

LOWCOUNTRY LOGISTICS I

7651 Southrail Road, North Charleston, SC 29420



CLASS A INDUSTRIAL FOR LEASE

- $\pm 145,463$ SF divisible to $\pm 22,000$ SF
- *Ideal for Distribution / Manufacturing Uses*
- *Delivery Q3 2026*



PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR
+1 843 990 7879
will.crowell@bridge-commercial.com

ALEX SHIELDS
+1 904 377 9963
alex.shields@bridge-commercial.com

**PALMETTO COMMERCE
PARK**

**WEBER BLVD INTERCHANGE
OPEN 2025**

**3.6 MILES TO I-26
EXIT 207**

**EXIT
207**

**INTERSTATE
26**

PALMETTO COMMERCE PKWY

SOUTHALL RD

**LOWCOUNTRY
LOGISTICS I**

ASHLEY PHOSPHATE RD

**1.8 MILES TO I-26
EXIT 209**

**EXIT
209**

ADVANTAGES

INFL LOCATION

Superior location in North Charleston with close proximity to Palmetto Commerce Park, port terminals, Boeing and Volvo.

ABILITY TO SUBDIVIDE

The building can accommodate up to a ±145,463 SF user or can be subdivided down to ±22,000 SF.

SURROUNDED BY SKILLED LABOR FORCE

Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.

ACCESSIBLE

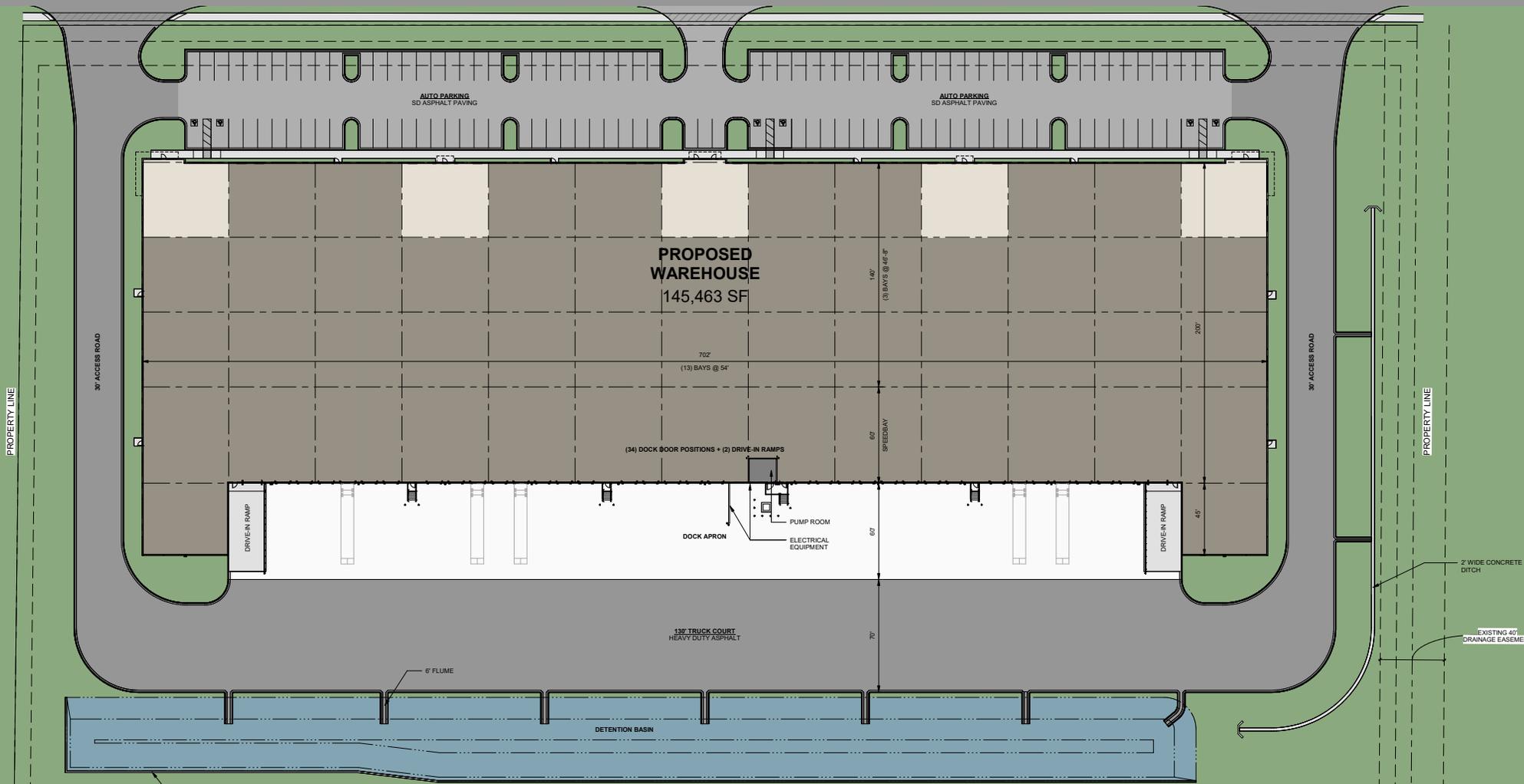
Easily accessible to and from I-26 via the new Weber Boulevard interchange opening 2025.

BUILD-TO-SUIT

Ability to customize to user preferences; Anticipated delivery Q3 2026.

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.





BUILDING SPECIFICATIONS

BUILDING SIZE:	±145,463 SF	BLDG CONFIGURATION:	Rear Load	LIGHTING:	LED with motion sensors
BUILDING DIMENSIONS:	702' x 200'	CLEAR HEIGHT:	32'	SPRINKLER SYSTEM:	ESFR
DIVISIBLE SIZE:	±22,000	DOCK DOORS:	34	ACCESS:	Three points of entry;
OFFICE SIZE:	TBD	DRIVE-IN DOORS:	2		
COLUMN SPACING:	46'8" x 54'	TRAILER YARD DEPTH:	130'		
SPEED BAY SPACING:	60'	AUTO PARKING:	121		

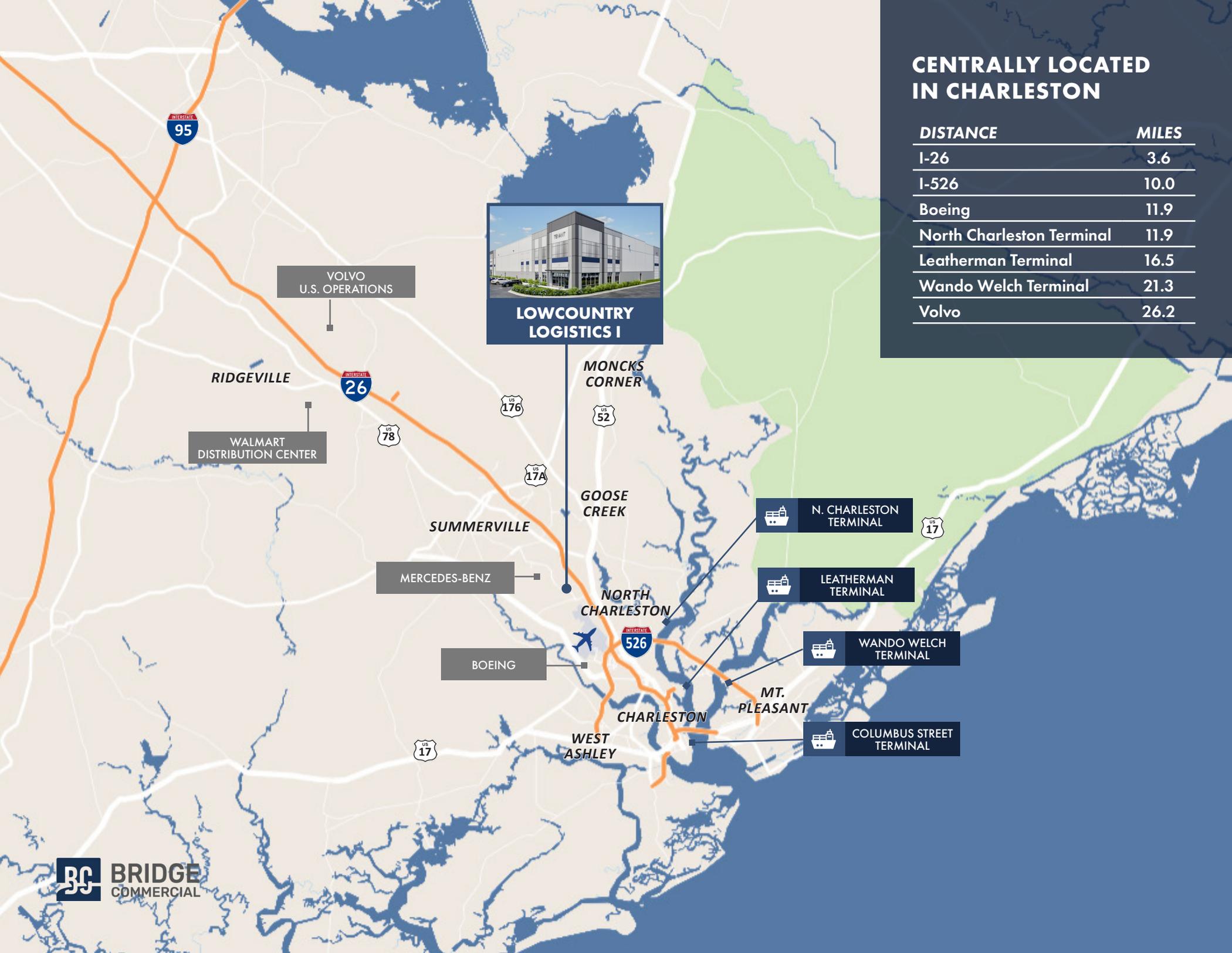
Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

CENTRALLY LOCATED IN CHARLESTON

DISTANCE	MILES
I-26	3.6
I-526	10.0
Boeing	11.9
North Charleston Terminal	11.9
Leatherman Terminal	16.5
Wando Welch Terminal	21.3
Volvo	26.2



**LOWCOUNTRY
LOGISTICS I**



LOWCOUNTRY LOGISTICS I

7651 Southrail Road, North Charleston, SC 29420



PETER FENNELLY, SIOR, MCR, SLCR

+1 843 425 0186

peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM

+1 843 557 4047

simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR

+1 843 990 7879

will.crowell@bridge-commercial.com

ALEX SHIELDS

+1 904 377 9963

alex.shields@bridge-commercial.com



BRIDGE COMMERCIAL

25 Calhoun Street, Suite 220
Charleston, SC 29401

+1 843 535 8600

BRIDGE-COMMERCIAL.COM

DISCLAIMER: Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.