

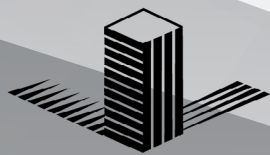
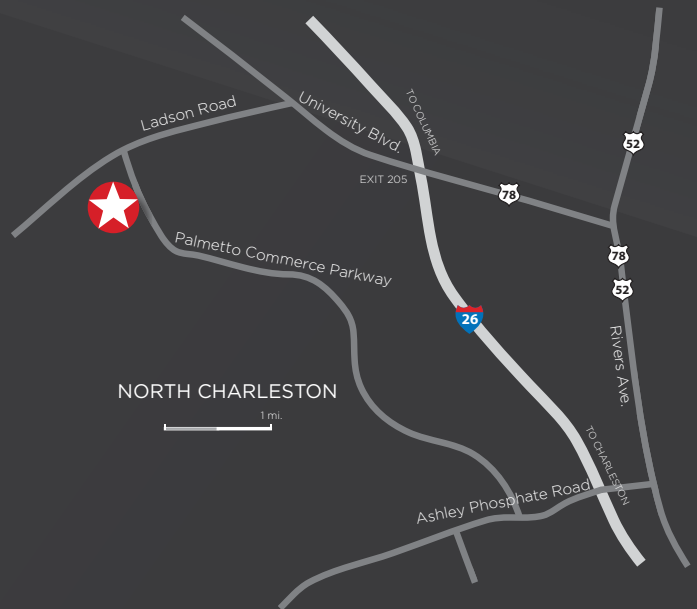
20,000/SF OFFICE/WAREHOUSE FOR LEASE



LANDMARK BUSINESS PARK

9571 Palmetto Commerce Pkwy
N. Charleston SC

Landmark Business Park is a certified Trade Zone Class A Industrial Park located within Palmetto Commerce Park in North Charleston South Carolina. This new 20,000 square foot Office/Warehouse will be Tilt Up concrete construction. With High visibility and easy access to Palmetto Commerce Parkway this building is a Prime Location for a variety of companies. Other companies in close proximity include Boeings Interior Plant, FED EX, AHT, Pepsi Co, Mercedes Benz, Averitt Express, Shimano and many other noteworthy businesses.



LANDMARK
ENTERPRISES
COMMERCIAL REAL ESTATE



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*We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LANDMARK BUSINESS PARK

20,000 SF OFFICE/WAREHOUSE • 9571 PALMETTO COMMERCE PKWY

AVAILABLE FOR LEASE

OFFERING SUMMARY:

PROPERTY ADDRESS: 9571 Palmetto Commerce Pkwy | North Charleston SC
COUNTY: Charleston
BUILDING SIZE: 20,000 SF - Will subdivide to 10,000 SF
LOT SIZE: 1.54 Acres
EXISTING: Building 100, 200, 300, and 400 are fully leased

LOCATION:

On Palmetto Commerce Parkway between Ashley Phosphate Road and Ladson Road in the geographic center of the region. Convenient access to I-26, Ashley Phosphate Road, Ladson Road and US Highway 78.



9571 PALMETTO COMMERCE PARKWAY - NORTH CHARLESTON SC



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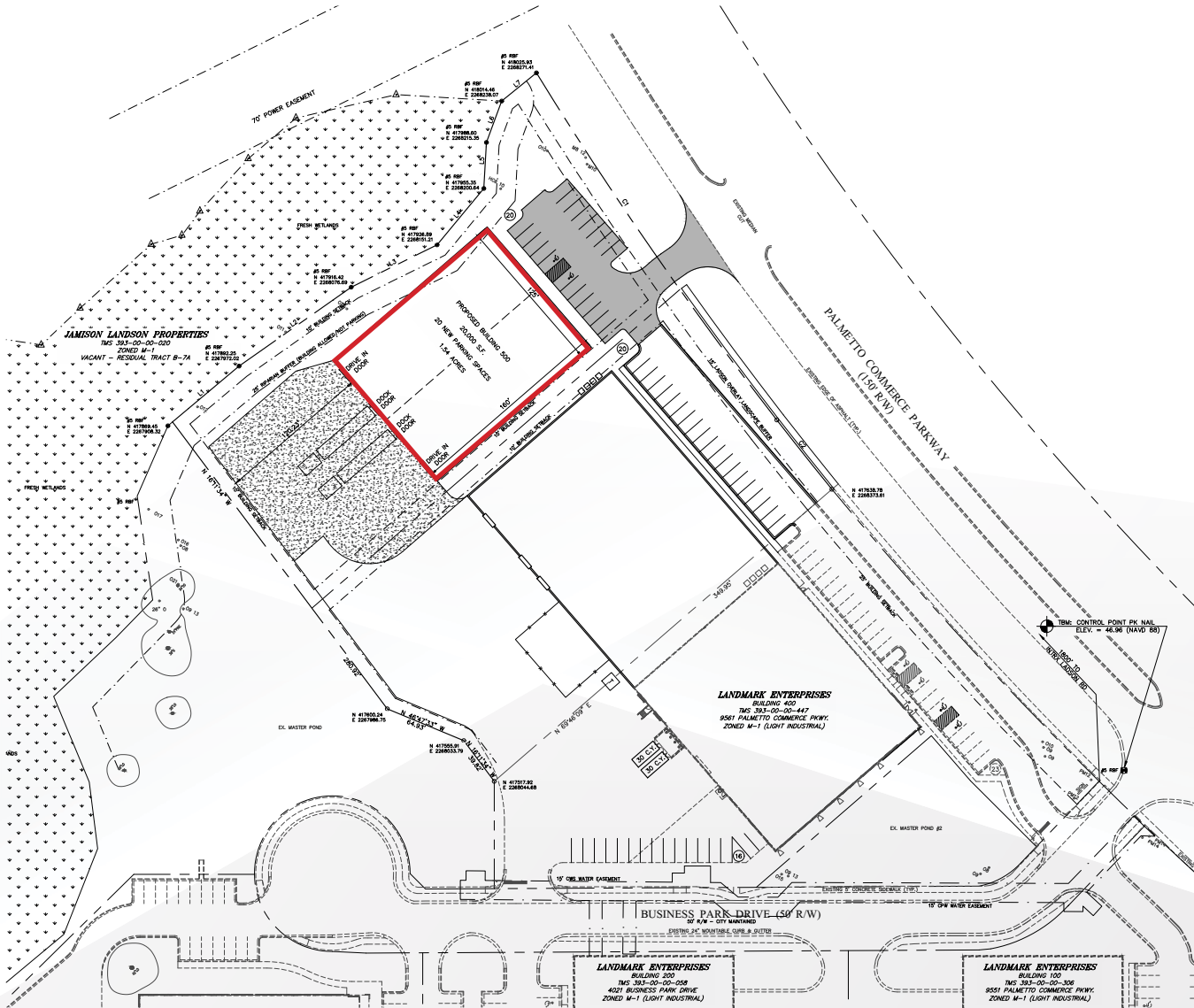
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LANDMARK BUSINESS PARK

20,000 SF OFFICE/WAREHOUSE • 9571 PALMETTO COMMERCE PKWY

AVAILABLE FOR LEASE

SITE PLAN



- 20,000 SF Office/Warehouse - will subdivide to 10,000/SF
- 1.54 Acres
- Clear height of 24'
- 2 loading docks and 2 grade-level entrances
- Tilt-up concrete panels with architectural detailing to create visual interest
- Large windows on the Palmetto Commerce Parkway frontage
- Ample tenant signage visible from Palmetto Commerce Parkway



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9571 PALMETTO COMMERCE PARKWAY - NORTH CHARLESTON SC

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AVAILABLE FOR LEASE

AERIAL MAP



TRAFFIC COUNT

- Intersection of Palmetto / Ladson 41,200 VPD
- Palmetto Commerce North End 10,300 VPD
- Palmetto Commerce / Ashley Phosphate 45,000 VPD



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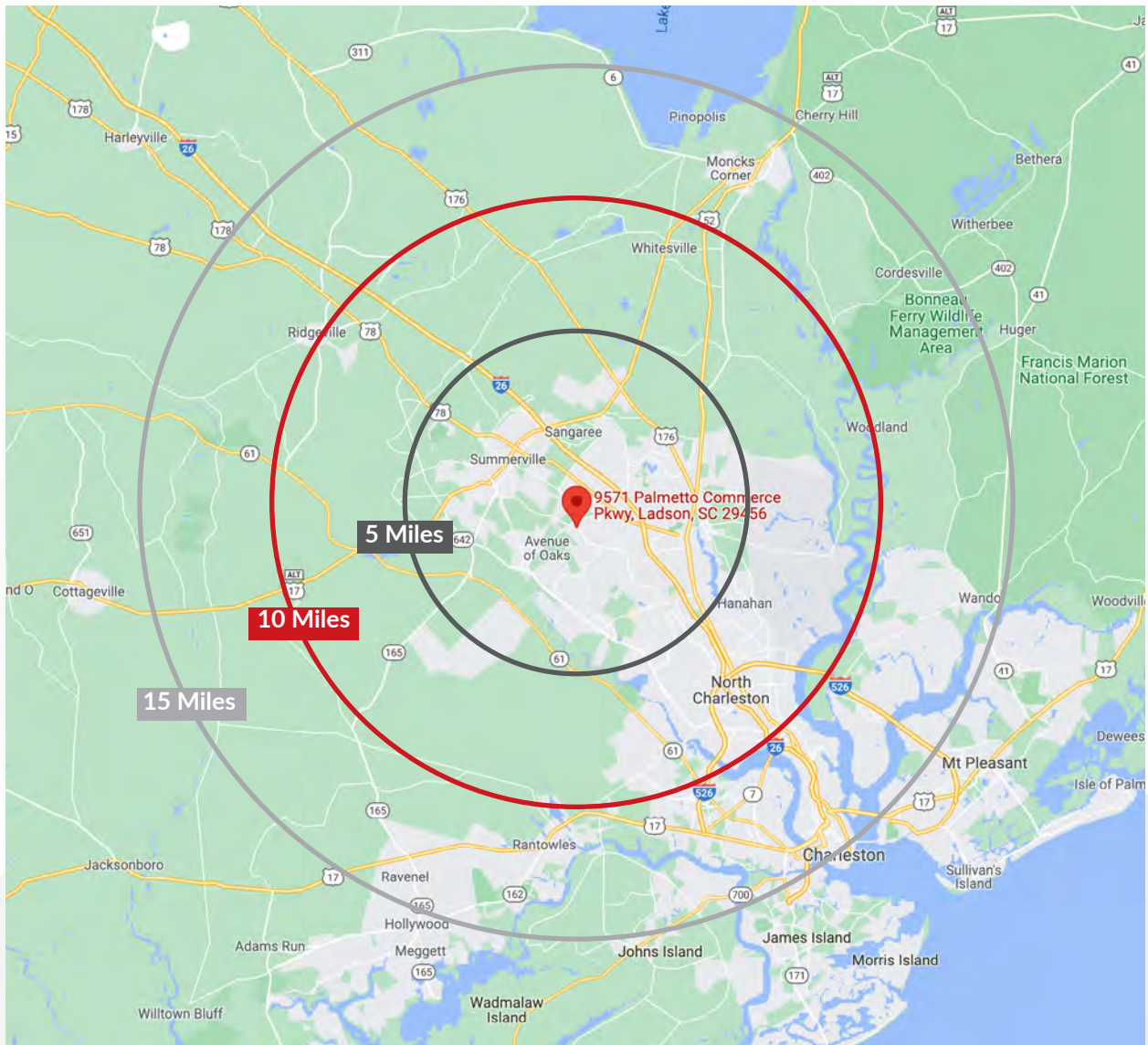
9571 PALMETTO COMMERCE PARKWAY - NORTH CHARLESTON SC

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DISTANCE MAP



9571 PALMETTO COMMERCE PARKWAY - NORTH CHARLESTON SC



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