

FOR LEASE

9501 Palmetto Commerce Pkwy
North Charleston, SC 29418



+/- 16,154 SF FLEX OFFICE AVAILABLE

~~\$16.75 PSF NNN~~

\$15.99 PSF NNN

Lead Contact:

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PROPERTY OVERVIEW

This versatile office-type space, located within the industrial park at Palmetto Commerce, offers a wide range of potential applications. Two +/-10,769 SF buildings ideal for office work, light distribution, or manufacturing this space presents a flexible and functional workspace. Situated within an industrial complex, the property provides convenient access to both warehouse space and outdoor storage areas, making it an attractive option for businesses seeking a comprehensive solution for their operations.

Office Details	Warehouse Details	Parking	TMS#	Location & Access	Zoning
+/- 1,000 SF or BTS (*Affects base rent*) Open Area Break Room Two Restrooms Ceiling Height: 10' Mezzanine Over Office	+/- 10,769 SF (2) +/- 5,384 Space divisible Floors: Concrete Ceiling Height: +/- 24' 4 14 x 14 Roll-Up Overhead Doors	36 unreserved parking spaces	393-00-00-090	Hwy 78 > Ladson Rd > Palmetto Commerce Pkwy > Carolina Commerce Pkwy I-26-> Weber Interchange-> Palmetto Commerce	Light Industrial

*Sample Interior Finishes

INTERIOR

PALMETTO COMMERCE



EXTERIOR

PALMETTO COMMERCE



PALMETTO COMMERCE

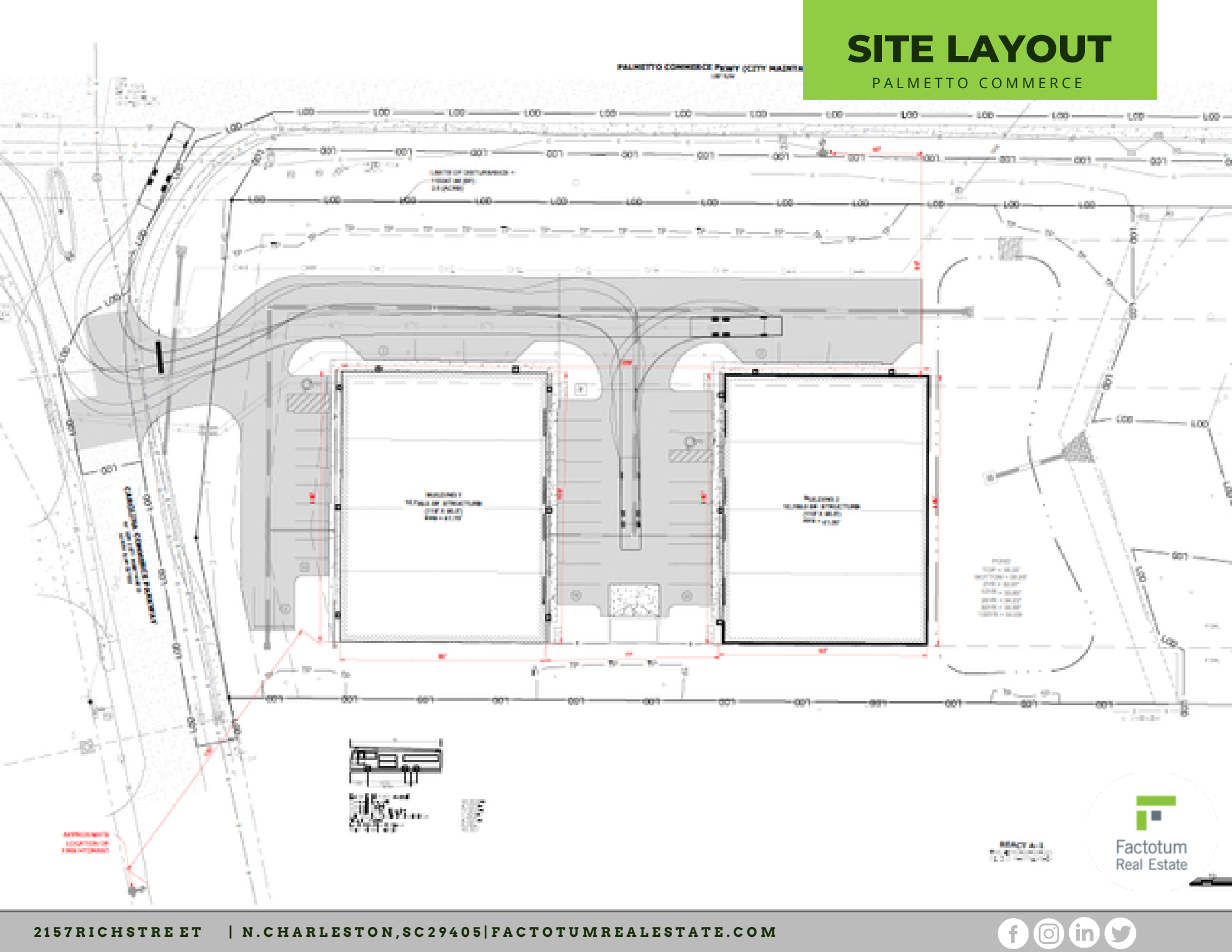
WAREHOUSE AREA
(SPOTLIGHTS THIS AREA)
FIBERGLASS BLANKET INSULATION
UNDER METAL PANELS WITH WHITE VINYL FACING

8" THICK, 3,500 PSI CONCRETE SLAB
POUR MONOLITHIC WITH PIER FOOTINGS
PLACE OVER COMPACTED FILL & 6 MIL. VAPOR BARRIER
REBAR REINFORCEMENT PER STRUCTURAL ENGINEER
MACHINE TROWEL SURFACE TO SLEEK & DENSE FINISH

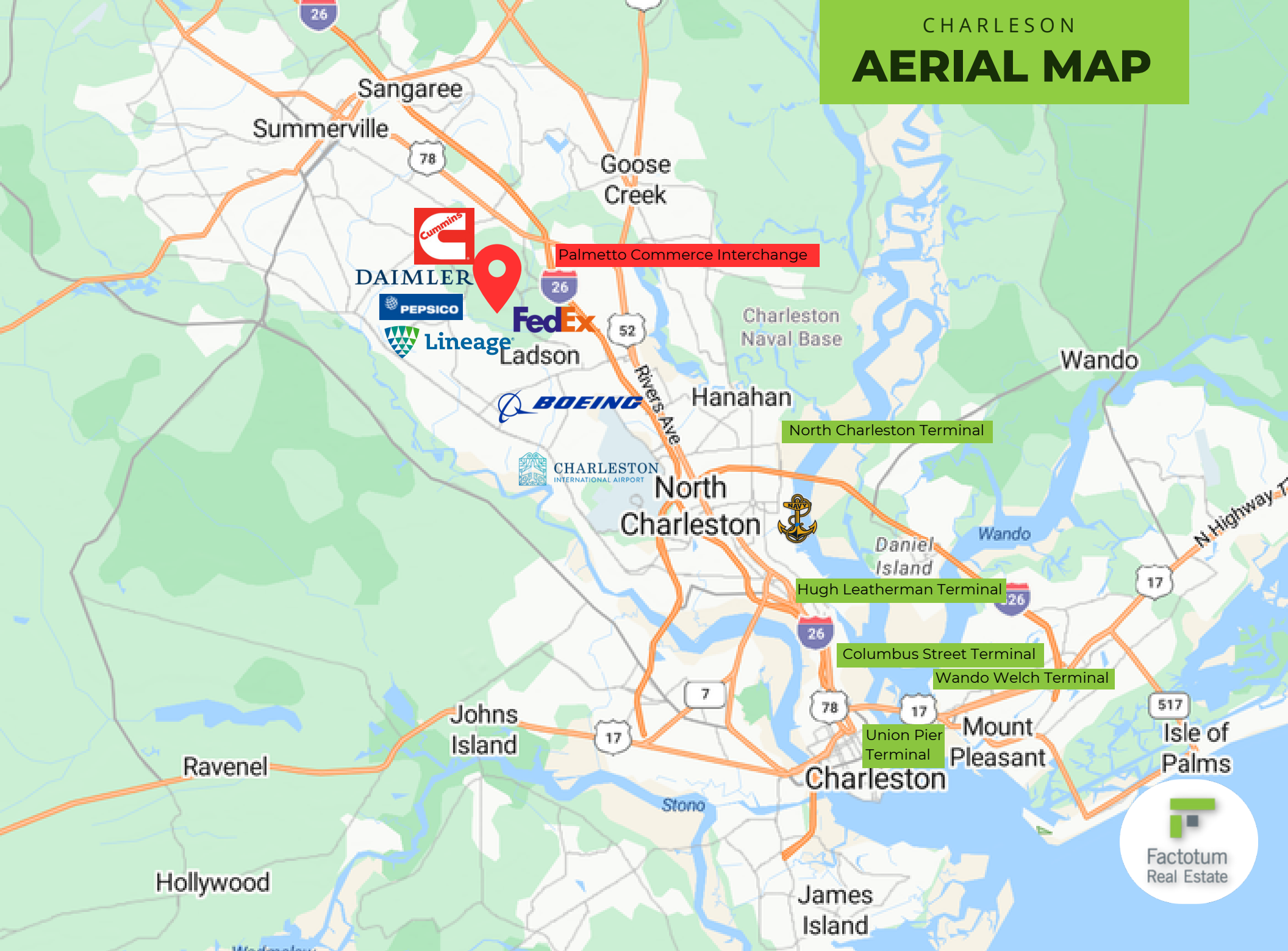
DOUBLE GLASS DOOR ENTRY
THIS CORNER TO BE VENEERED
W/ STO STUCCO FINISH OVER
DENGGLASS GOLD SHEATHING

SITE LAYOUT

PALMETTO COMMERCE



CHARLESON AERIAL MAP





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PALMETTO COMMERCE INTERCHANGE

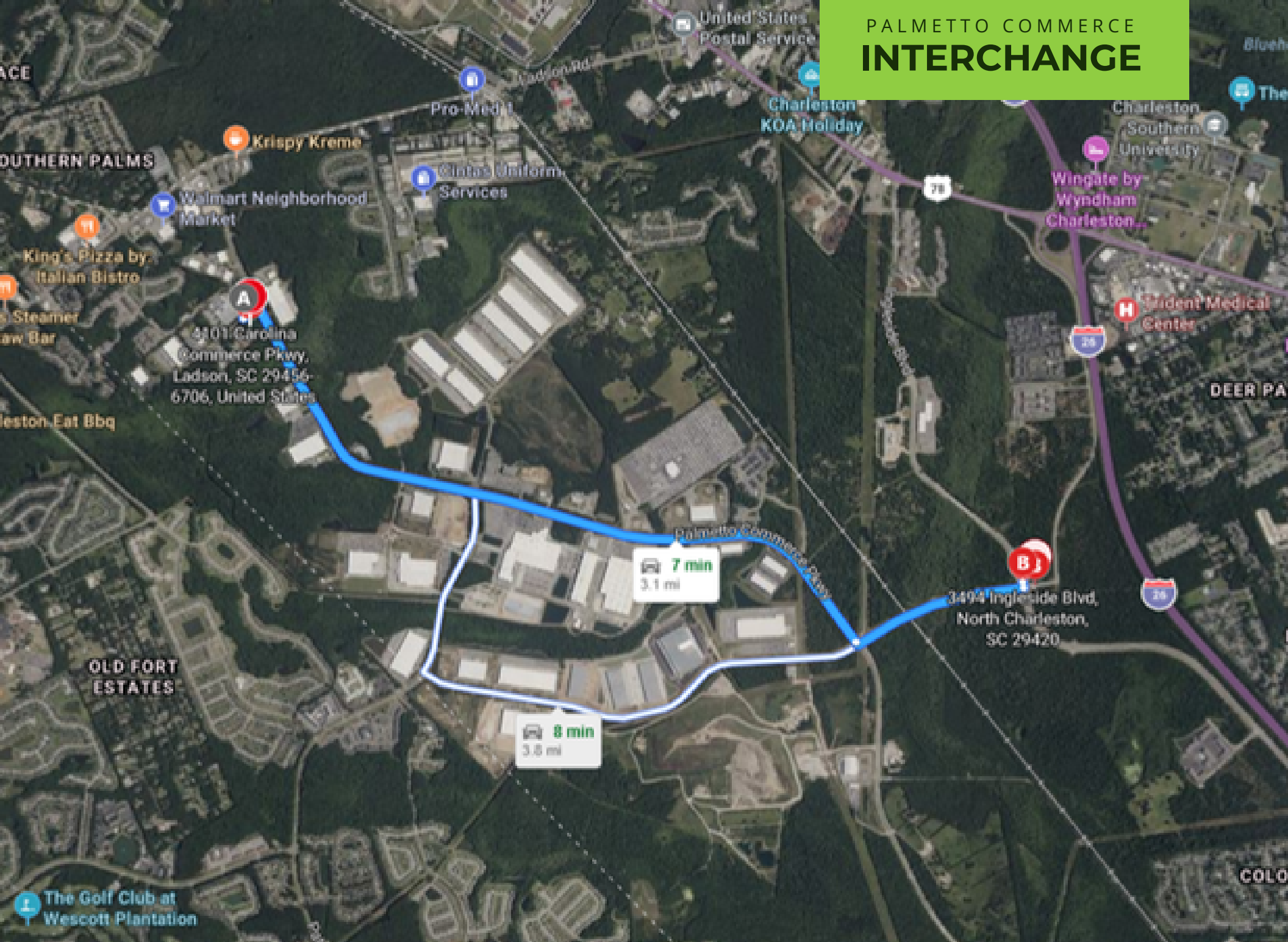


Located in a rapidly growing area of the Interstate 26 corridor between US 78 (University Boulevard) and Ashley Phosphate Road, the Palmetto Commerce Interchange project will reduce travel times, improve access options, increase traffic mobility in the I-26/Ashley Phosphate Road area, and provide a more efficient commute. The project is led by Charleston County.

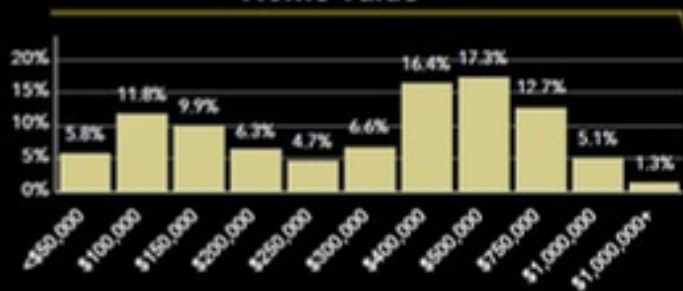
Charleston County will construct the urban diamond interchange design, pictured above.

Construction began August 1, 2023.
The County anticipates substantial completion early in 2026.

PALMETTO COMMERCE INTERCHANGE

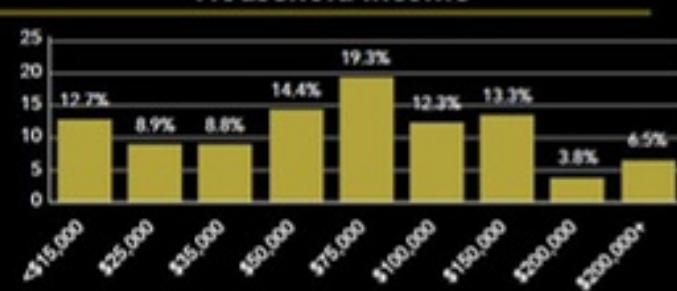


Home Value



● Owner Occupied HUs ● Renter Occupied HUs

Household Income



Community Overview

Educational Attainment



Key Facts

15,440

Total Housing Units

70

Housing Affordability Index

2,164

Households Below the Poverty Level

37.9

Median Age

\$47,039

Median Disposable Income

30,860

Total Population

57

Wealth Index

64

Diversity Index

291

Total Crime Index

Tapestry segments

	Modest Income Homes 4,155 households	30.7% of Households	▼
	City Commons 2,244 households	16.6% of Households	▼
	Set to Impress 1,561 households	11.7% of Households	▼

EXTERIOR

PALMETTO COMMERCE



FLEX OFFICE FOR LEASE

**+/-16,154 SF
Available**

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