

COMING AUGUST 2025

# FOR LEASE

9501 Palmetto Commerce Pkwy  
North Charleston, SC 29418



**+/- 21,538 SF FLEX OFFICE AVAILABLE**

**~~\$16.75 PSF NNN~~**

**\$15.99 PSF NNN**

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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<br>(*Affects base rent*)<br>Open Area<br>Break Room<br>Two Restrooms<br>Ceiling Height: 10'<br>Mezzanine Over Office | +/- 10,769 SF (2)<br>+/- 5,384 Space<br>divisible<br>Floors: Concrete<br>Ceiling Height: +/- 24'<br>4 14 x 14 Roll-Up<br>Overhead Doors | 36<br>unreserved<br>parking<br>spaces | 393-00-00-090 | Hwy 78 > Ladson Rd<br>> Palmetto<br>Commerce Pkwy ><br>Carolina Commerce<br>Pkwy<br><br>I-26-> Weber<br>Interchange-><br>Palmetto<br>Commerce | Light<br>Industrial |

\*Sample Interior Finishes

# INTERIOR

PALMETTO COMMERCE



# EXTERIOR

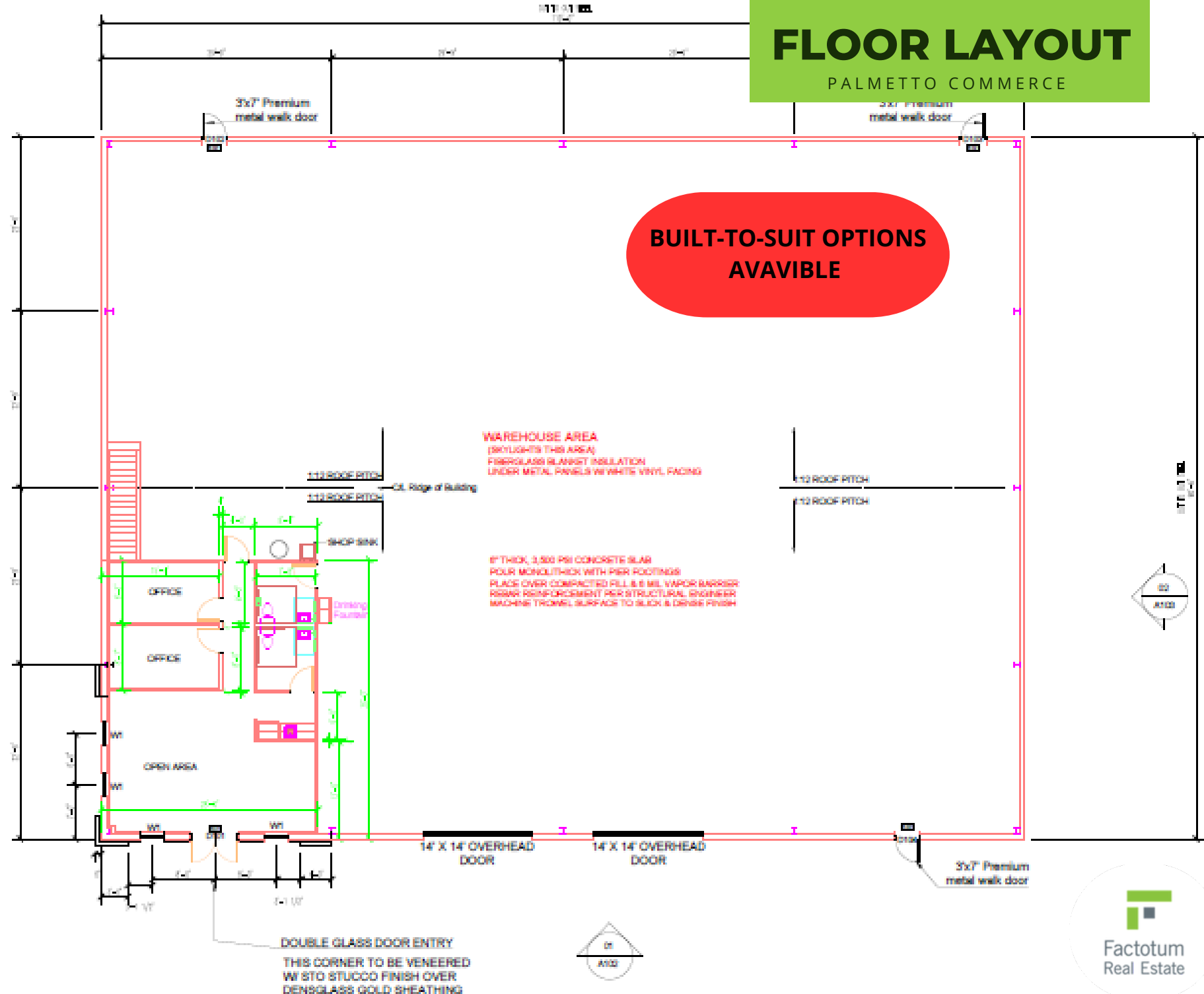
PALMETTO COMMERCE



# FLOOR LAYOUT

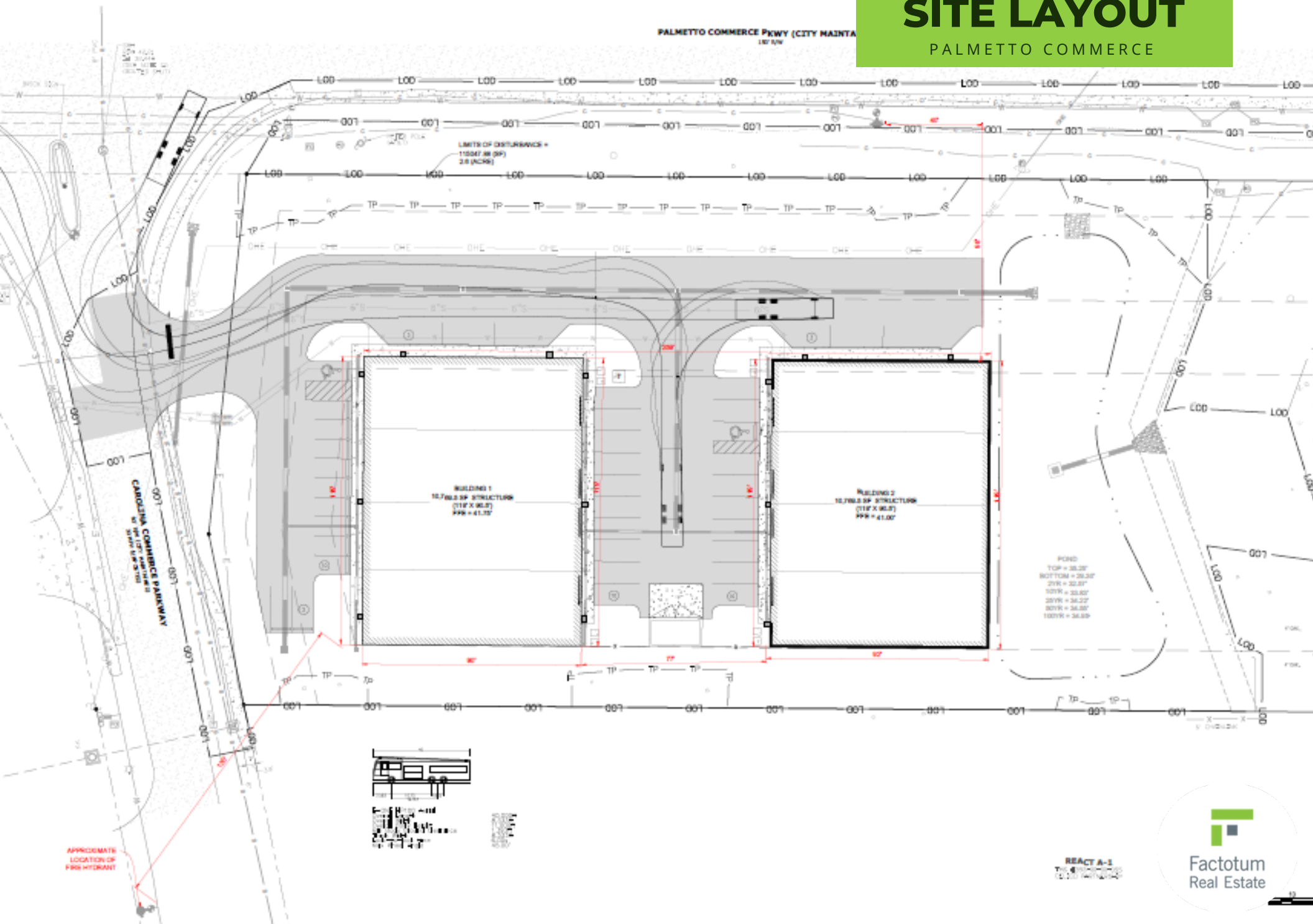
PALMETTO COMMERCE

**BUILT-TO-SUIT OPTIONS  
AVAILABLE**

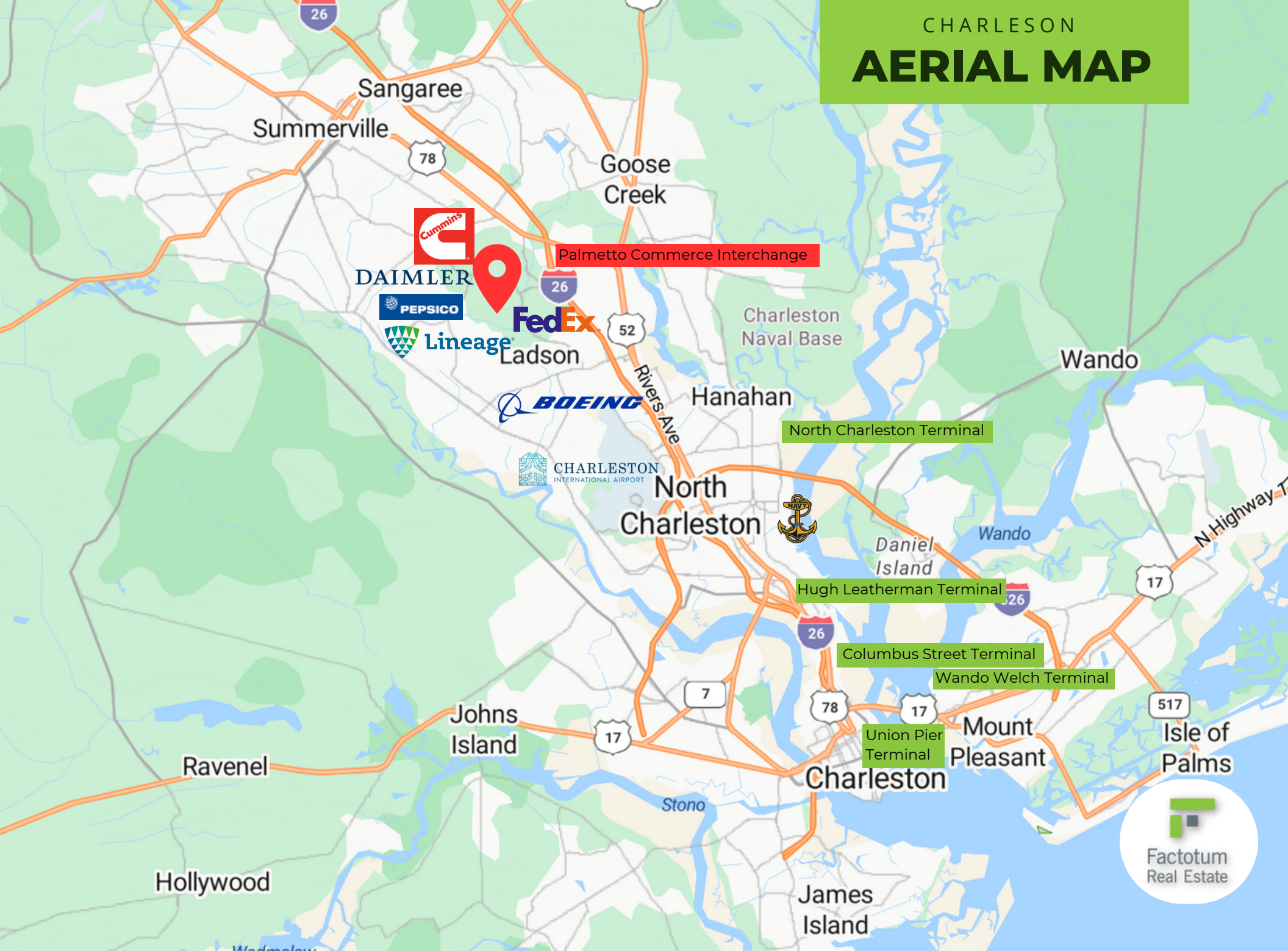


# SITE LAYOUT

PALMETTO COMMERCE



# CHARLESON AERIAL MAP



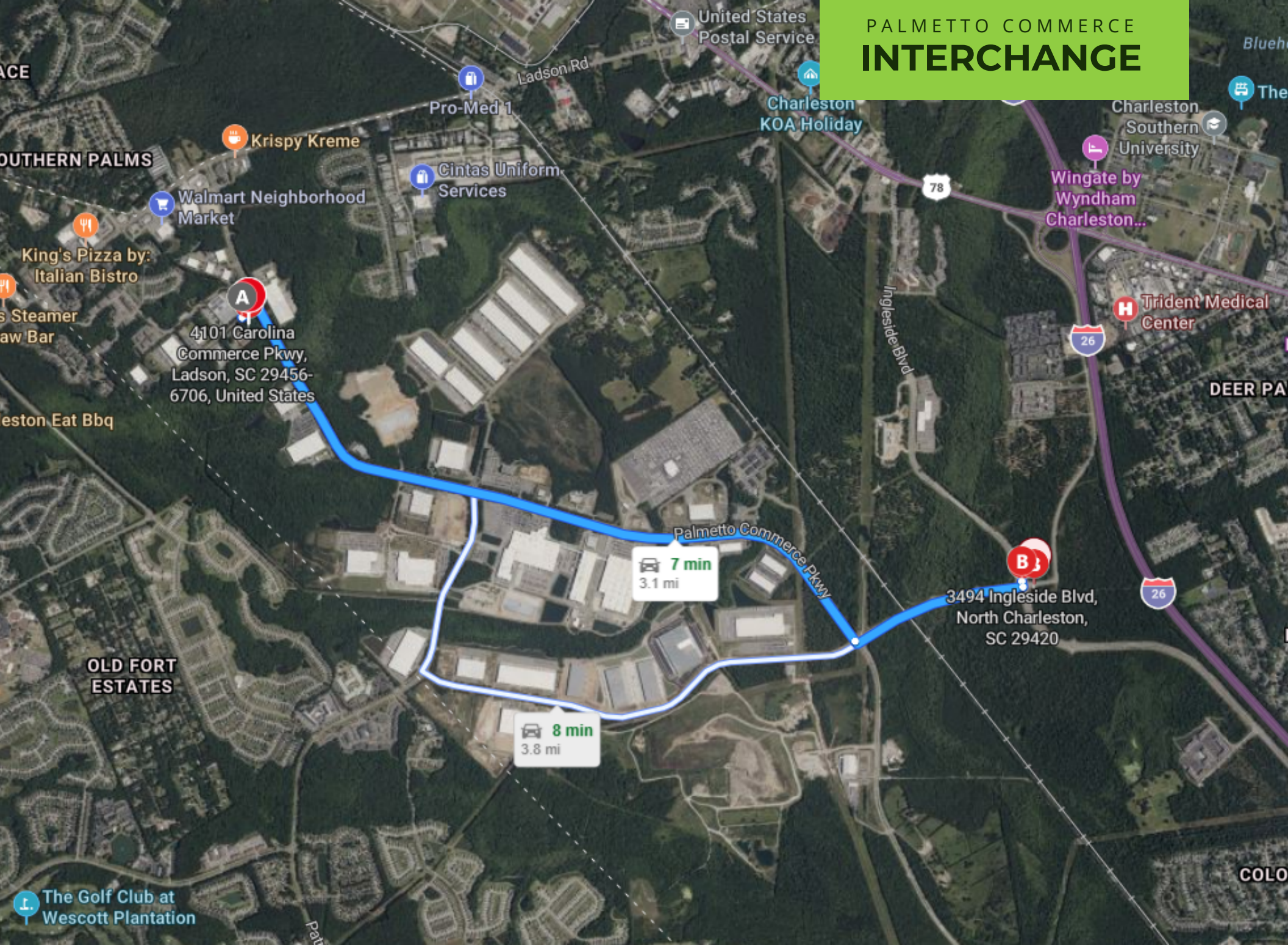


Located in a rapidly growing area of the Interstate 26 corridor between US 78 (University Boulevard) and Ashley Phosphate Road, the Palmetto Commerce Interchange project will reduce travel times, improve access options, increase traffic mobility in the I-26/Ashley Phosphate Road area, and provide a more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

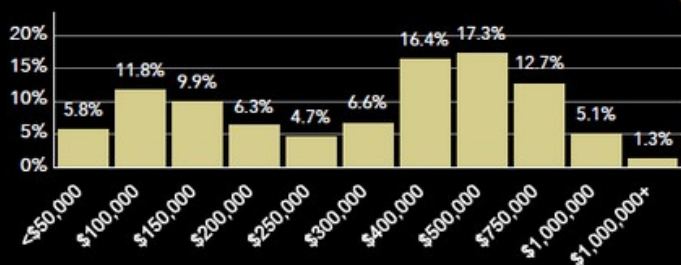
Charleston County will construct the urban diamond interchange design, pictured above.

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

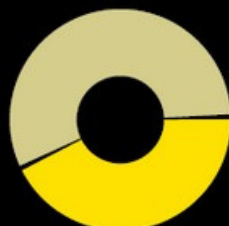
# PALMETTO COMMERCE INTERCHANGE



## Home Value

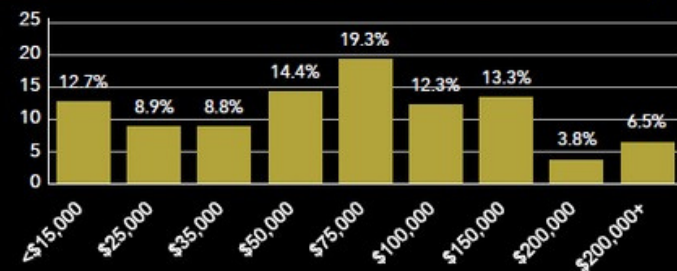


56.8%



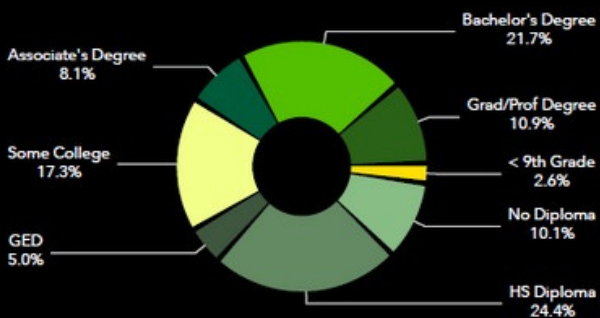
● Owner Occupied HUs ● Renter Occupied HUs

## 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

|                                                                                     |                                                |                               |   |
|-------------------------------------------------------------------------------------|------------------------------------------------|-------------------------------|---|
|   | <b>Modest Income Homes</b><br>4,155 households | <b>30.7%</b><br>of Households | ▼ |
|  | <b>City Commons</b><br>2,244 households        | <b>16.6%</b><br>of Households | ▼ |
|  | <b>Set to Impress</b><br>1,581 households      | <b>11.7%</b><br>of Households | ▼ |

**As of 7/23/25**

# EXTERIOR

PALMETTO COMMERCE



# FLEX OFFICE FOR LEASE

**+/-21,538 SF  
Available**

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