



FLEX SPACE FOR LEASE

8120 Windsor Hill Blvd, Suite 203
North Charleston, SC 29420

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COLDWELL BANKER
COMMERCIAL
ATLANTIC

EXECUTIVE SUMMARY



ADDRESS

8120 Windsor Hill Blvd
North Charleston, SC



LEASE RATE

\$16.75 PSF NNN



AVAILABLE

5,000 SF



ZONING

B-2 (North Charleston)



COUNTY

Dorchester County



ACRES

2.48 Acres



TAX ID

172-00-00-041



VEHICLES PER DAY

SCDOT 35,400 VPD
2022



YEAR BUILT

2023

PROPERTY OVERVIEW

Unit 203 at 8120 Windsor Hill Boulevard in North Charleston, SC offers approximately 5,000 square feet of open flex space, ideal for office, or retail use. The layout is predominantly open, providing flexibility for a variety of tenant build-outs or workspace configurations. The property is zoned B-2 in the City of North Charleston and can accommodate businesses seeking a combination of showroom, office, and warehouse space.

This unit is part of a well-positioned flex building in a highly accessible and visible location, just minutes from major corridors including Ashley Phosphate Road and I-26.

The space is available for immediate lease, with terms negotiable. Whether you are looking to establish a professional office, retail storefront, or a flexible working and storage space, this unit delivers an excellent opportunity in a growing North Charleston submarket.



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The site plan illustrates a proposed development with several key components:

- Buildings:**
 - 5,000 SF Warehouse:** Located in the upper left, with a width of 75'-0" and a height of 200'-0".
 - 10,000 SF Warehouse:** Located below the 5,000 SF warehouse, with a width of 36'-0" and a height of 24'-0".
 - 2,500 SF Allegood Electric:** Located to the right of the 10,000 SF warehouse.
 - 2,500 SF Office Space La Hacienda of West Ashley, LLC:** Located to the right of the Allegood Electric building.
 - 5,000 SF AVAILABLE:** A yellow-outlined rectangular area to the right of the office space.
- Parking and Access:**
 - Truck Unloading:** Indicated by arrows pointing to a specific area.
 - Loading Dock:** Two loading docks are shown at the bottom of the plan, with a total width of 192'-0".
 - Spots to be removed:** Two rectangular areas are marked with red hatching and labeled "Spots to be removed".
 - STANDARD PARKING SPACES (ALL SPOTS), 9'x19', TYP.** A note indicating the standard for the parking spaces.
- Easements and Survey Data:**
 - EXISTING 50' INGRESS/EGRESS EASEMENT:** Located at the top of the plan.
 - 40' DRAINAGE EASEMENT:** Located at the bottom of the plan.
 - Survey Points:** Numerous points are marked with elevations (e.g., 32.44, 32.22, 32.26, 32.41, 32.83, 32.80, 32.78, 32.00, 31.99, 31.89, 31.82, 31.81, 31.80, 31.79, 31.78, 31.77, 31.76, 31.75, 31.74, 31.73, 31.72, 31.71, 31.70, 31.69, 31.68, 31.67, 31.66, 31.65, 31.64, 31.63, 31.62, 31.61, 31.60, 31.59, 31.58, 31.57, 31.56, 31.55, 31.54, 31.53, 31.52, 31.51, 31.50, 31.49, 31.48, 31.47, 31.46, 31.45, 31.44, 31.43, 31.42, 31.41, 31.40, 31.39, 31.38, 31.37, 31.36, 31.35, 31.34, 31.33, 31.32, 31.31, 31.30, 31.29, 31.28, 31.27, 31.26, 31.25, 31.24, 31.23, 31.22, 31.21, 31.20, 31.19, 31.18, 31.17, 31.16, 31.15, 31.14, 31.13, 31.12, 31.11, 31.10, 31.09, 31.08, 31.07, 31.06, 31.05, 31.04, 31.03, 31.02, 31.01, 31.00, 30.99, 30.98, 30.97, 30.96, 30.95, 30.94, 30.93, 30.92, 30.91, 30.90, 30.89, 30.88, 30.87, 30.86, 30.85, 30.84, 30.83, 30.82, 30.81, 30.80, 30.79, 30.78, 30.77, 30.76, 30.75, 30.74, 30.73, 30.72, 30.71, 30.70, 30.69, 30.68, 30.67, 30.66, 30.65, 30.64, 30.63, 30.62, 30.61, 30.60, 30.59, 30.58, 30.57, 30.56, 30.55, 30.54, 30.53, 30.52, 30.51, 30.50, 30.49, 30.48, 30.47, 30.46, 30.45, 30.44, 30.43, 30.42, 30.41, 30.40, 30.39, 30.38, 30.37, 30.36, 30.35, 30.34, 30.33, 30.32, 30.31, 30.30, 30.29, 30.28, 30.27, 30.26, 30.25, 30.24, 30.23, 30.22, 30.21, 30.20, 30.19, 30.18, 30.17, 30.16, 30.15, 30.14, 30.13, 30.12, 30.11, 30.10, 30.09, 30.08, 30.07, 30.06, 30.05, 30.04, 30.03, 30.02, 30.01, 30.00, 29.99, 29.98, 29.97, 29.96, 29.95, 29.94, 29.93, 29.92, 29.91, 29.90, 29.89, 29.88, 29.87, 29.86, 29.85, 29.84, 29.83, 29.82, 29.81, 29.80, 29.79, 29.78, 29.77, 29.76, 29.75, 29.74, 29.73, 29.72, 29.71, 29.70, 29.69, 29.68, 29.67, 29.66, 29.65, 29.64, 29.63, 29.62, 29.61, 29.60, 29.59, 29.58, 29.57, 29.56, 29.55, 29.54, 29.53, 29.52, 29.51, 29.50, 29.49, 29.48, 29.47, 29.46, 29.45, 29.44, 29.43, 29.42, 29.41, 29.40, 29.39, 29.38, 29.37, 29.36, 29.35, 29.34, 29.33, 29.32, 29.31, 29.30, 29.29, 29.28, 29.27, 29.26, 29.25, 29.24, 29.23, 29.22, 29.21, 29.20, 29.19, 29.18, 29.17, 29.16, 29.15, 29.14, 29.13, 29.12, 29.11, 29.10, 29.09, 29.08, 29.07, 29.06, 29.05, 29.04, 29.03, 29.02, 29.01, 29.00, 28.99, 28.98, 28.97, 28.96, 28.95, 28.94, 28.93, 28.92, 28.91, 28.90, 28.89, 28.88, 28.87, 28.86, 28.85, 28.84, 28.83, 28.82, 28.81, 28.80, 28.79, 28.78, 28.77, 28.76, 28.75, 28.74, 28.73, 28.72, 28.71, 28.70, 28.69, 28.68, 28.67, 28.66, 28.65, 28.64, 28.63, 28.62, 28.61, 28.60, 28.59, 28.58, 28.57, 28.56, 28.55, 28.54, 28.53, 28.52, 28.51, 28.50, 28.49, 28.48, 28.47, 28.46, 28.45, 28.44, 28.43, 28.42, 28.41, 28.40, 28.39, 28.38, 28.37, 28.36, 28.35, 28.34, 28.33, 28.32, 28.31, 28.30, 28.29, 28.28, 28.27, 28.26, 28.25, 28.24, 28.23, 28.22, 28.21, 28.20, 28.19, 28.18, 28.17, 28.16, 28.15, 28.14, 28.13, 28.12, 28.11, 28.10, 28.09, 28.08, 28.07, 28.06, 28.05, 28.04, 28.03, 28.02, 28.01, 28.00, 27.99, 27.98, 27.97, 27.96, 27.95, 27.94, 27.93, 27.92, 27.91, 27.90, 27.89, 27.88, 27.87, 27.86, 27.85, 27.84, 27.83, 27.82, 27.81, 27.80, 27.79, 27.78, 27.77, 27.76, 27.75, 27.74, 27.73, 27.72, 27.71, 27.70, 27.69, 27.68, 27.67, 27.66, 27.65, 27.64, 27.63, 27.62, 27.61, 27.60, 27.59, 27.58, 27.57, 27.56, 27.55, 27.54, 27.53, 27.52, 27.51, 27.50, 27.49, 27.48, 27.47, 27.46, 27.45, 27.44, 27.43, 27.42, 27.41, 27.40, 27.39, 27.38, 27.37, 27.36, 27.35, 27.34, 27.33, 27.32, 27.31, 27.30, 27.29, 27.28, 27.27, 27.26, 27.25, 27.24, 27.23, 27.22, 27.21, 27.20, 27.19, 27.18, 27.17, 27.16, 27.15, 27.14, 27.13, 27.12, 27.11, 27.10, 27.09, 27.08, 27.07, 27.06, 27.05, 27.04, 27.03, 27.02, 27.01, 27.00, 26.99, 26.98, 26.97, 26.96, 26



TWO HOUR FIRE BARRIER
PROTECT ALL OPENINGS

PLEASE DO NOT
BLOCK ALL OPENINGS

EXIT



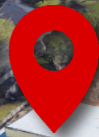
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SITE



8120 Windsor Hill Blvd
High Score Brewing Company



FOOD LION



Nigels Good Food

Food Lion



Parker's
kitchen



Little
Caesars



Northwoods Automotive Used Cars



Extra Space Storage

WINDSOR HILL BLVD

ASHLEY PHOSPHATE ROAD

35,400 VPD 2022



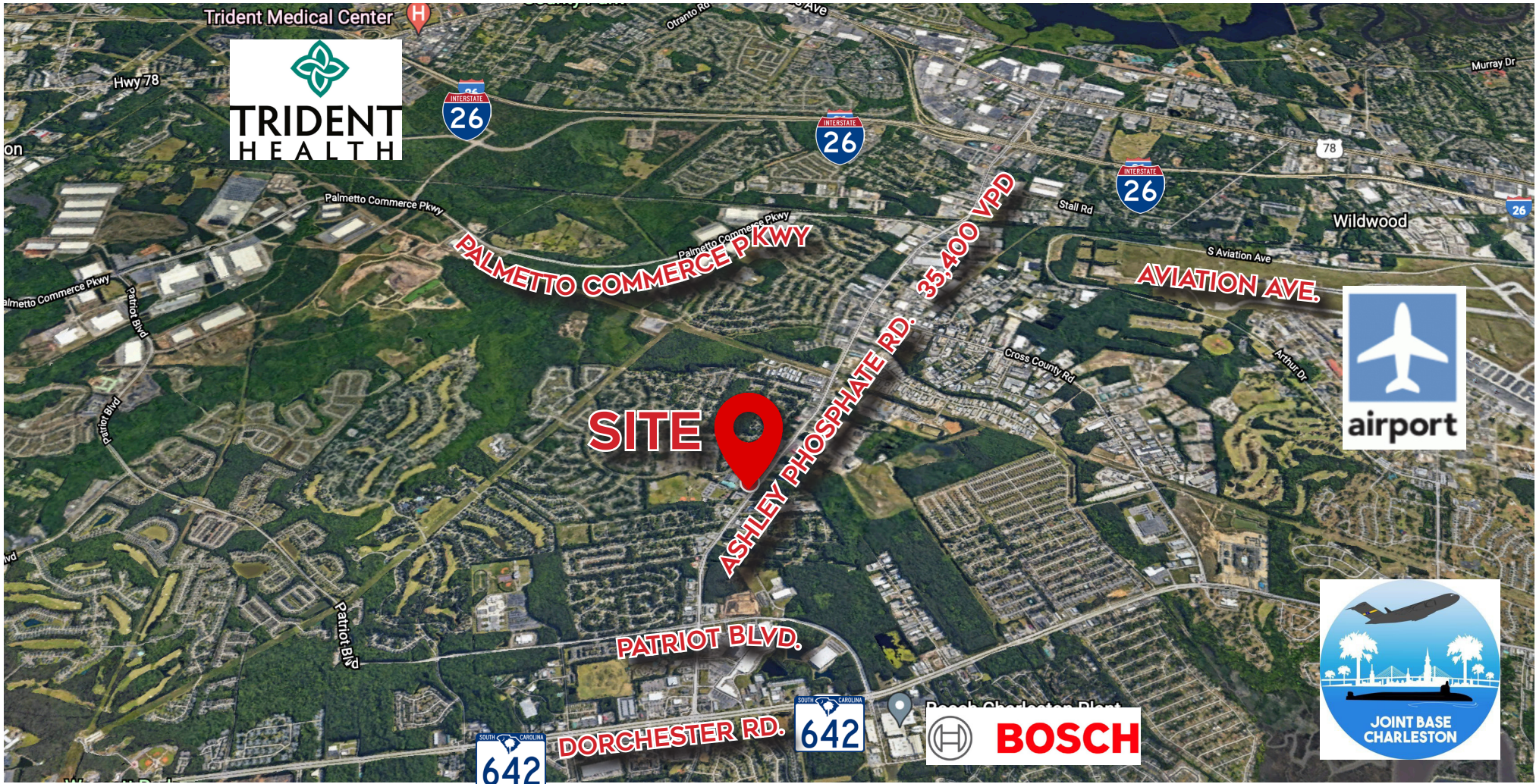
Cathedral



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SCDOT VPD 2022

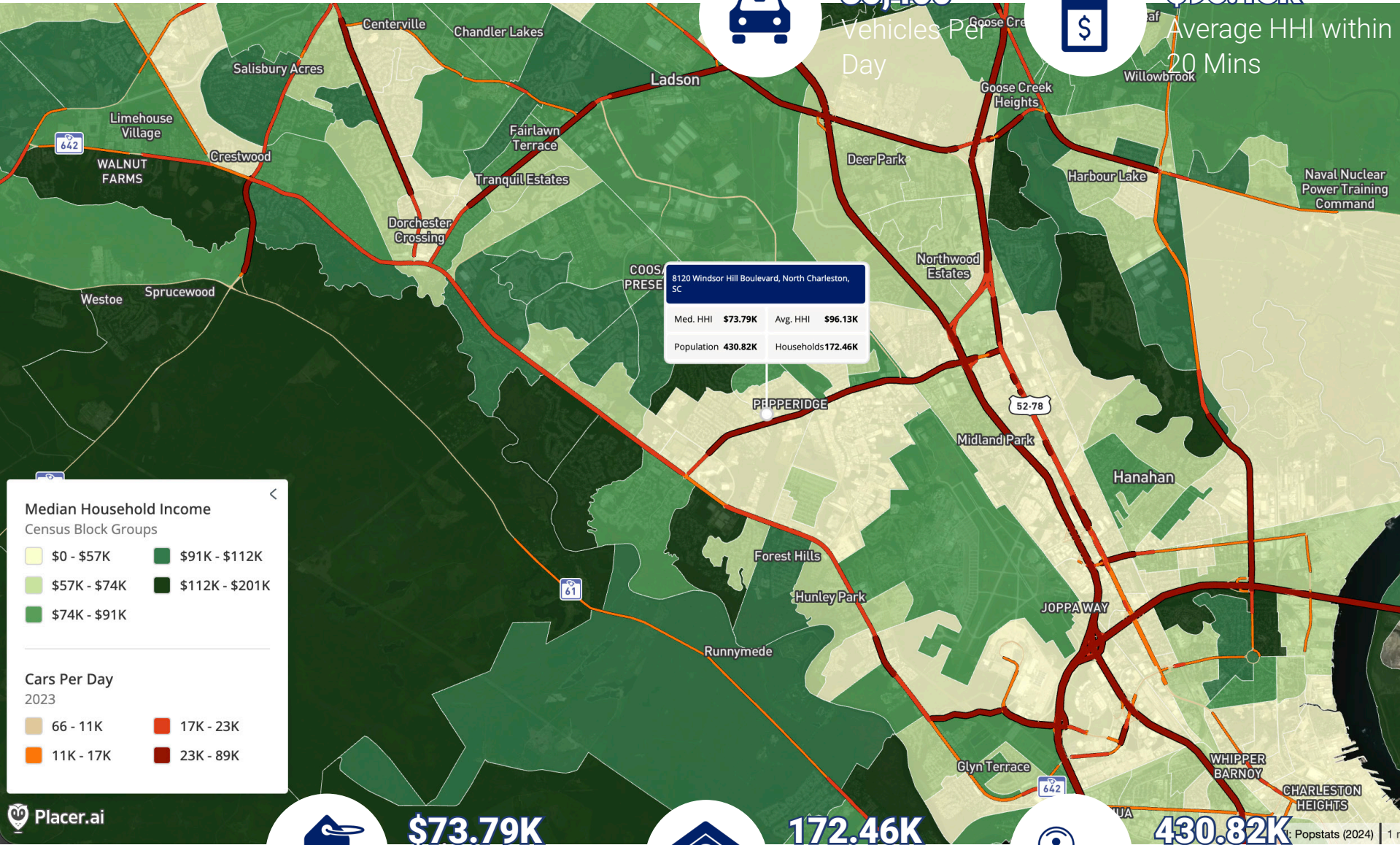


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DEMOGRAPHICS



SCDOT VPD 2022
STI POPSTATS 2024

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