



± 16,000sf Industrial-Flex space w/Laydown Yard Available now for lease, move-in ready

- **Building 200-400:** two stand-alone Industrial-Flex buildings with 18 service bays, existing office space, 32 parking spaces, and more
- ±16,000 sf (2 buildings, ± 8,000sf each) on ± 1.83 acres with ± 0.62ac laydown yard, fenced and paved - available now
- Each building includes numerous oversize drive-in bays (grade-level), existing office space w/restrooms, 3-Phase power, & access to existing washout bay located in between buildings within fenced yard
- **Fully renovated Summer 2024 - ready for Tenant customizations**
- While ownership would consider subdividing the buildings/site - the current configuration and access is ideally suited for a user to lease both buildings (±16,000 sf on ±1.83ac)
- Additional spaces and laydown yard available within the Park (**Building 700, Suite 101-102**) – [contact for details](#)



Building 200-400: Two ±8,000sf (50' x 160') stand-alone Industrial bldgs. on ±1.83ac w/fenced yard (paved)



Full renovations to office and warehouse completed Summer 2024. Ready for Tenant customizations



2.7mi to I-26 (Exit 209-I26/Ashley Phosphate); **6.5mi to I-526/I-26**, **11mi to Port** (N CHS)



Located within an established Industrial Park Zoned M-1 Light Industrial City of North Charleston

For more information

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Let's review

Opportunity Overview

Industrial-Flex Spaces Available

Design Street
North Charleston, SC 29418
Charleston County, SC



Design Street at Cross County

Design Street is a long-standing multi-tenant, multi-building Industrial site located on **Design Street at the intersection of Cross County Rd.** in the heart of the North Charleston, SC market

The subject property, more commonly known as 7100-7101 Design Street / 7178 Cross County Road, encompasses a total of 35.64 acres (TMS#[397-00-00-072](#) and TMS#[397-00-00-502](#)) **zoned M-1, Light Industrial** under the zoning ordinance of the City of North Charleston.

The 35.64 acre, privately owned and developed Industrial Park includes six (6) industrial-flex buildings totaling approximately 58,140 sf with nine (9) Tenants occupying the existing buildings.

The balance of the site consists of seven (7) laydown/truck yards, demised by fencing with shared access via the common/primary access road referred to as Design Street.

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

Pending / Upcoming Availability

Space	Size	Status	Details
Suite 101-102 Building 700 7178 Cross County Rd.	±6,000 sf w/dock access	Available	Click to View
Suite 103 Building 700 7178 Cross County Rd.	±2,000 sf w/dock access	Leased	Click to View
Building 200-400 7100 Design Street	±16,000 sf (2 Bldgs.) on ±1.83ac	Available	Click to View

<https://www.avisonyoung.us/properties/DesignStreet>

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Building 200-400

Industrial Space for Lease
7100 Design St. Building 200-400
North Charleston, SC 29418

±16,000sf on ±1.83ac w/paved yard



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±16,000sf on ±1.83ac w/paved yard



±16,000 sf multi-building industrial site on ±1.83 ac ±0.62ac fenced laydown yard – secured & paved

Design Street Building 200-400 offers a rare opportunity to lease ±16,000sf of prime Industrial-Flex space on ±1.83 acres situated within the established Design Street Industrial Park in the heart of the North Charleston metro.

The space (**Building 200-400**) consists of two Industrial-Flex buildings measuring ±8,000sf each (50' x 160') with ±0.62ac laydown yard situated in between the two buildings, fully fenced and paved.

Each building offers existing office space with restrooms, ample parking, a total of 18 oversized (12'w x 14'h) grade-level drive-in doors, and more. While ownership would consider subdividing the buildings/site - the current configuration and access is ideally suited for a user to lease both buildings.

Ownership has made full renovations to the office and warehouse space Summer 2024. Options to customize the space to meet a user's demand and/or step into the existing space configuration and be immediately open for business.

Contact for details and to setup a time to tour the space, this one is not to be missed!



Bldg. 200-400: two (2) ±8,000 stand-alone Industrial-Flex Buildings totaling 16,000 sf on ±1.83 acres



32 striped parking spaces & ±0.62ac yard, fully fenced and paved (Exclusive use Bldg. 200-400)



Full renovations to office and warehouse completed Summer 2024. Ready for Tenant customizations



Each building offer 3 Phase power & access to existing washout bay w/containment system in place



Located within an established Industrial Park Zoned M-1 Light Industrial City of North Charleston

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Building 200-400

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7100 Design St. Building 200-400
North Charleston, SC 29418

Combined Building Specs



Available Space	Building 200-400 (±16,000 sf) – View Details Two buildings measuring 8,000sf each on 1.83ac	# of Buildings	2 – Building 200 (8,000sf) and Building 400 (8,000sf)
Address	7100 Design St. Bldg. 200-400 North Charleston, SC 29418 View Location	Drive-In Doors	Eighteen (18) oversized (12'w x 14'h) drive-in bays grade level (Bldg. 200-400)
Property Type	Industrial-Flex, Service, Showroom, IOS	Loading Docks	None
Year Built	2005 (approx.) – renovated July 2024	Sprinklers	None
Total Building Area (Space)	±16,000 sf (Bldg. 200+400)	Ceiling Height	16' at lowest eave 22.5' at center (clear span)
Total Site Area (Space)	±1.83 ac (Bldg. 200+400)	HVAC	Office Only
Laydown Yard	±0.62ac fenced and paved (Shared Building 200-400)	Parking Spaces	32 striped parking spaces + paved yard (Shared Bldg. 200-400)
Warehouse Space	±13,577 sf warehouse (Bldg. 200-400)	Power	3 Phase
Office Space	±2,423 sf office/flex space (Bldg. 200-400)	Building Park	Design Street
Tenancy	Single*	Total Site Area (Subject Property)	35.64 acres
Option to Subdivide	No	Municipality	City of North Charleston (4-3)
Lease Rate (Space)	Base Rent \$16.00/sf/yr (\$21,333/month) Building 200+400 (±16,000sf)	Zoning	M-1 Light Industrial, City of North Charleston zoning ordinance
Lease Type	NNN Lease (Tenant to pay pro-rated share of taxes, insurance, CAM & mgmt.)	TMS#	397-00-00-072 (33.00ac) & 397-00-00-502 (2.64ac)
Estimated Additional Rent (NNN) Monthly (Space)	\$3.09/sf/yr (\$4,120/month) estimated NNN Building 200+400 (±16,000sf) paid monthly	<p>Please Note: While ownership would consider subdividing the buildings/site - the current configuration and access is ideally suited for a user to lease both buildings. Please contact for details</p>	
Estimated Base Rent Monthly (Space)	\$25,453.33 per month (Base Rent+ est. NNN) starting year 1 for Building 200+400 (±16,000 sf on ±1.83ac) 4% annual increases		
Available Date	Immediately		

For more information

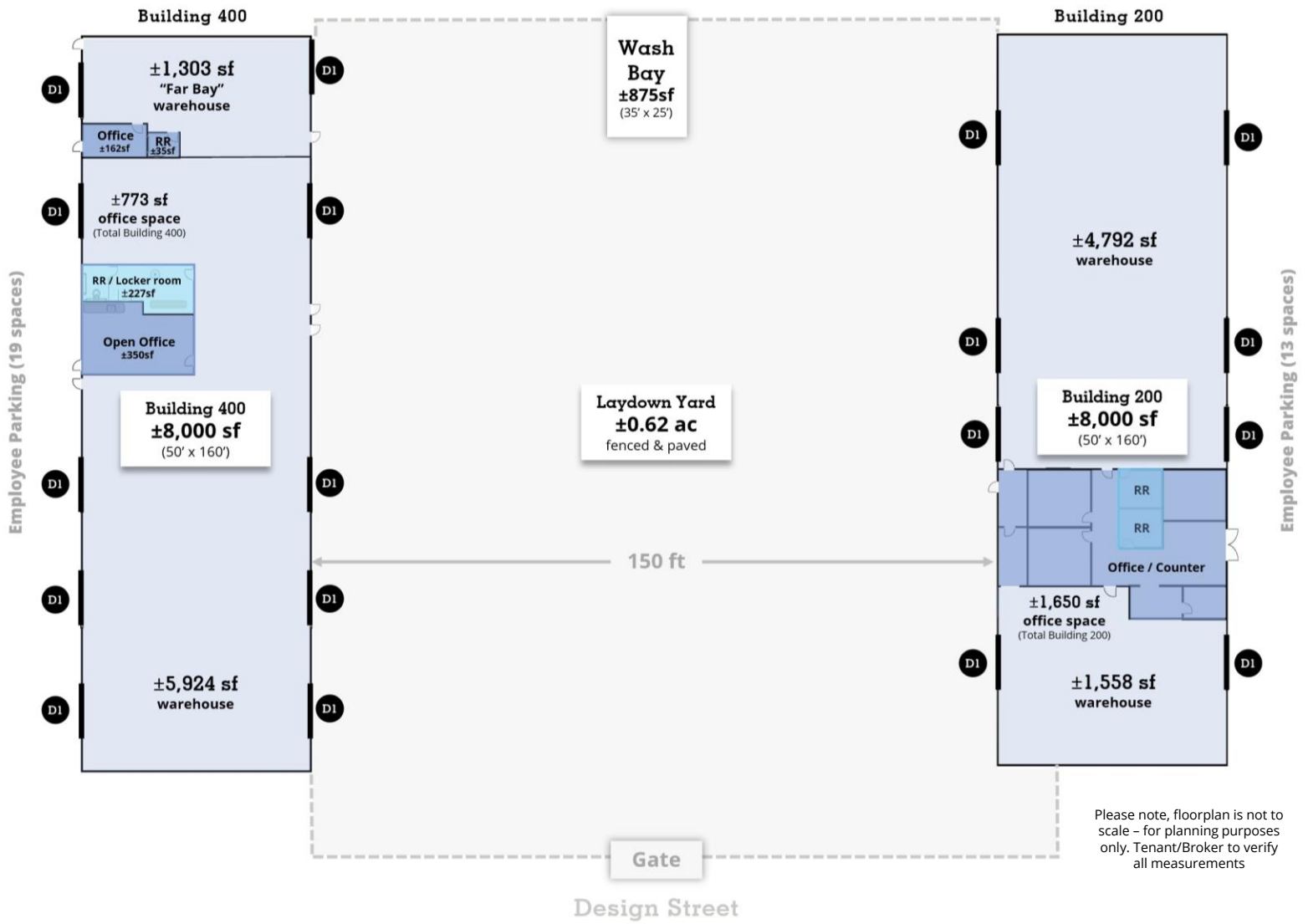
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Building 200-400

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 7100 Design St. Building 200-400
 North Charleston, SC 29418

±16,000sf on ±1.83ac w/paved yard



Design Street Building 200-400

±13,577 sf
warehouse space

+0.62ac yard
Building 200 & 400

±32 parking spaces
Building 200 & 400

±2,423 sf
Office-flex space

±1.83ac site area
Total allocated to Building 200 & 400

±18 drive-in doors
12'w x 14'h grade-level

±16,000 sf
Total RBA - Bldg. 200-400

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Building specs

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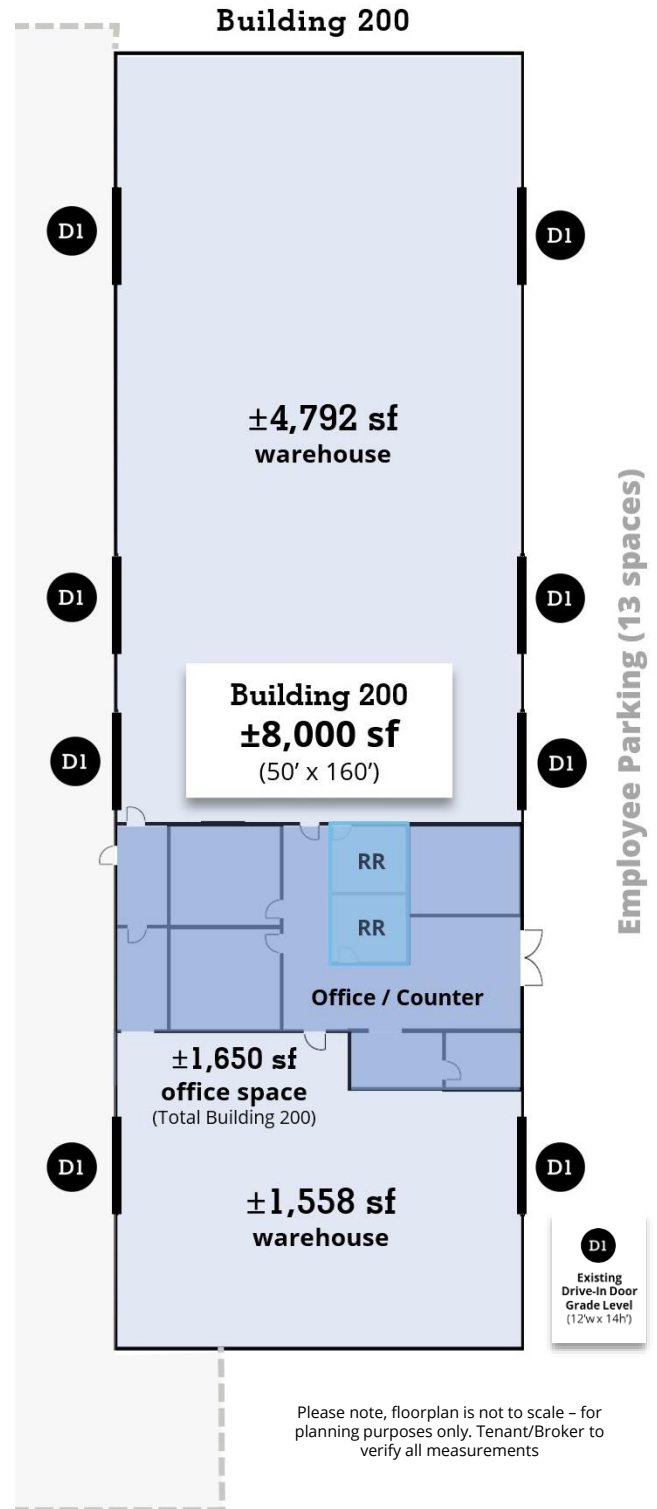
7100 Design Street

Building 200

Building 200-400 ($\pm 16,000$ sf on ± 1.83 ac)

Status	For Lease (Direct)
Suite/Space	Building 200 - View Details
Total Available	$\pm 16,000$ sf (Bldg. 200-400)
Available Date	Immediately
Address	7100 Design St. Building 200
Total Site Area (Space)	1.83ac (Building 200 & 400)
Total Building Area	$\pm 8,000$ sf (50' d x 160' w) - Bldg. 200
Laydown Yard	± 0.62 ac fenced and paved (Shared Building 200-400)
Warehouse Space	$\pm 6,350$ sf (Bldg. 200)
Office Space	$\pm 1,650$ sf (Bldg. 200)
Year Built	± 2005 (approx.)
Year Renovated	2024*
Restrooms	Two (2) Existing - office and warehouse
Construction Type	Metal Clear Span
Lighting	LED
Ceiling Heights	22'4" at center, 15' at lowest eave
Parking Spaces	13 striped spaces (Bldg. 200)
Sprinklers	None
Loading Docks	None
Drive-In Doors	Eight (8) oversized (12'w x 14'h) drive-in doors grade level (Bldg. 200)
HVAC	Office Only
Divisible	No
Expansion Opportunities	Yes, Bldg. 200 and Bldg. 400 total $16,000$ sf on a 1.43 ac portion of the subject property

****Please Note:** While ownership would consider subdividing the buildings/site - the current configuration and access is ideally suited for a user to lease both buildings. Please contact for details



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

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Building 200



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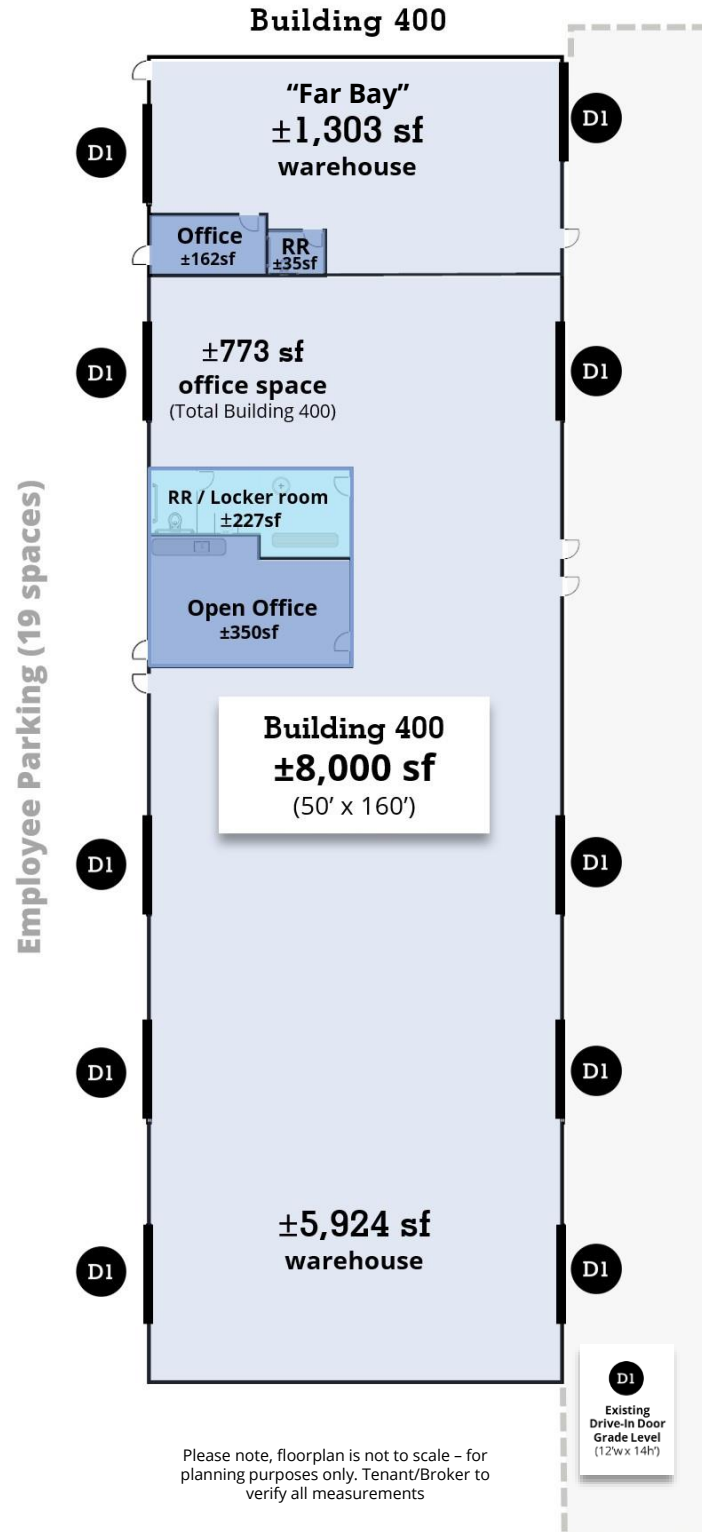
7100 Design St. Building 200-400
North Charleston, SC 29418

7100 Design Street Building 400

Building 200-400 (±16,000 sf on ±1.83 ac)

Status	For Lease (Direct)
Suite/Space	Building 400 - View Details
Total Available	±16,000 sf (Bldg. 200-400)
Available Date	Immediately
Address	7100 Design St. Building 400
Total Site Area (Space)	1.83ac (Building 200 & 400)
Total Building Area	±8,000 sf (50'd x 160' w) – Bldg. 400
Laydown Yard	±0.62ac fenced and paved (Shared Building 200-400)
Warehouse Space	±7,227 sf (Bldg. 400)
Office Space	±773 sf (Bldg. 400)
Year Built	±2005 (approx.)
Year Renovated	2024*
Restrooms	Multiple, plus locker rooms
Construction Type	Metal Clear Span
Lighting	LED
Ceiling Heights	22'4" at center, 16' at lowest eave
Parking Spaces	19 striped spaces (Bldg. 400)
Sprinklers	None
Loading Docks	None
Drive-In Doors	Ten (10) oversized (12' w x 14' h) drive-in doors grade level (Bldg. 400)
HVAC	Office Only
Divisible	No
Expansion Opportunities	Yes, Bldg. 200 and Bldg. 400 total 16,000 sf on a 1.43ac portion of the subject property

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Let's take a tour

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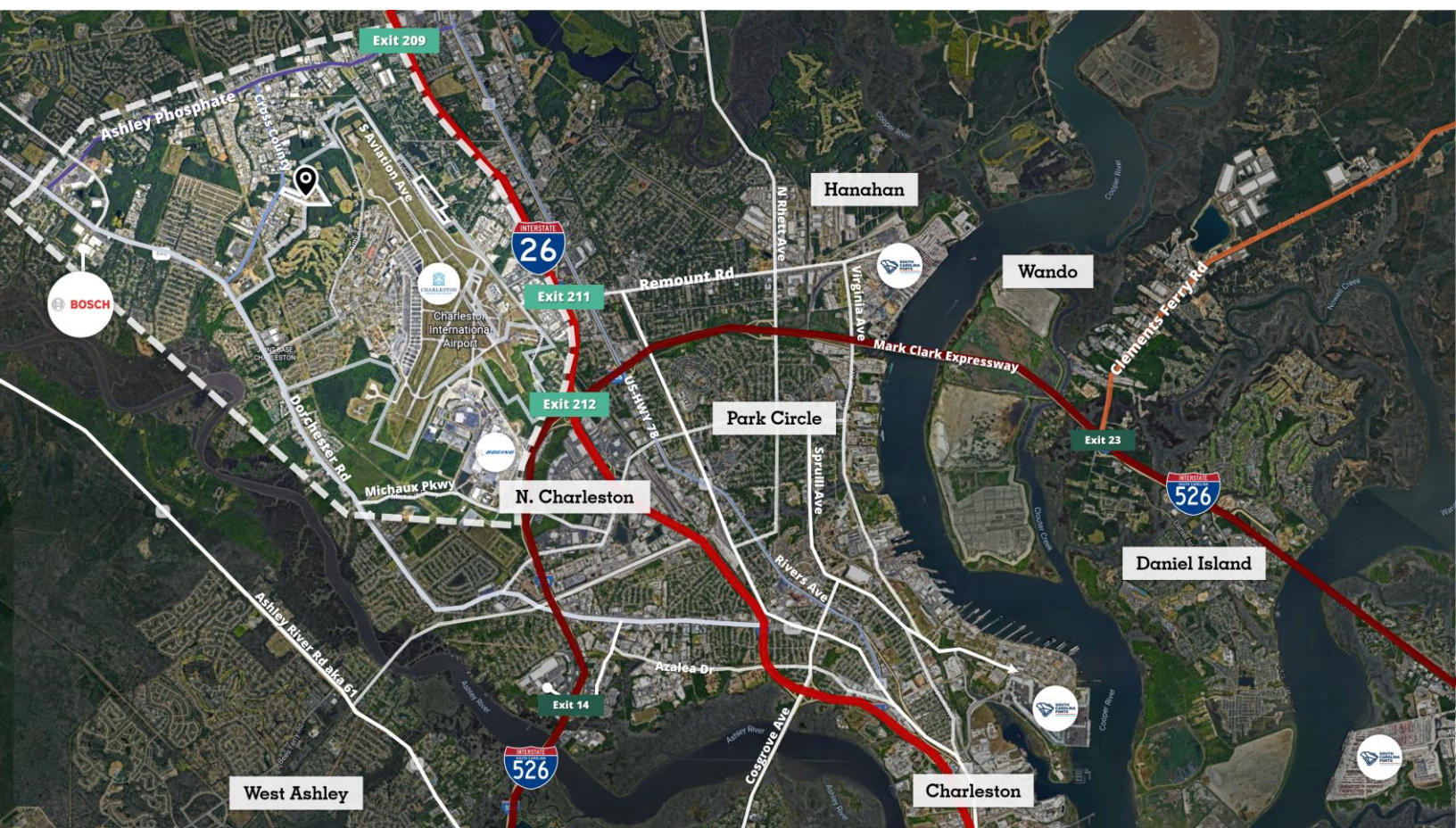
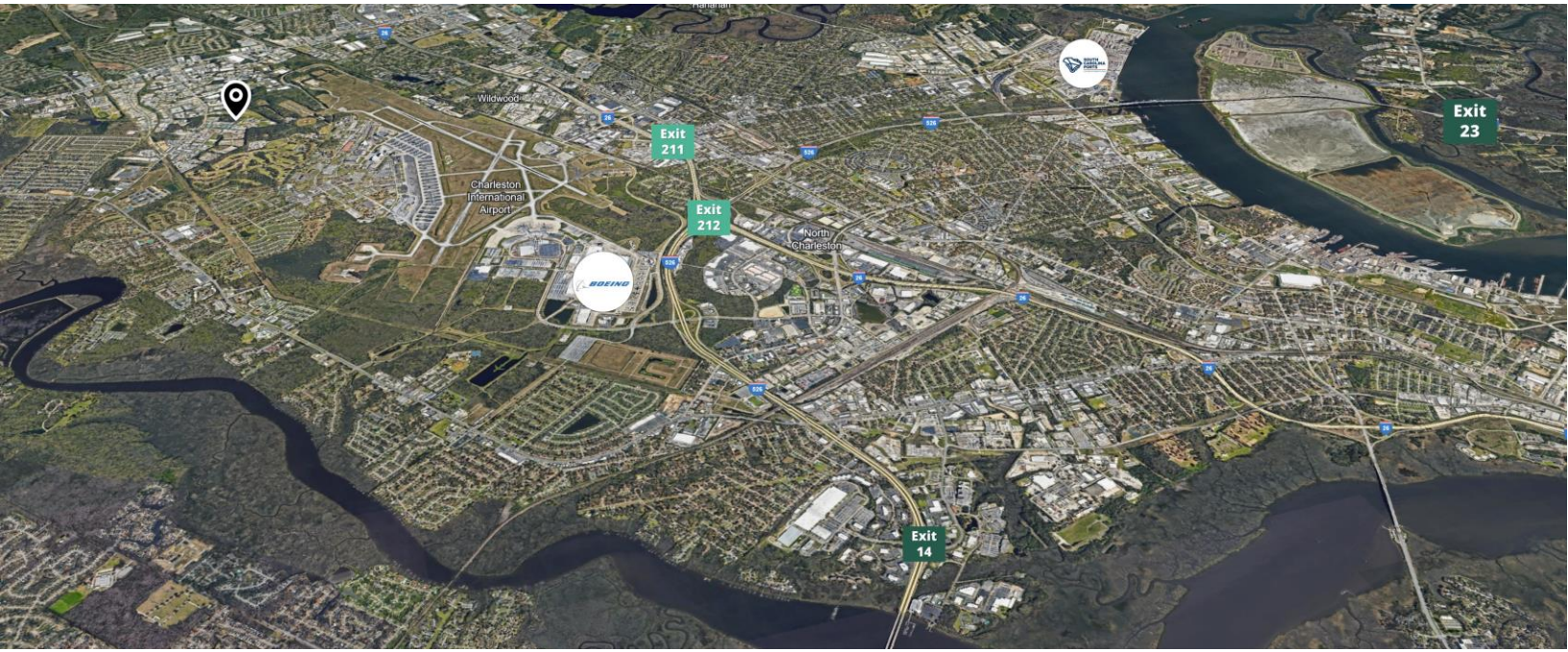
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Last-mile location

Industrial Space for Lease
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± 16,000 sf multi-building flex-industrial space w/yard, paved & fenced – available now



Stand alone Industrial-Flex site w/oversized service bays, existing office, paved yard, fenced lot (Building 200-400) & additional spaces within Park



Located within an established Industrial Park off of Cross County Rd. with unrivaled access to the Charleston Market



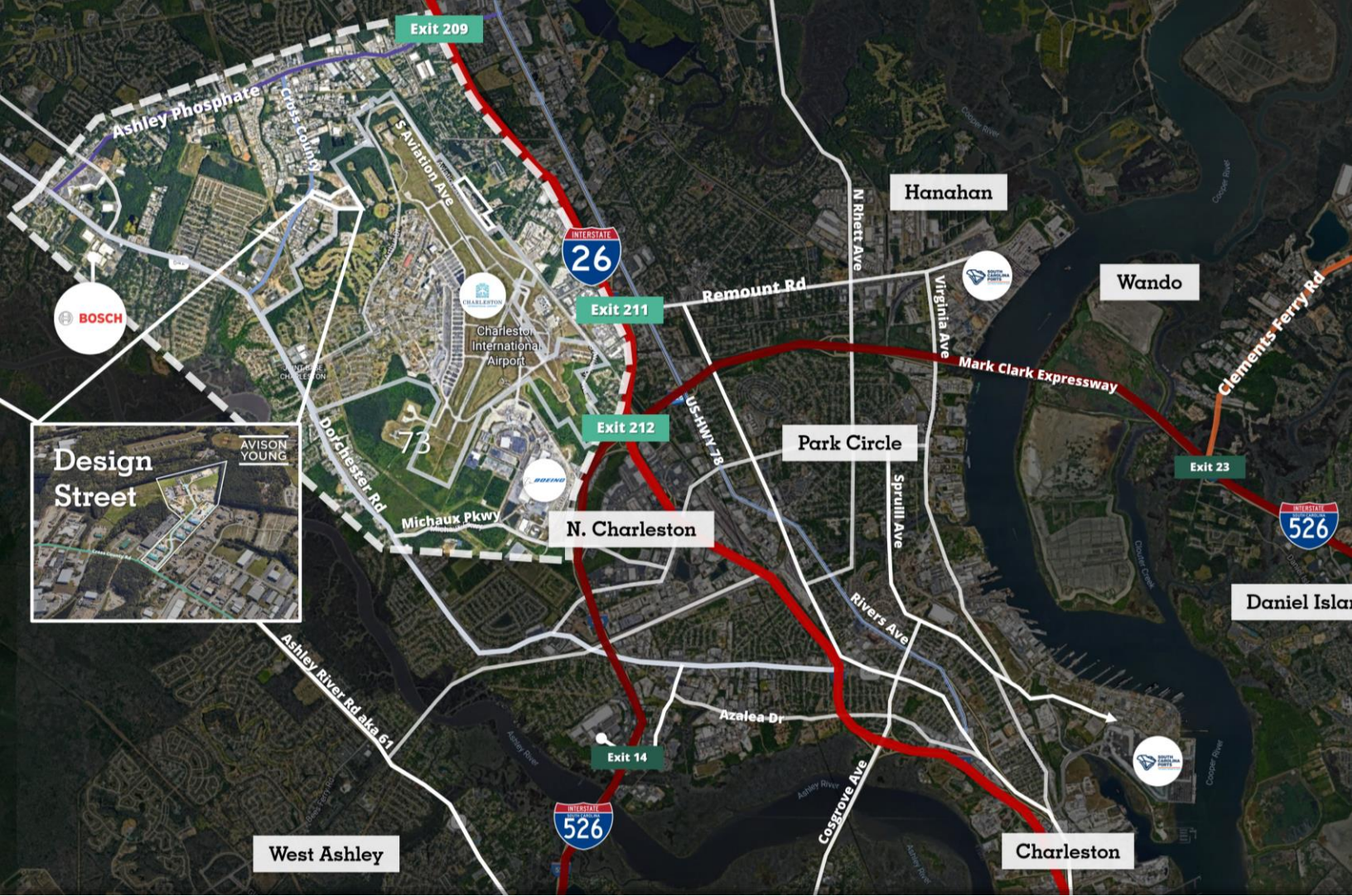
Last-Mile location, situated adjacent to the Charleston International Airport (CHS) / Boeing, with prime access to interstates, Industry & more.



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