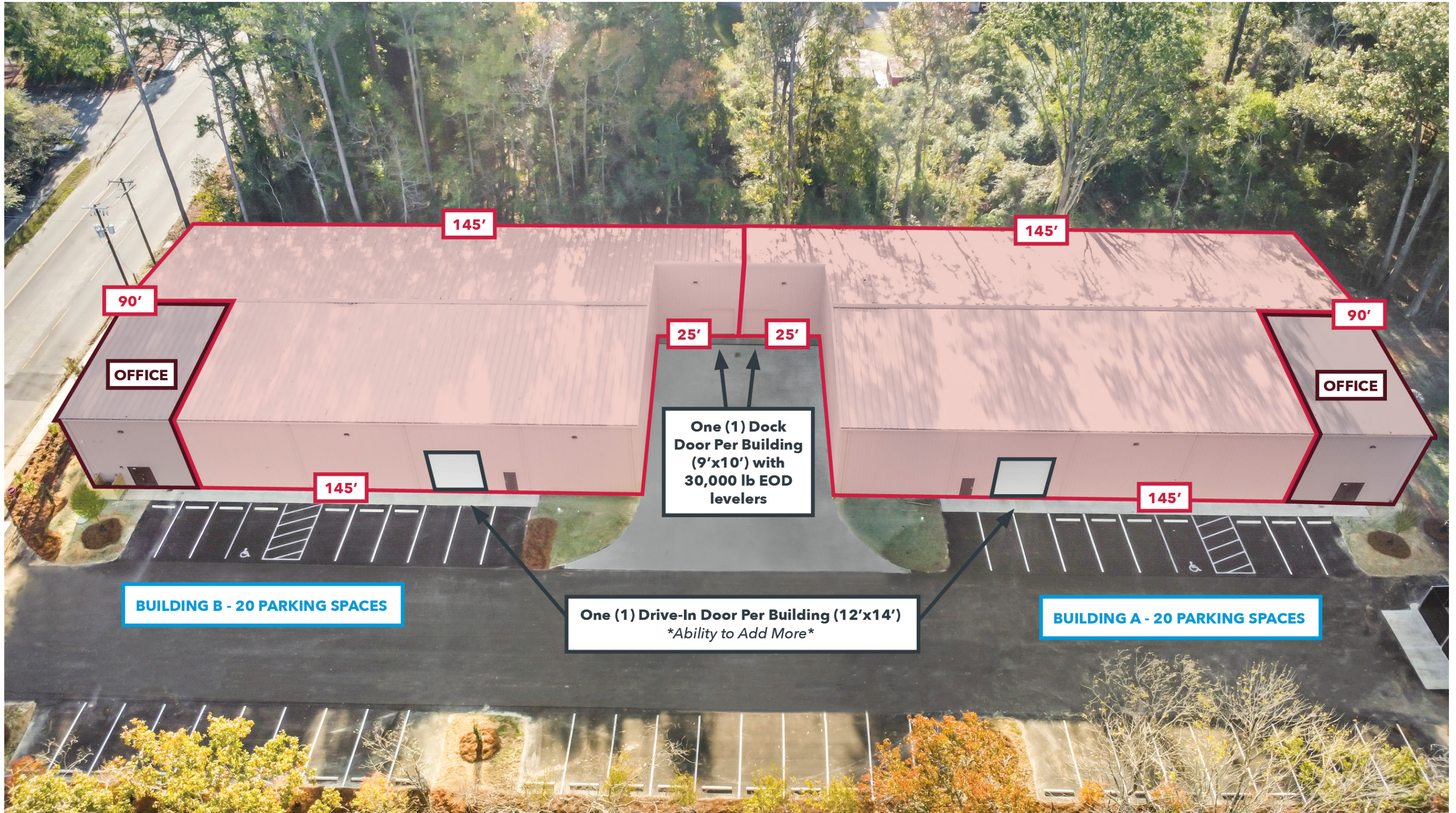
PROPERTY PHOTOS



SITE PLANS



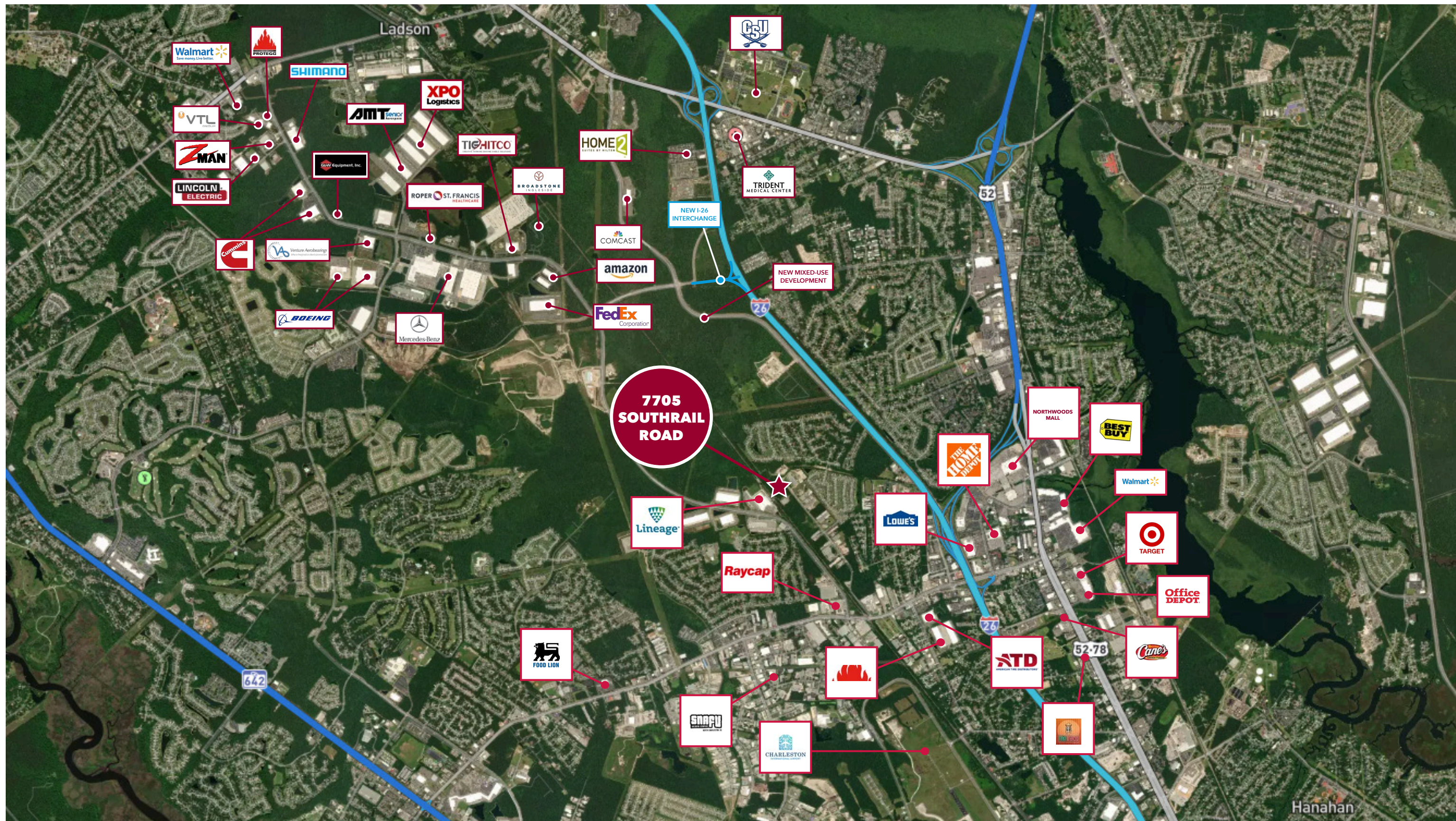
AERIAL OVERVIEW



AERIAL OVERVIEW



MARKET OVERVIEW



LOCATION OVERVIEW



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