



± 10,000 sf trophy class industrial space Fully conditioned – w/existing crane

- ±10,000 sf (**Suite 107**) Trophy Class Industrial-Flex space – w/signage & frontage on Palmetto Commerce Parkway
- Fully conditioned space with two restrooms, ±10,000 sf open warehouse (HVAC 100%), storefront glass along the front, existing crane, and options to build out office based on a user's demand
- Ample parking, 3 phase power, ESFR sprinkler, and ceiling heights ranging from 30' to 33' Dedicated access to one (1) existing dock high door, and one (1) existing dock high door with concrete ramp
- Rear loading warehouse with 200 ft truck court, and dedicated truck ingress/egress – **1.2 miles to I-26** via new PCI Interchange
- Class A multi-tenant development – located on Palmetto Commerce Parkway - home best-in class companies in the aerospace, automotive, life sciences, & logistics sectors



Suite 107 ±10,000sf Class A Industrial space fully conditioned w/dock high, & drive-in access & +550ft frontage on PCP



1 Dock high door w/leveler, 1 drive-in door, 10-ton crane, 30'-33' ceiling heights, ESFR Sprinklers, 3-Phase power & more



1 mi to Daimler-Mercedes Benz Vans, 9.6 mi to Boeing / CHS airport, 19 miles to Volvo, 15.5 miles to port (HLT)



Unmatched access and prime location within the Charleston, SC market. Adjacent to new PCI Interchange

**For more
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Opportunity overview

Industrial Space for Lease

Atlas Commerce Center – Suite 107
8351 Palmetto Commerce Parkway

Building 1, Suite 107 (±10,000 sf)



Atlas Commerce Center - Building 1, Suite 107 (±10,000 sf)

Atlas Building 1 (±67,500 sf total) **Suite 107** offers ±10,000 sf of fully conditioned trophy class industrial-flex space, with restrooms, existing bridge crane (optional), and offers and both dock-high and drive-in access. Today, the space consists of 100% open warehouse space – with concepts for a spec office in planning and build to suit options available.

Perfectly situated within the prestigious Palmetto Commerce Park, located less than **1.0 mile from Mercedes-Benz Vans/Daimler**, **6.5 driving miles to Bosch**, **9.6 miles to Boeing's Welcome Center/CHS International Airport**, and **19 driving miles to Volvo** – this location is hard to beat. Immediate interstate access via the new Palmetto Commerce Interchange (“PCI”) which is scheduled for completion by the end of 2025.

Unmatched visibility with over 550ft of frontage on Palmetto Commerce Parkway and building signage available. With dedicated turn lanes, and curb cuts, **and immediate interstate access** via the new **Palmetto Commerce Interchange (PCI)** which is scheduled for completion by the end of 2025 – Atlas offers an unrivaled location, access, and proximity to some of the largest OEM’s and major market players in Charleston

The base building features, existing HVAC, existing crane, and flexible layout offers a unique opportunity for a variety of distribution, warehouse, light manufacturing, assembly, and related Industrial and Flex users. Option to further customize the space based on a user’s demand and/or step into the conditioned Trophy Class Industrial space and be immediately open for business.

Contact the Avison Young listing Team for details and to setup a time to tour the space.

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Building 1, Suite 107 (±10,000 sf)



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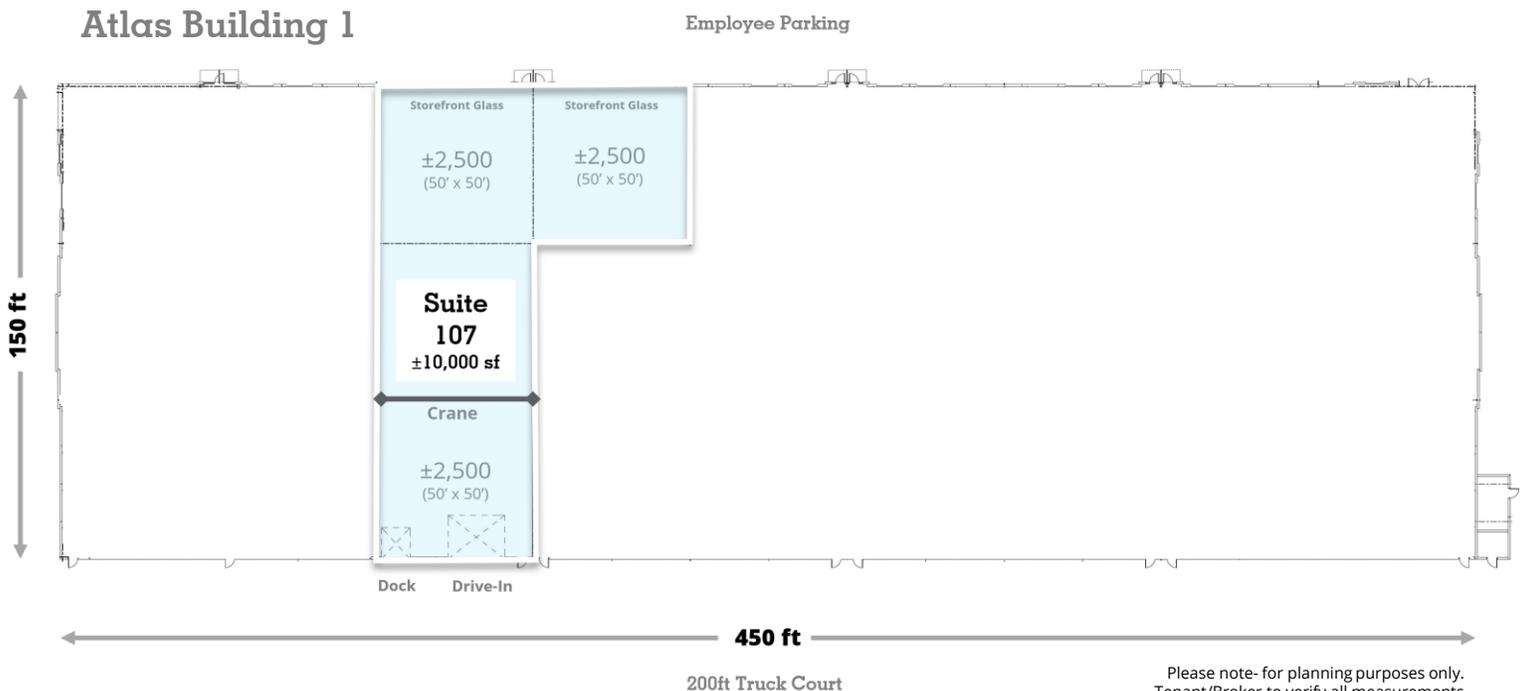
The specs

Industrial Space for Lease

Atlas Commerce Center – Suite 107
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Building 1, Suite 107 (±10,000 sf)

Status	For Lease (Direct)	Loading Docks	One (1) dock high door (9'w x 8'h) with leveler – existing
Available Suite	Suite 107 – View Details	Drive-In Doors	One (1) oversized (18'w x 18'h) drive-in door with concrete ramp – existing
Total Available	± 10,000 sf (Suite 107)	HVAC	100% - fully conditioned (Suite 107)
Divisible	Not divisible	Sprinkler	100% - ESFR
Lease Price	Please contact for pricing	Building Slab	6" (non-reinforced)
Available Date	Q2 2026* – Contact	Ceiling Heights	30' to 33'
Lease Type	Lease Only (NNN)	Crane	One (1) 10-Ton top-running, single girder bridge crane w/an approx. span of 45'
Previous Use	Distribution, warehouse, office-flex	Power	3-Phase 400amp service with options to upgrade (to suit)
Overall Space Dims	Approx. 50' x 150' (Suite 107) with one 50' x 50' (2,500sf) punchout at front	Natural Gas	Available; Dominion Energy
Column Spacing	50' x 50'	Internet	ATT & Home Telecom, fiber optic service
Warehouse Space	±10,000 sf (fully conditioned)	Total Building Size	±67,500 sf (150' x 450') - Building 1
Office Space	To Suit – spec office concepts in planning with build to suit options available - View Plan (existing conditions)	Total Site Area	±12.073 ac – Charleston County TMS# 393-00-00-430 (a portion of)
Restrooms	Two (2) restrooms to be included in base building delivery	Zoning	M-1 (Light Industrial) – under the City of North Charleston Zoning Ordinance
Frontage	+550ft of frontage on Palmetto Commerce Parkway , with building signage available	County	Charleston County, SC
		Incentive Zones	Multi-county park status in place, eligible for tax incentives + potential for additional tax credits & economic development incentives for job creation, capital investment, & beyond



For more information

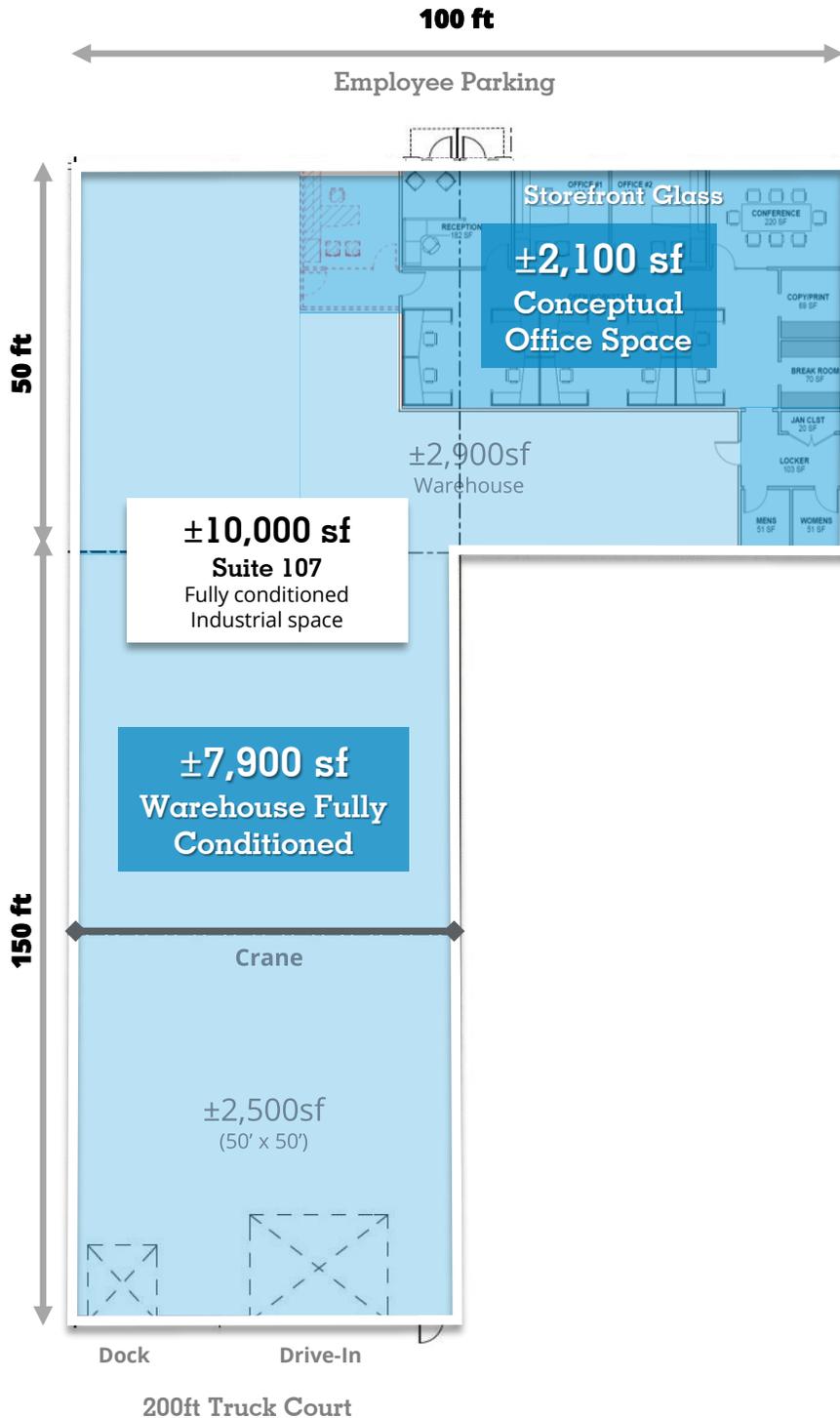
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Overall layout

Industrial Space for Lease
 Atlas Commerce Center – Suite 107
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Building 1, Suite 107 (±10,000 sf total)



Suite 107: ±10,000 sf

- ±7,900 sf**
Fully conditioned warehouse
- ±2,100 sf**
Conceptual office space (to suit)

- ±10,000sf**
Total space size (Suite 107)

-  **100% HVAC**
Fully conditioned space
-  **1 Loading Dock**
(9'w x 8'h) w/Leveler
-  **1 Drive-In Door**
(18'w x 18'h) w/Concrete Ramp
-  **30' to 33'**
Ceiling heights, ESFR sprinkler
-  **10-ton Crane**
top-running, single girder bridge crane
-  **16 parking spots**
1.69/1,000sf (Suite 107)

Please note- for planning purposes only.
 Tenant/Broker to verify all measurements

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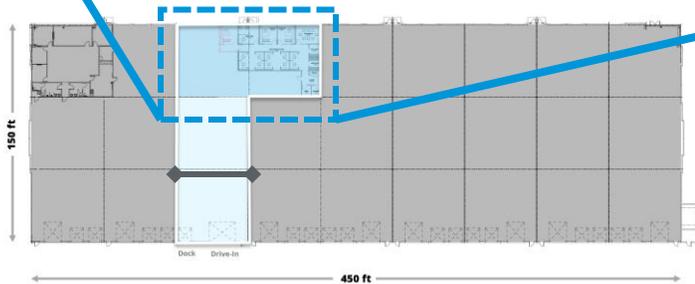
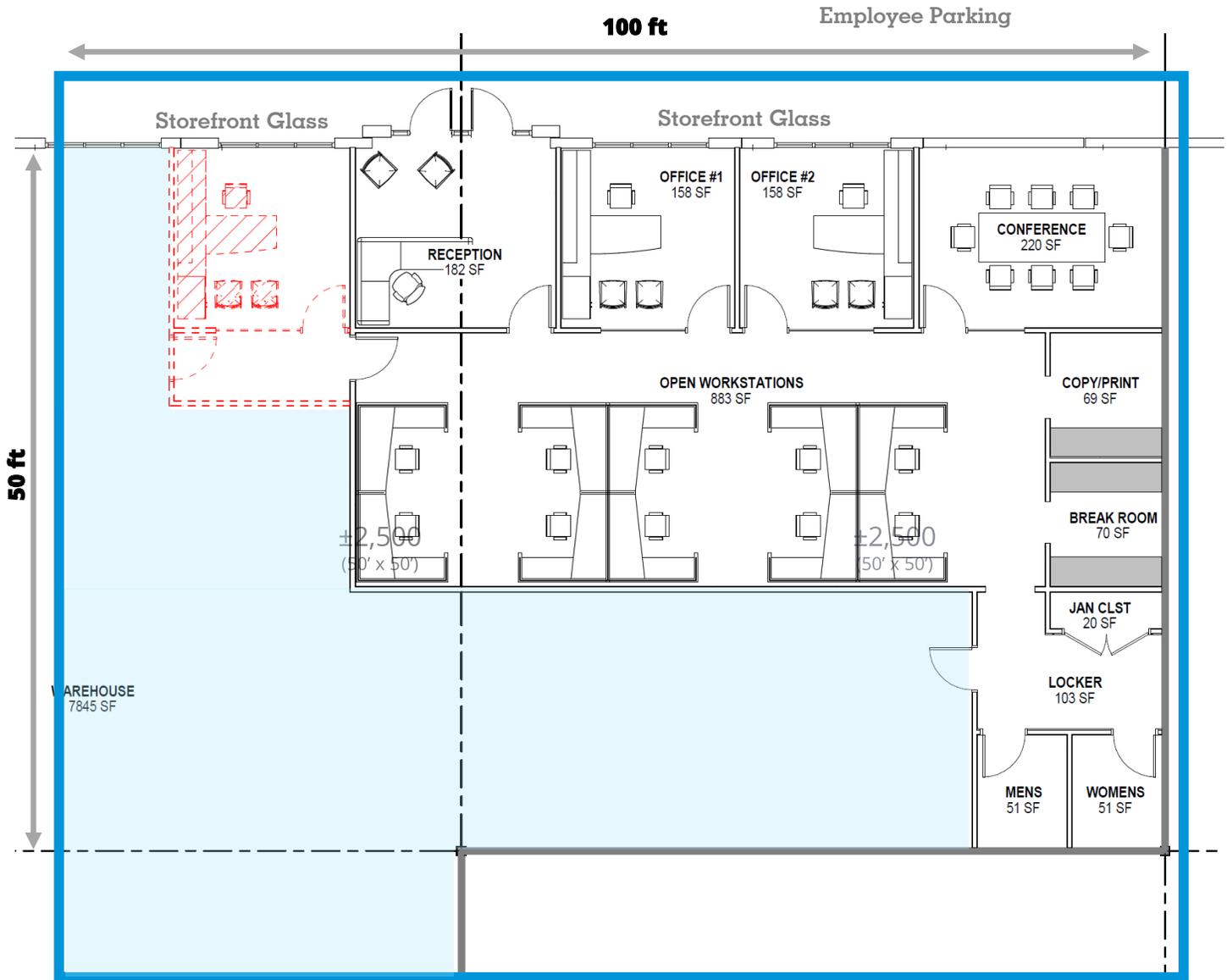
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Enlarged Floorplan

Industrial Space for Lease
 Atlas Commerce Center – Suite 107
 8351 Palmetto Commerce Parkway

Suite 107 Conceptual Office Layout



- ±7,900-8,000 sf**
Fully conditioned warehouse
- ±2,000-2,100 sf**
Conceptual office space (to suit)

±10,000sf
 Total space size (Suite 107)

Please note- for planning purposes only.
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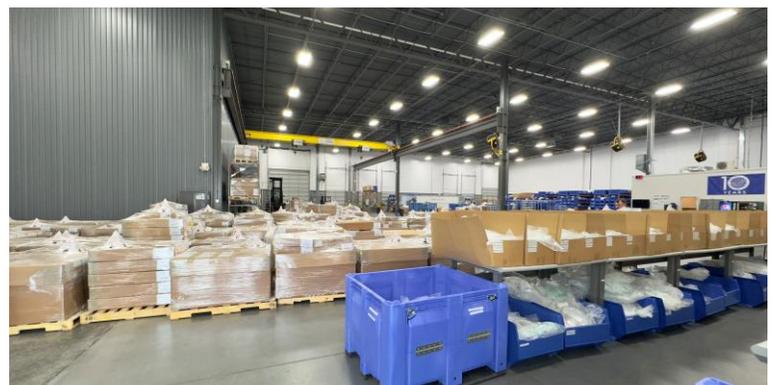
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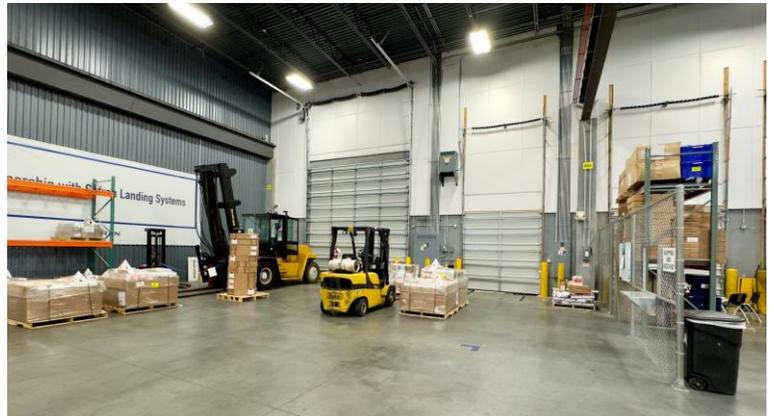
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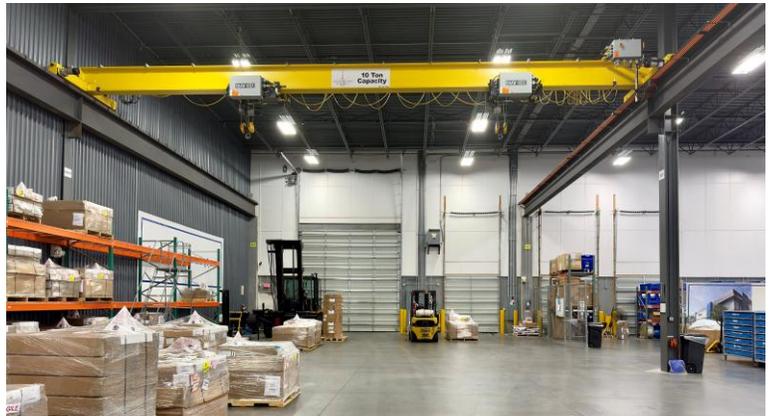
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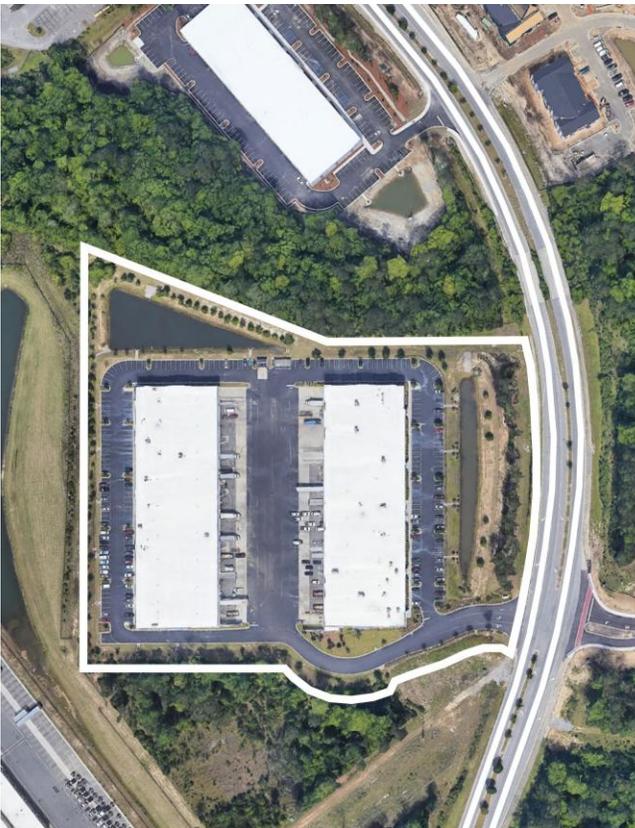
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Location

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Atlas Commerce Center at Palmetto Commerce Park

Situated within the prestigious Palmetto Commerce Park and located less than **1.0 mile from Mercedes-Benz Vans/Daimler**, **6.5 driving miles to Bosch**, **9.6 miles to Boeing's Welcome Center/CHS International Airport**, and **19 driving miles to Volvo** – this location is hard to beat.

With over 500' of unobstructed visibility on the Parkway, multiple ingress and egress routes, dedicated turn lanes, and curb cuts, not to mention proximity to the **Palmetto Commerce Interchange (PCI) Project** – Atlas offers unrivaled site access and support for logistics productivity.

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

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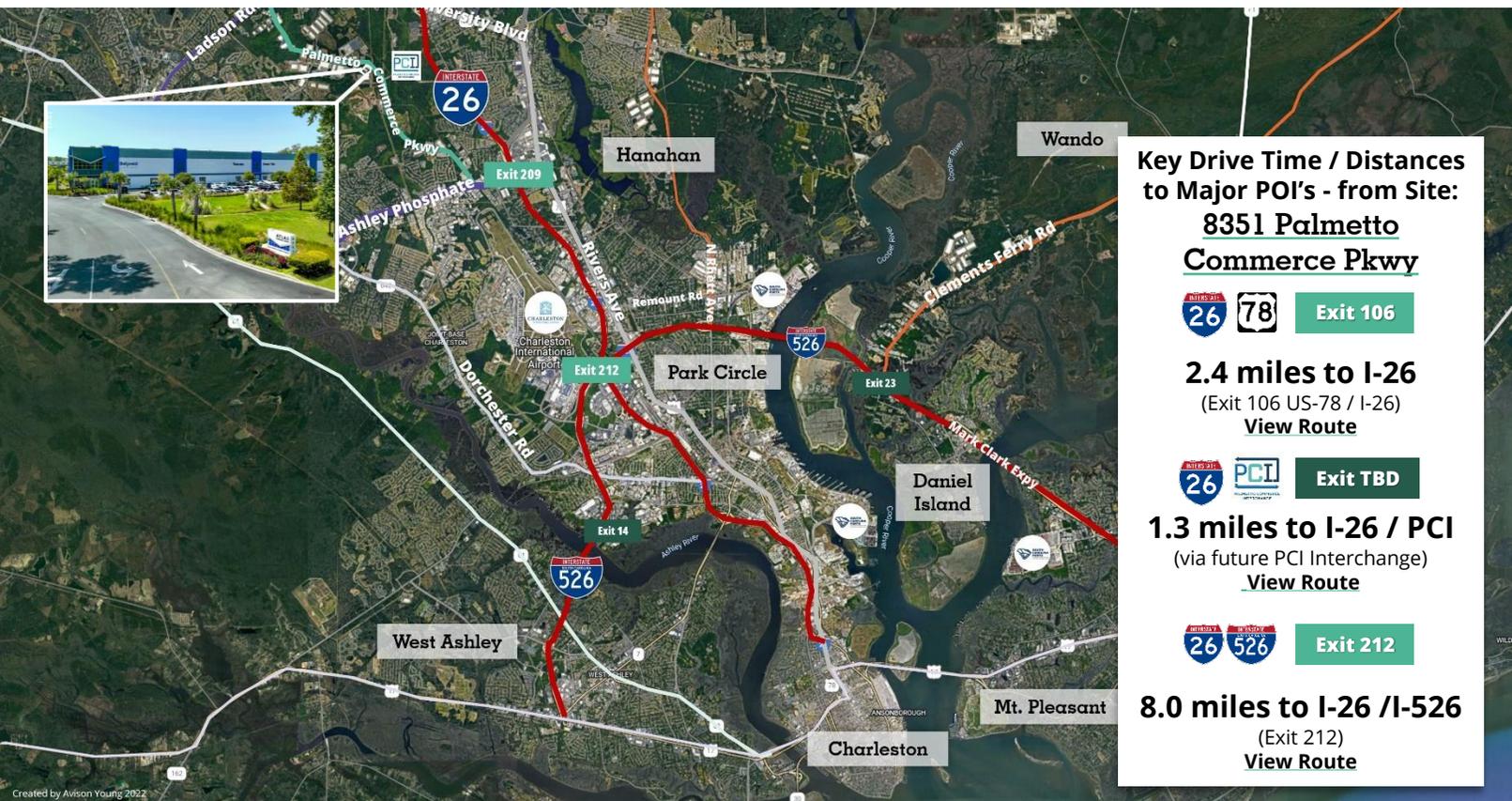
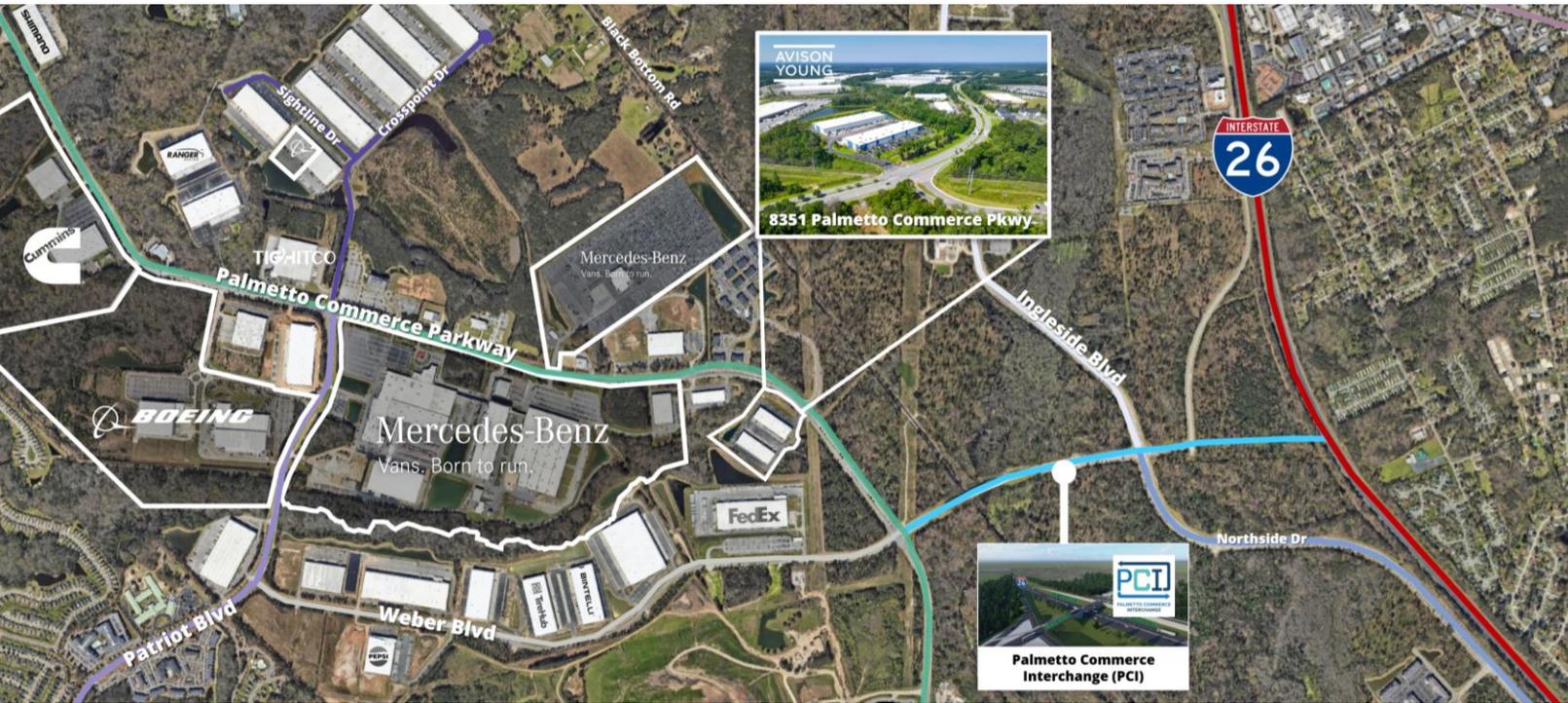
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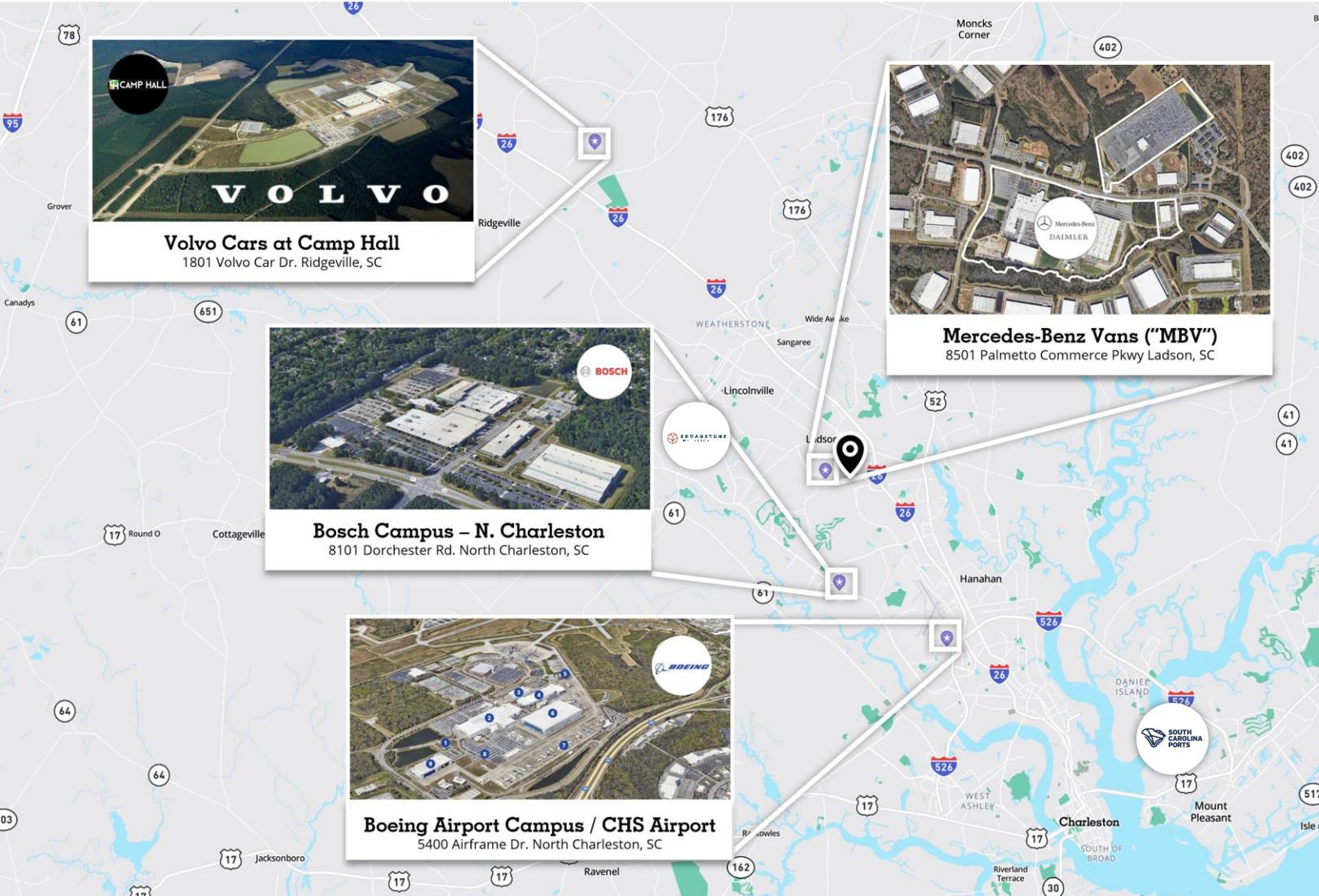
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1.0 driving miles
 to Mercedes Benz Vans / Daimler
<https://goo.gl/maps/pFgMamjZWnr4WSR8A>



6.5 driving miles
 to Bosch Charleston Plant
<https://goo.gl/maps/x96hzbDrKvj1z7f>



4.0mi to Interstate
 to I-26 via Exit 209
<https://maps.app.goo.gl/USz57SARa9v3SR1UA>



10.8 driving miles
 to SC Port-North Charleston Terminal
<https://goo.gl/maps/FVP1Fs8H6uWfgz28>



9.6 driving miles
 to Boeing Welcome Center
<https://goo.gl/maps/xdRG3AvScEcEGdAY8>



19 driving miles
 to Volvo-Camp Hall Commerce Park
<https://goo.gl/maps/a3VoASuRfMcxLJKs6>



1.2m Interstate Access
 to I-26 via new PCP Interchange
<https://maps.app.goo.gl/v5jsjeFtXyzPNbI9>

15.5 driving miles
 to SC Port-Hugh K Leatherman Terminal
<https://goo.gl/maps/PeRYUr7VvCsu3gSN9>

20.1 driving Miles
 to SC Port-Wando Welch Terminal
<https://goo.gl/maps/K1ZHkEjxB66on167>

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Let's take a tour

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