



±12,600 sf trophy class industrial space Available now – move-in ready

- ±12,600 sf class A industrial-flex space for lease (**Suite 205**)
- New ±2,200sf spec office completed in September 2024! Multiple private offices, conference room, kitchenette, dedicated restrooms, and more.
- 18 unreserved parking spaces, 3 phase power, ESFR sprinkler, and ceiling heights ranging from 30' to 33'
- Dedicated access to three (3) existing dock high doors (two with levelers), and one (1) drive-in door with ramp - plus options to add up to two (2) additional via knockout panels (to suit)
- Rear loading warehouse with 200 ft truck court. and dedicated truck ingress/egress
- Class A multi-tenant development – home to 8 best-in class companies from the aerospace, automotive, life sciences, and advanced manufacturing and logistics sectors



Suite 205 ±12,600sf industrial space with **±2,200sf newly constructed office space** (September 2024 delivery)



Dock & drive-in access, 30'-33' Clear Height, ESFR Sprinklers, 3-Phase power, access to natural gas, and more



1 mi to Daimler-Mercedes Benz Vans, 9.6 mi to Boeing Welcome Ctr, 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 information

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

Avison Young
40 Calhoun St. #350
Charleston, SC 29401
+1 843 725 7200

avisonyoung.com

Opportunity overview

Industrial Space for Lease

Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



Atlas Commerce Center - Building 2, Suite 205 (±12,600 sf)

New spec office complete – available now for lease, move-in ready

Located within Atlas Building 2 (±67,500 sf total) **Suite 205** offers ±12,600 sf of prime, move-in ready industrial-flex space with multiple dock doors, drive-in access, 18 parking spaces, **and over ±2,200 sf of Class A, newly constructed office space** with dedicated offices, conference room, kitchenette, multiple restrooms, open office, and more.

Perfectly situated within the prestigious Palmetto Commerce Park, Atlas Commerce Center is 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.

The base building features, existing conditions and recent office build out - offers a move-in ready option with updated finishes, best-in-class infrastructure and amenities, functional layout, and a proven location to support 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 recently built-out 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.

For more information

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Opportunity overview

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



**For more
information**

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Opportunity overview

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



**For more
information**

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

[avisonyoung.com](https://www.avisonyoung.com)

The specs

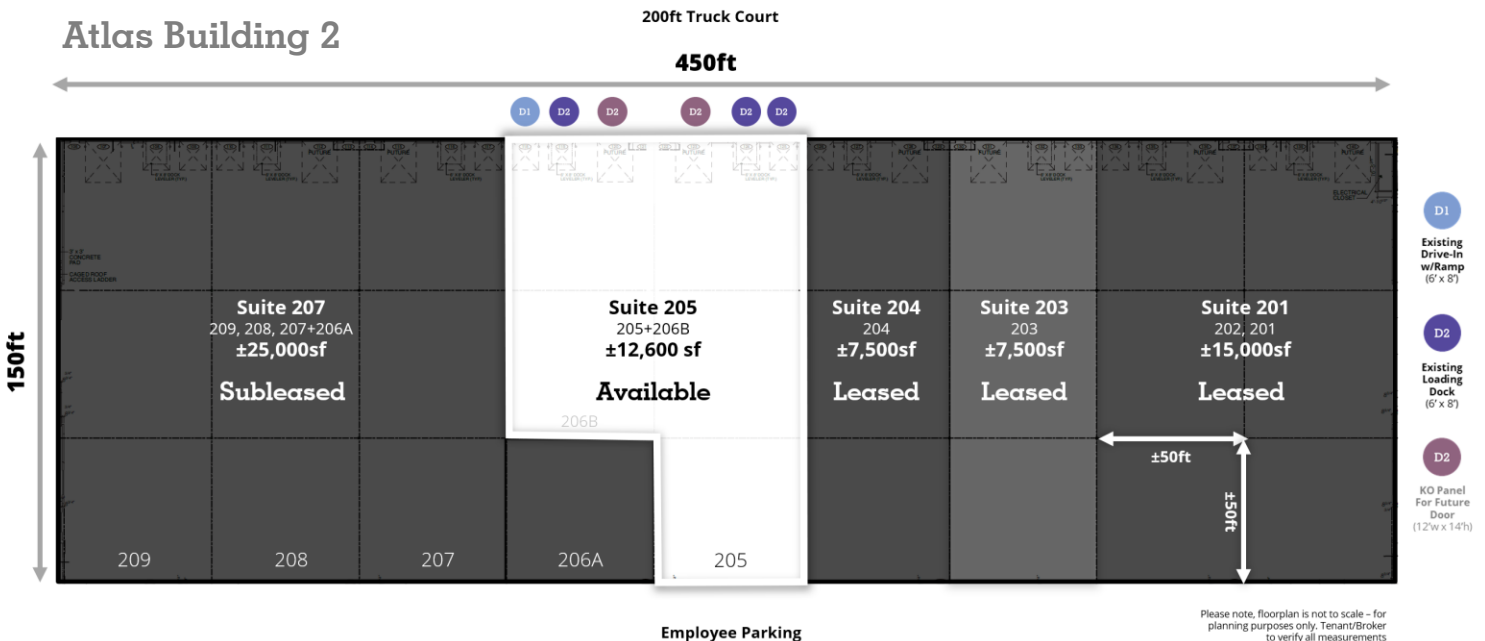
Industrial Space for Lease

Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway

Building 2, Suite 205 (±12,600 sf)

Status	For Lease – View Details
Available Suite	Suite 205 (Relet)
Total Available	± 12,600 sf
Divisible	Not divisible
Lease Price	Please contact for pricing
Available Date	Immediately
Lease Type	Lease Only (NNN)
Previous Use	Distribution, warehouse, office-flex
Overall Space Dims	Approx. 100' x 150' (with two 50' x 50' punchouts – 206B)
Column Spacing	50' x 50'
Bay Sizing	Each bay measures approx. ±7,500 sf (50'w x 150'd) each
Warehouse Space	±10,400 sf open warehouse
Flex Space	±2,200 sf new spec office – View Plan (delivered September 2024)
Parking Spaces	18 unreserved parking spaces (Suite 205)
Incentive Zones	Multi-county park status in place, eligible for tax incentives + potential for additional tax credits and economic development incentives for job creation, capital investment, and beyond

Loading Docks	Three (3) dock high doors (6'w x 8'h) two with levelers – existing
Drive-In Doors	Two (2) 12'w x 14'h knockout panels for additional dock-high doors and/or drive-in access – to suit
HVAC	Yes* - contact
Sprinkler	100% - ESFR
Building Slab	6" (non-reinforced)
Ceiling Heights	30' to 33'
Power	3-Phase 400amp service with options to upgrade (to suit)
Natural Gas	Available; Dominion Energy
Internet	ATT & Home Telecom, fiber optic service
Total Building Size	±67,500 sf (150' x 450') - Building 2
Total Site Area	±12.073 ac – Charleston County TMS# 393-00-00-430 (a portion of)
Zoning	M-1 (Light Industrial) – under the City of North Charleston Zoning Ordinance
County	Charleston County, SC



For more information

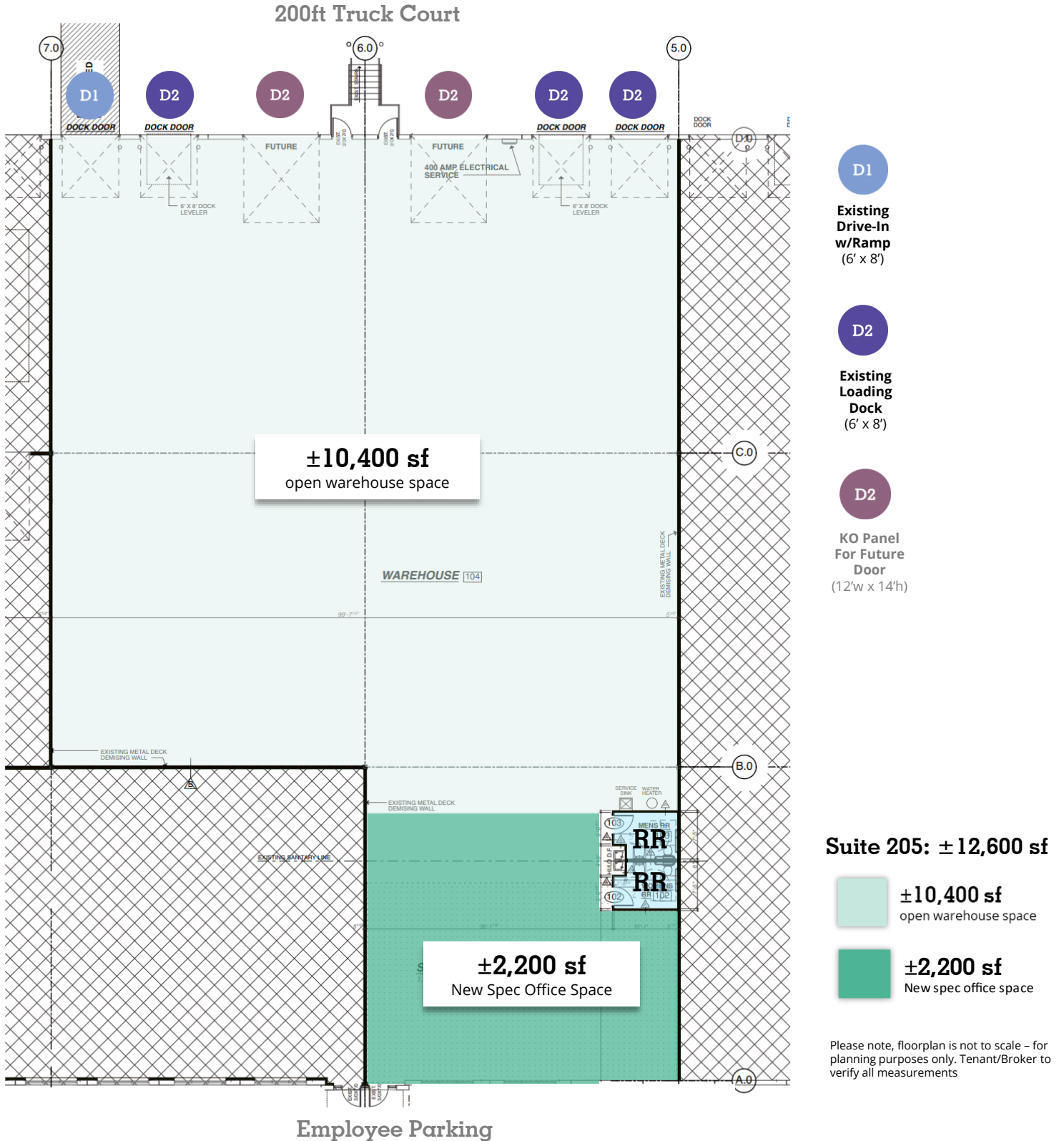
Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Overall layout

Industrial Space for Lease
 Atlas Commerce Center – Suite 205
 8351 Palmetto Commerce Parkway

Building 2, Suite 205 (±12,600 sf total)



For more information

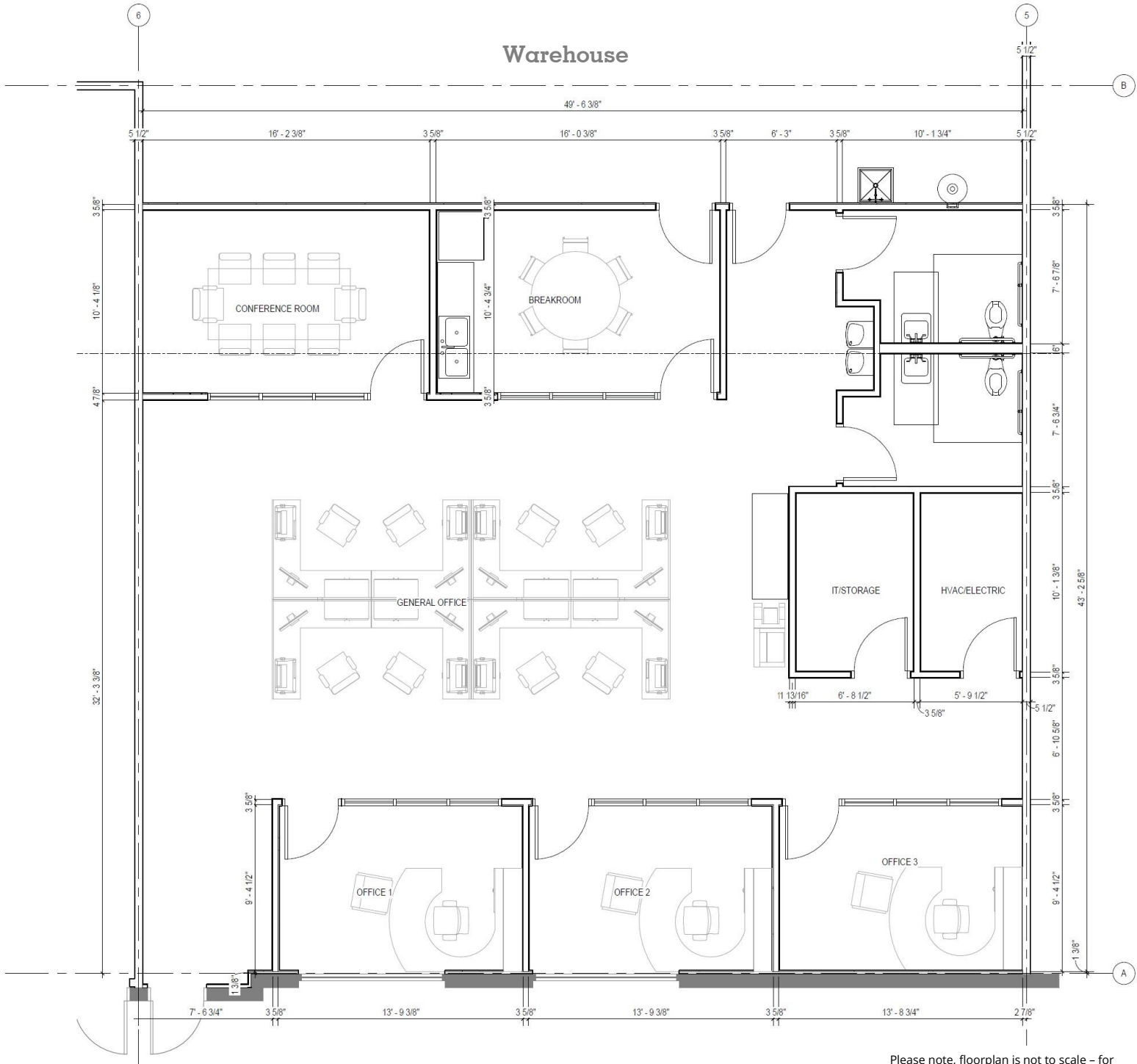
Courtney L. Kuhn, CCIM
 Senior Vice President
Courtney.Kuhn@avisonyoung.com
 (216)570-0910 cell

avisonyoung.com

New spec office layout

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway

Suite 205 (±2,200 sf) – recently delivered



Employee Parking (18 spaces)

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

For more information

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

View Full Sized Plan (2.20.2024)

Photos

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



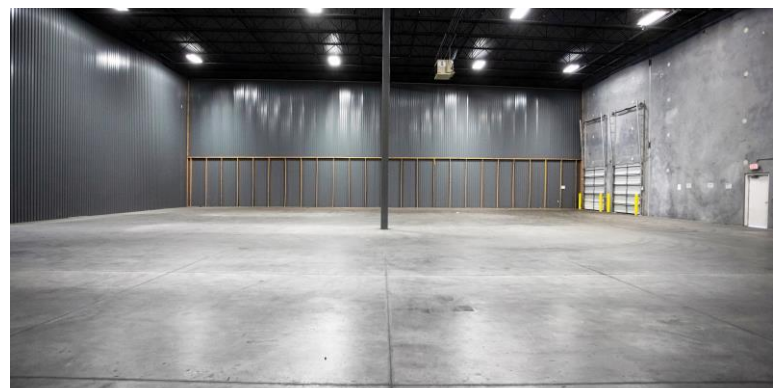
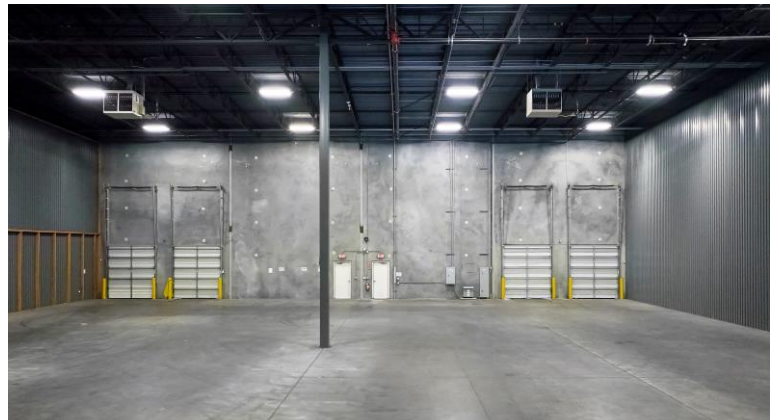
**For more
information**

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Photos

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



**For more
information**

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Photos

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway

Office Build out Complete (9.2024) – **Atlas 205 Spec Office** ([Click to View](#))



**For more
information**

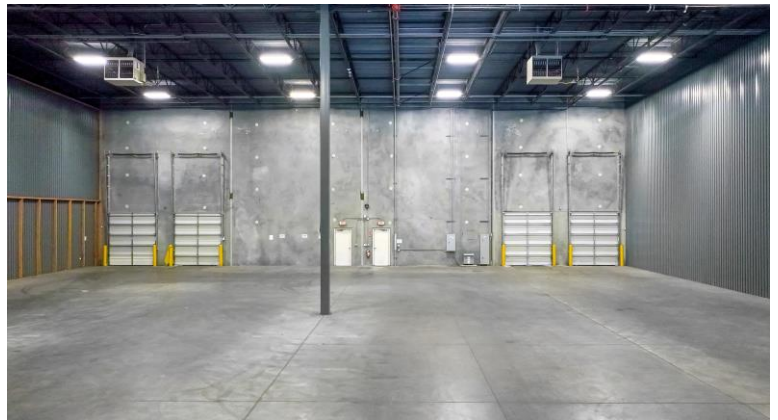
Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Photos

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway

Office Build out Complete (9.2024) – **Atlas 205 Spec Office** ([Click to View](#))



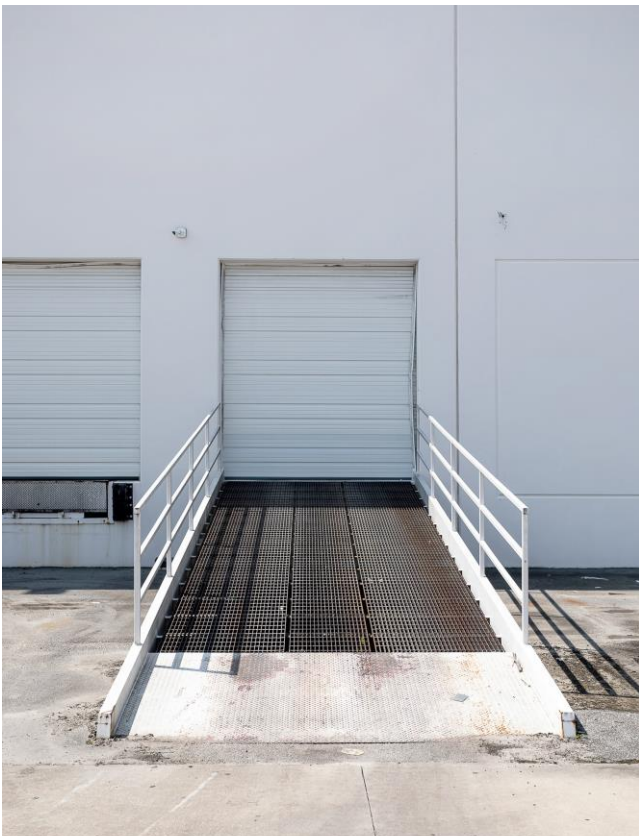
**For more
information**

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Photos

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



**For more
information**

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Photos

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



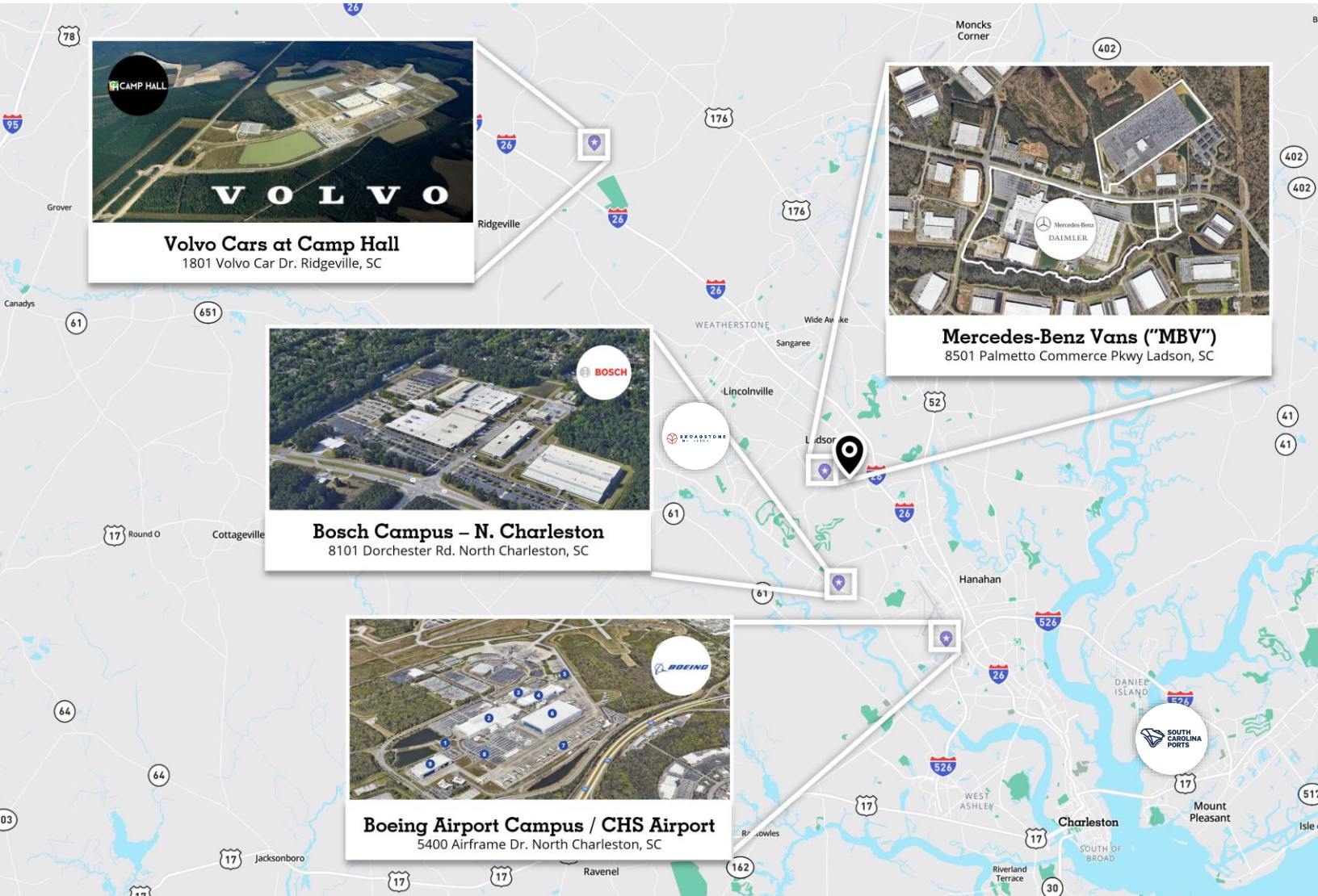
For more information

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell

avisonyoung.com

Location

Industrial Space for Lease
 Atlas Commerce Center – Suite 205
 8351 Palmetto Commerce Parkway



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/x96hzdBdrKvj1z7f>



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/a3VoASuRfMfCxLJKs6>



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/K1ZHjkEjB66on167>

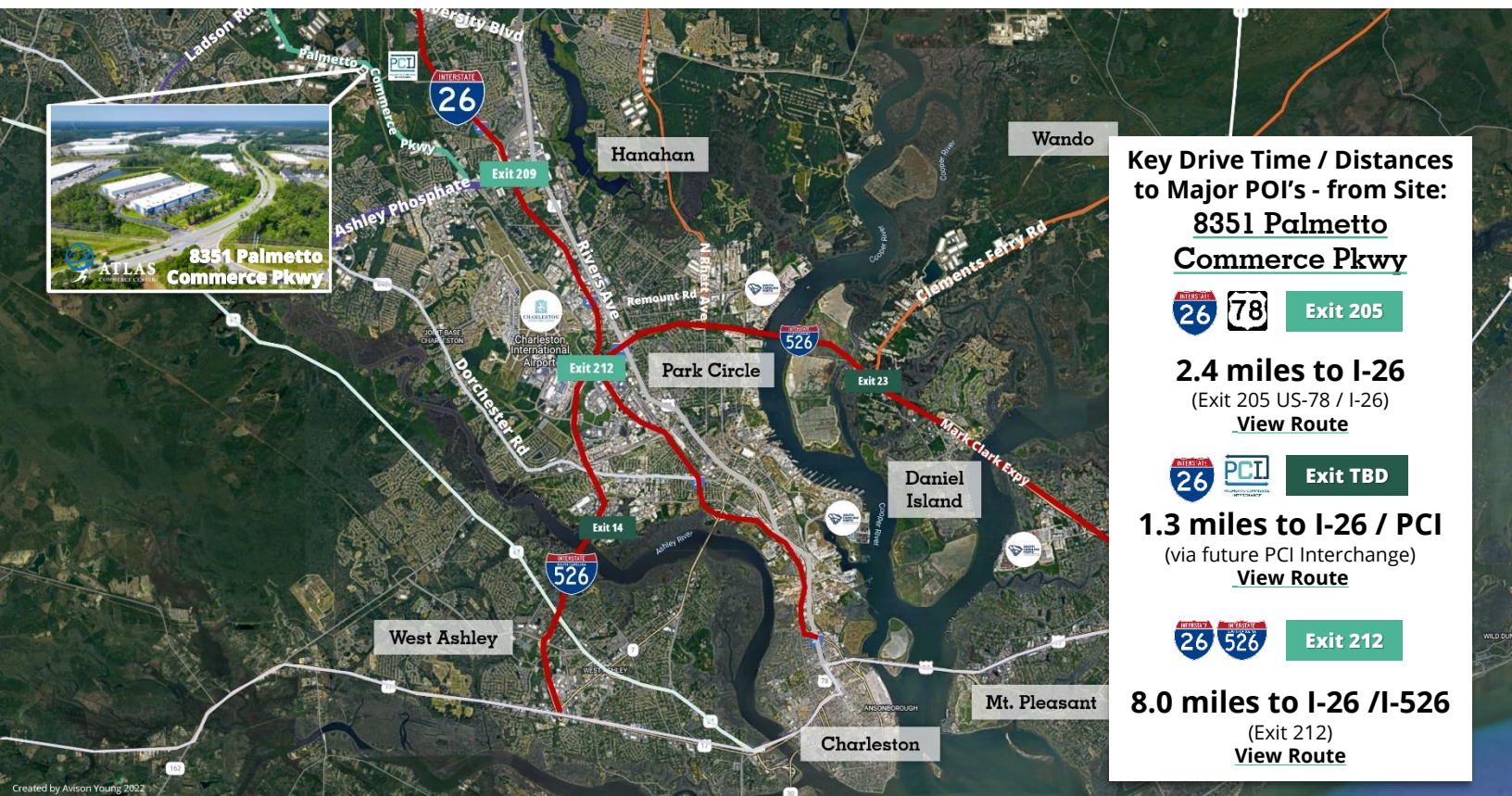
For more information

Courtney L. Kuhn, CCIM
 Senior Vice President
Courtney.Kuhn@avisonyoung.com
 (216)570-0910 cell



Let's take a tour

Industrial Space for Lease
Atlas Commerce Center – Suite 205
8351 Palmetto Commerce Parkway



**For more
information**

Courtney L. Kuhn, CCIM
Senior Vice President
Courtney.Kuhn@avisonyoung.com
(216)570-0910 cell





Let's take a tour

**AVISON
YOUNG**

Avison Young South Carolina & Savannah, GA Offices

Charleston

Avison Young
40 Calhoun St. #350
Charleston, South Carolina 29401
T 843.725.7200

Greenville

Avison Young
656 S Main Street, Ste. 200
Greenville, South Carolina 29601
T 864.334.4145

Savannah

Avison Young
2 E Bryan Street Ste. 422
Savannah, Georgia 31401
T 912.777.1215

