

FOR LEASE

9501 Palmetto Commerce Pkwy
North Charleston, SC 29418

1 BUILDING LEFT!
+/- 10,769



+/- 10,769 SF FLEX OFFICE AVAILABLE
\$15.50 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 Floors: Concrete Ceiling Height: +/- 24' 4 14 x 14 Roll-Up Overhead Doors	12 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



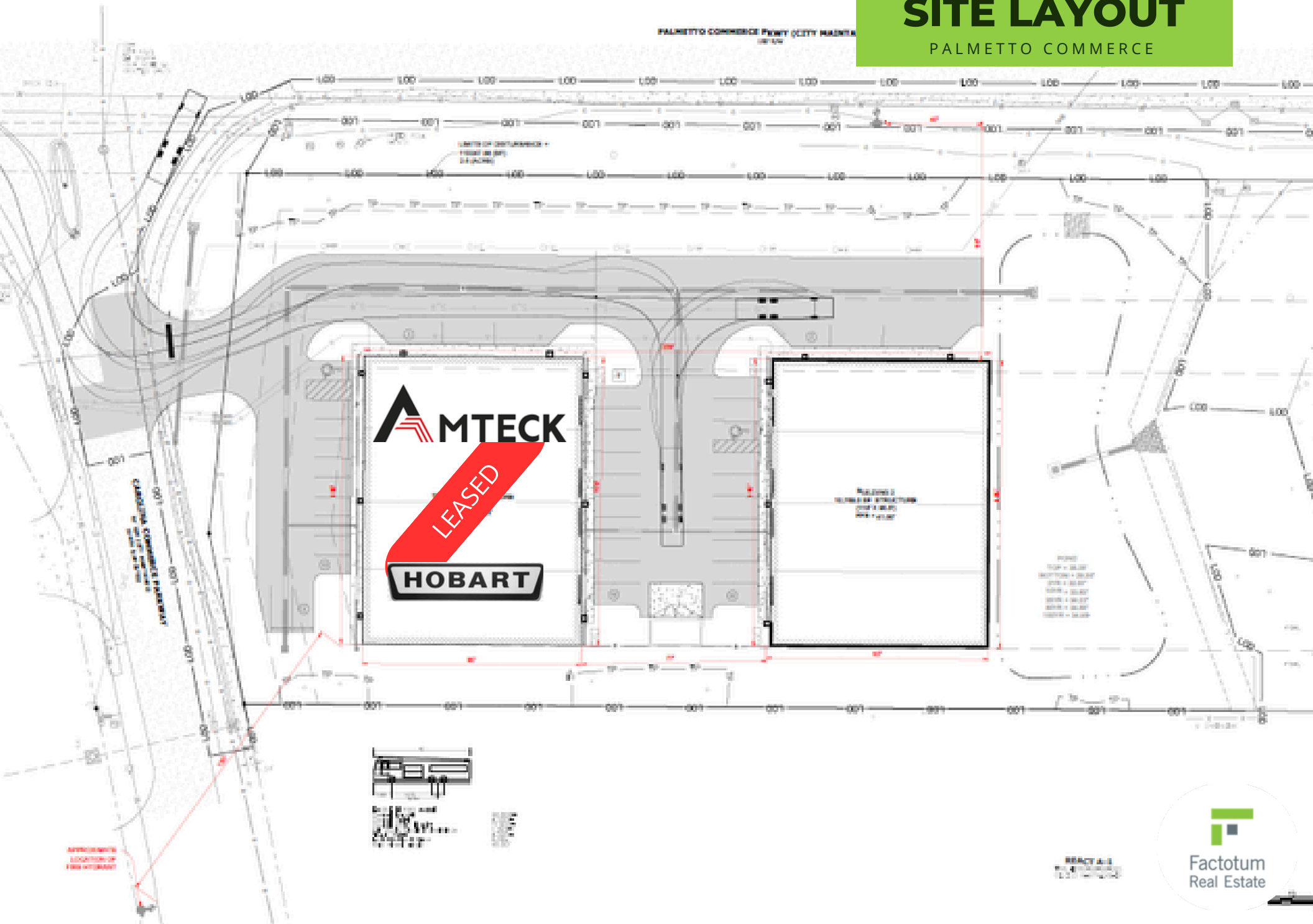
EXTERIOR

PALMETTO COMMERCE

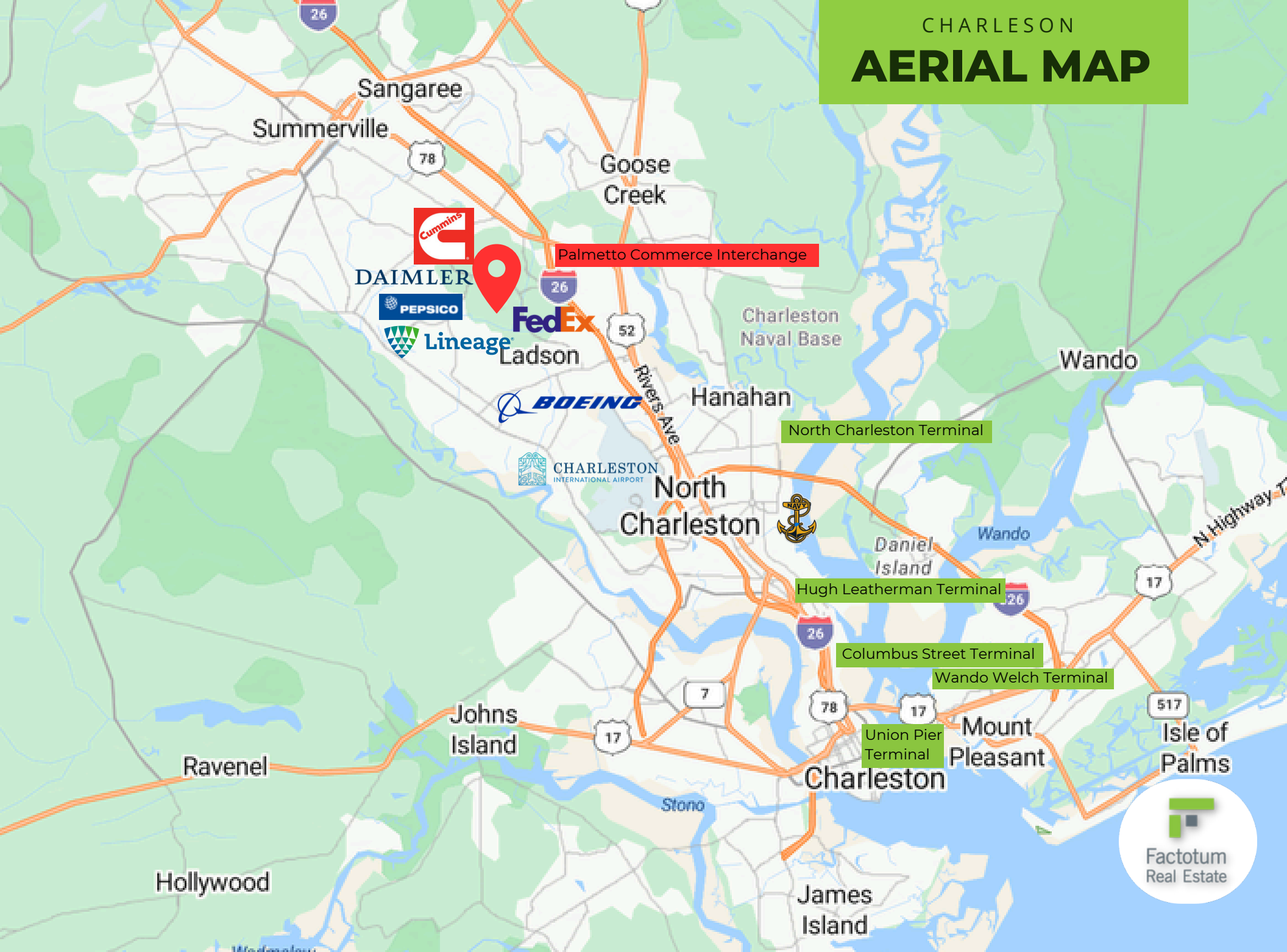


SITE LAYOUT

PALMETTO COMMERCE



CHARLESON AERIAL MAP



North Charleston Terminal

Hugh Leatherman Terminal

Columbus Street Terminal

Wando Welch Terminal

Union Pier Terminal





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PALMETTO COMMERCE INTERCHANGE

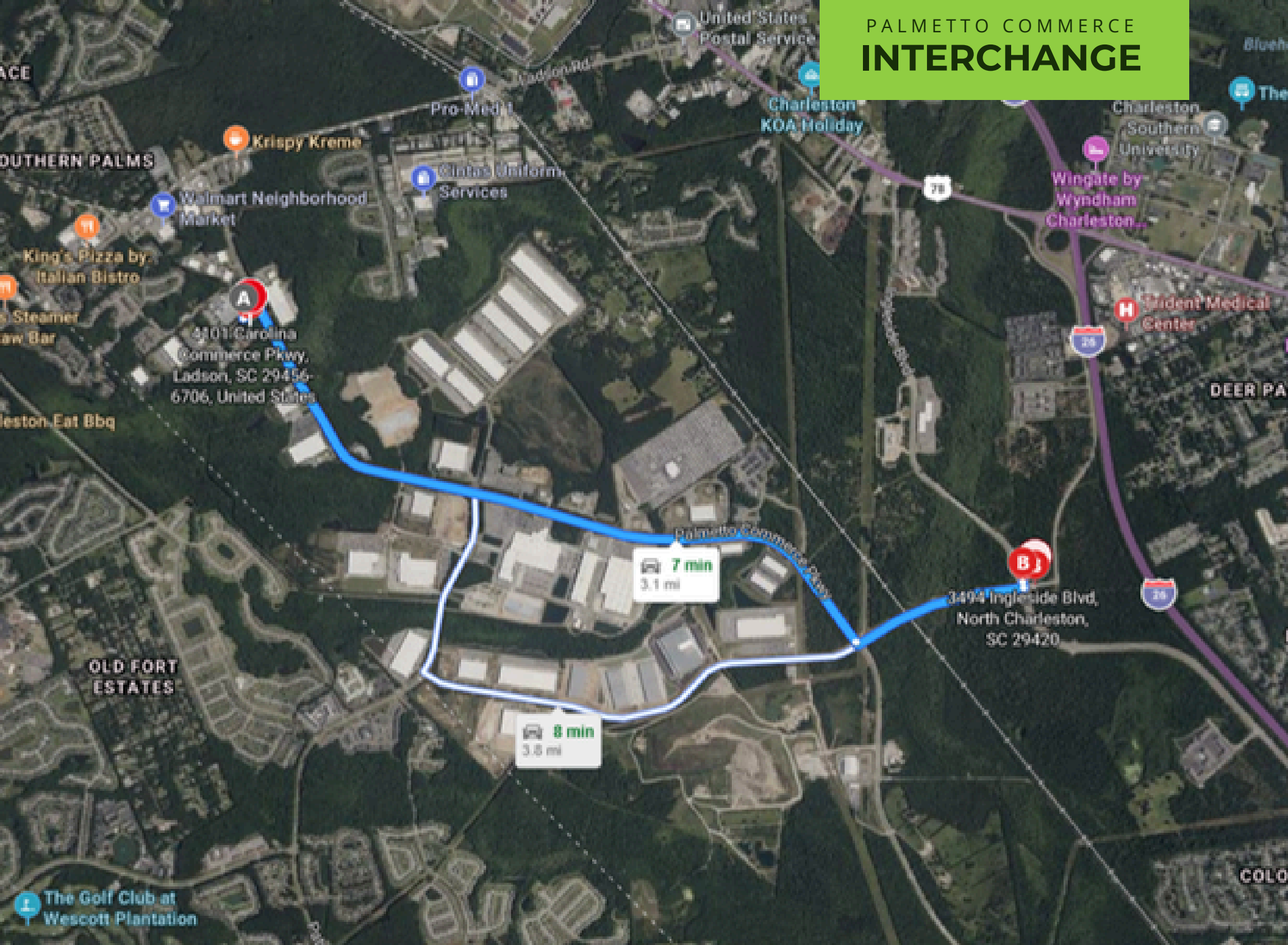


Located in a rapidly growing area of the Interstate 26 corridor between US 78 (University Boulevard) and Ashley Phosphate Road, the Palmetto Commerce Interchange project will reduce travel times, improve access options, increase traffic mobility in the I-26/Ashley Phosphate Road area, and provide a more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

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

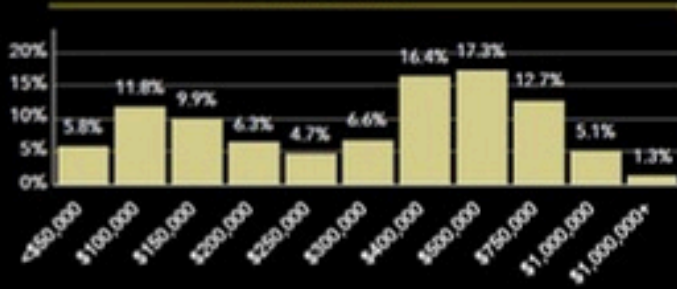
Construction began August 1, 2023.
The County anticipates substantial completion early in 2026.

PALMETTO COMMERCE INTERCHANGE



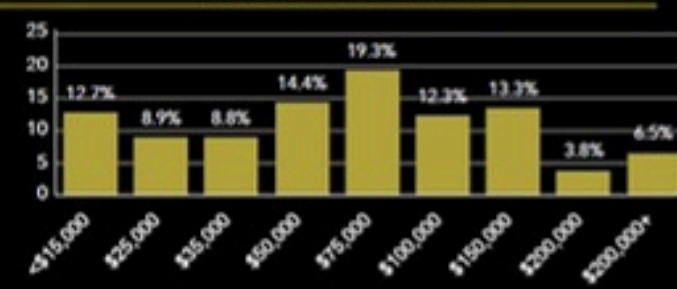
Community Overview

Home Value



● Owner Occupied HUs ● Renter Occupied HUs

Household Income



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

12D	Modest Income Homes 4,155 households	30.7% of Households	▼
11E	City Commons 2,244 households	16.6% of Households	▼
11D	Set to Impress 1,581 households	11.7% of Households	▼

FLEX OFFICE FOR LEASE

**+/-10,769 SF
Available**

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