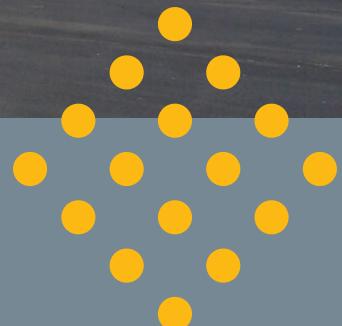


78,000 SF SPACE FOR LEASE



1701 CHARLESTON REGIONAL PKWY

CHARLESTON, SC



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CBRE
km **Kidder
Mathews**

PREMIER INDUSTRIAL SPACE **FOR LEASE**

1701 CHARLESTON REGIONAL PKWY

Located within the Charleston Regional Business Center, this 78,000 SF Class A industrial facility offers premier distribution space in Charleston's thriving port hub. Built in 2007, the property features cross-dock capabilities, a fenced lot, and access to public utilities including water, sewer, gas, and lighting. With excellent connectivity to major transportation routes and proximity to the Leatherman Terminal, this site is ideal for logistics and supply chain operations.

78,000 SF
DISTRIBUTION FACILITY

2,500 SF
OFFICE SPACE

50' X 52'
COLUMN SPACING

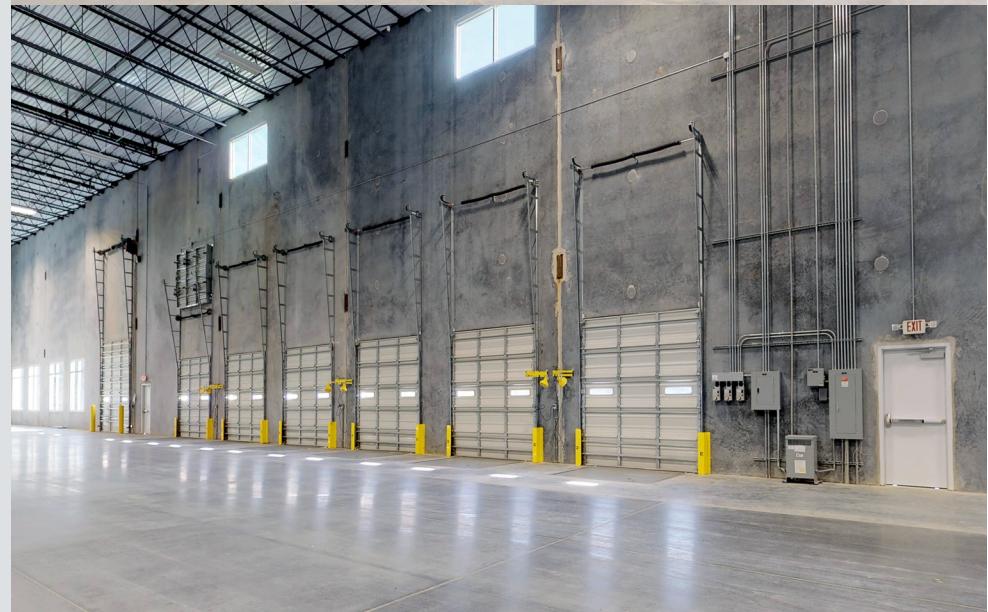
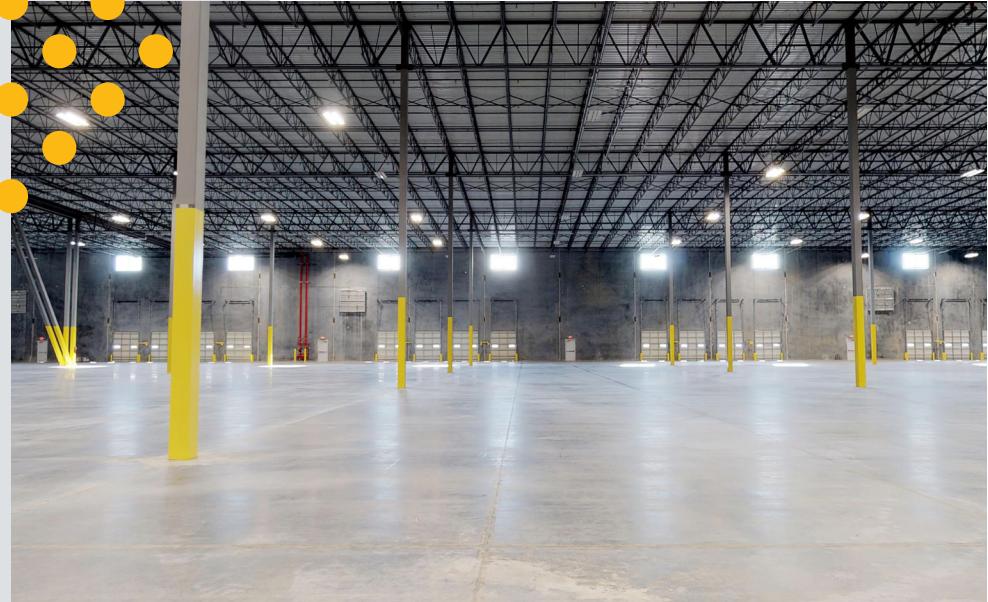
30'
CLEAR HEIGHT



PROPERTY DETAILS

1701 CHARLESTON REGIONAL PKWY

Total Building Size	351,000 SF
Available SF	78,000 SF
Office Size	2,500 SF
Lot Size	22 Acres
Column Spacing	50' x 52'
Sprinkler	ESFR
Clear Height	30'
Lighting	T-5 Fluorescent Lighting
Dock Doors	18 Doors with 35,000 lb capacity Levelers & Seals
Availability	7/1/2026



SITE PLAN

1701 CHARLESTON REGIONAL PWKY

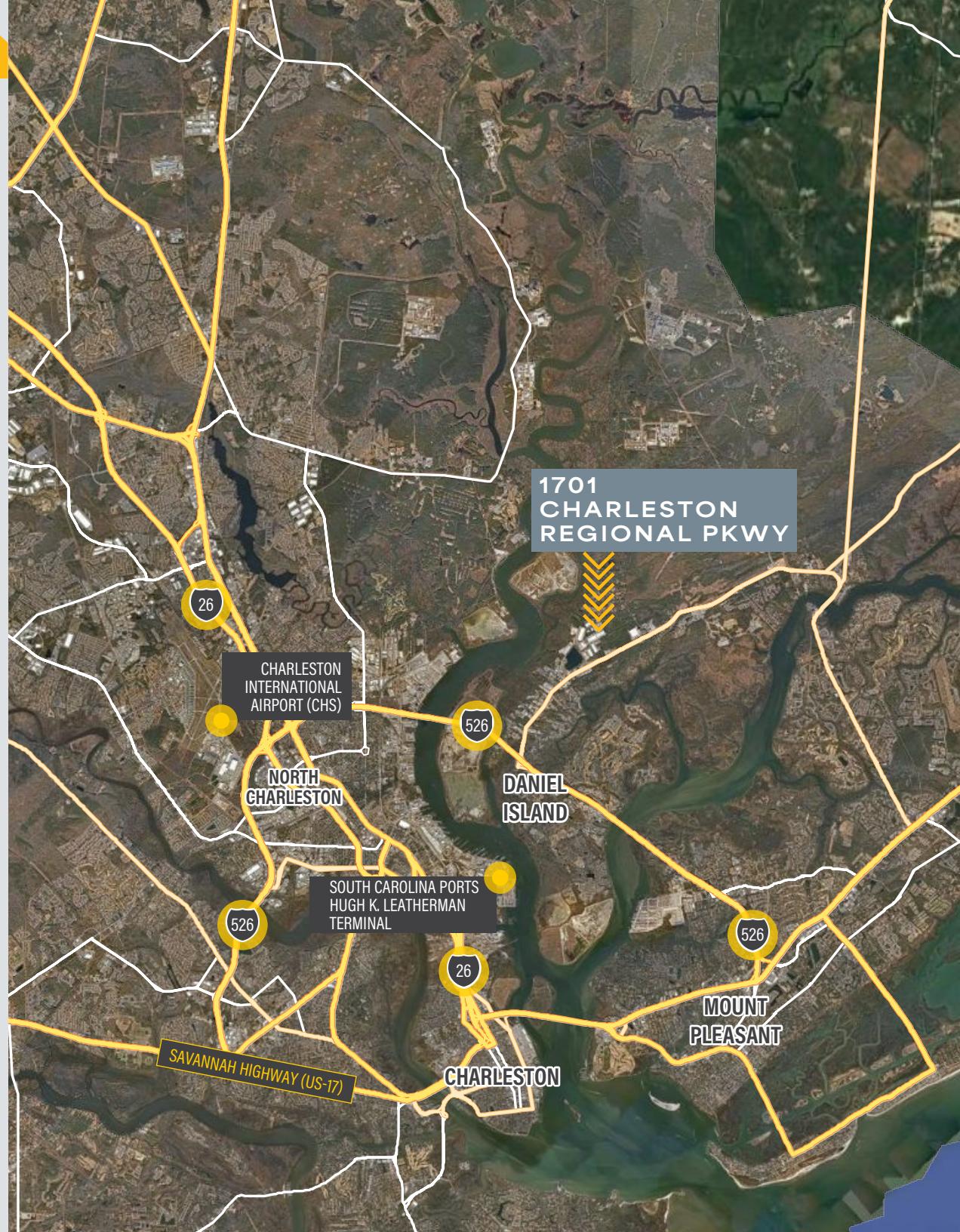


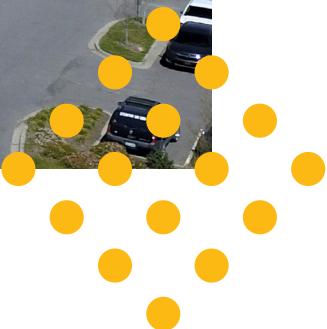
AREA MAP

1701 CHARLESTON REGIONAL PKWY

1701 Charleston Regional Parkway offers a prime location in Charleston's Daniel Island submarket—known for innovation, lifestyle, and business-friendly infrastructure. The area supports diverse industries including tech, life sciences, and advanced manufacturing.

With direct access to I-526 and I-26, the property offers excellent connectivity to downtown Charleston, Charleston International Airport, and the Port of Charleston, one of the East Coast's top-performing ports. This prime location ensures outstanding accessibility for logistics.





1701 CHARLESTON REGIONAL PKWY

CHARLESTON, SC

78,000 SF
SPACE FOR LEASE

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