

FOR SUB-LEASE

PRICE IMPROVEMENT!

7227 Cross County, Suite B
North Charleston, SC 29418



+/- 4,400 SF FLEX OFFICE - AVAILABLE

~~\$17.00 PSF MG~~

\$13.75 PSF MG

Lead Contact:

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PROPERTY OVERVIEW

7227 Cross County Rd, Suite B, North Charleston, SC 29418

This 4,400 SF flex warehouse—featuring 400 SF of office space—is currently outfitted for a cabinet and woodworking operation. The space includes 12' x 14' roll-up doors at both the front and rear, with an additional laydown yard available behind the building. On-site parking is provided. Conveniently located just off Ashley Phosphate, the property offers excellent access to major corridors. Available March 2026, with the potential for earlier occupancy if needed.

Office Details	Warehouse Details	Parking	Lease Details	Location & Access	Zoning
+/- 400 SF Open Area	+/- 4,000 SF (2) 3 Phase Power Floors: Concrete Overhead Doors	Eight (8) unreserved parking spaces	Lease through Dec 2027 3% Rent Escalations	North Charleston - 2 Mins from I-26 off Ashley Phosphate Rd Palmetto Commerce Interchange TMS #: 397-000-0401	Light Industrial

OFFICE

7227 Cross County. Suite B



WAREHOUSE

7227 Cross County, Suite B



EXTERIOR

7227 Cross County, Suite B

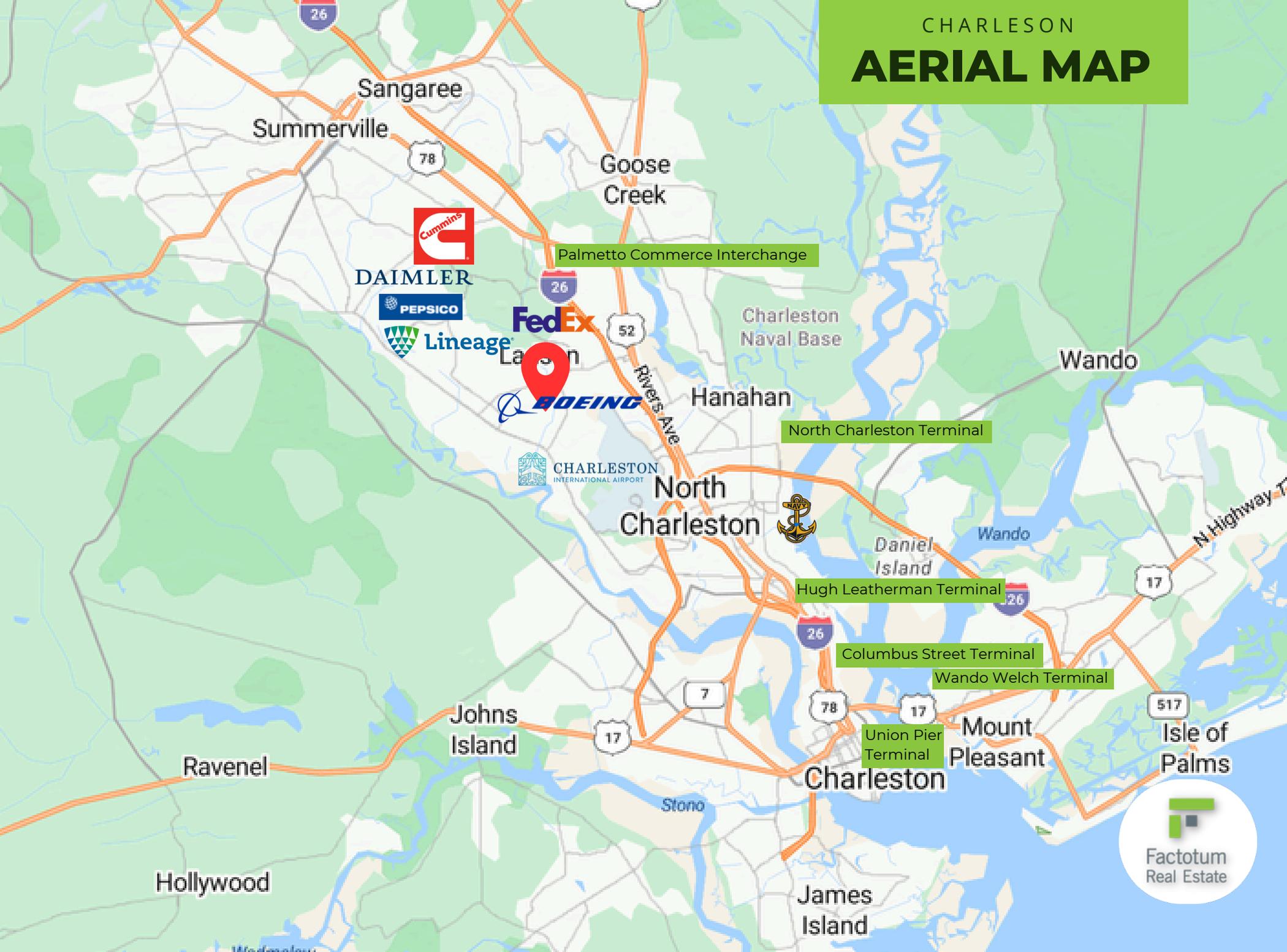


SITE LAYOUT

7227 Cross County, Suite B



CHARLESON AERIAL MAP





Factotum
Real Estate

PALMETTO COMMERCE INTERCHANGE



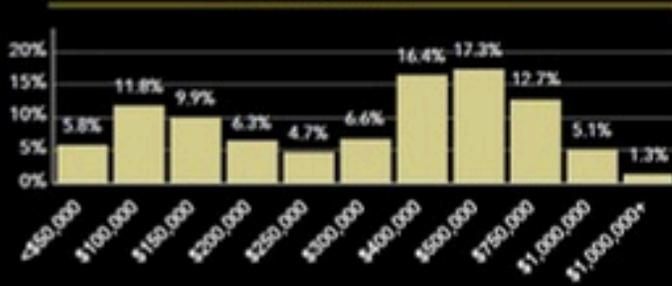
Located in a rapidly growing area of the Interstate 26 corridor between US 78 (University Boulevard) and Ashley Phosphate Road, the Palmetto Commerce Interchange project will reduce travel times, improve access options, increase traffic mobility in the I-26/Ashley Phosphate Road area, and provide a more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

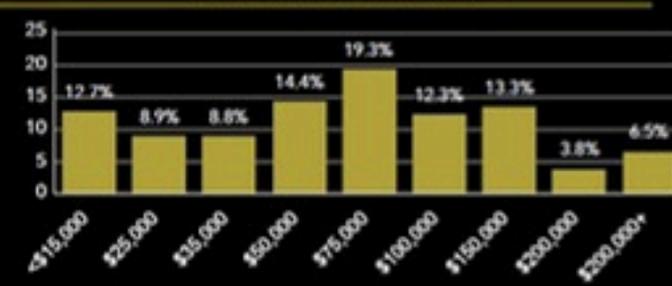
Community Overview

Home Value

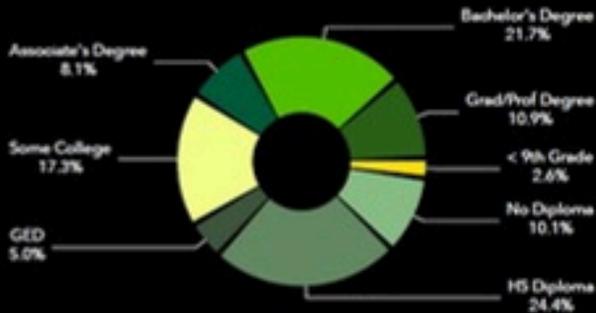


● Owner Occupied HUs ● Renter Occupied HUs

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 SUB-LEASE

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Available**

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