

FOR LEASE

Southrail Rd

Explorer Dr



Brent Case, CCIM, CRE
Broker in Charge | President
SC #5659
(C) 843.270.4192 (O) 843.725.6255
bcase@cbcatlantic.com



Steve Hund
Principal | Operations
SC #5659
(C) 843.990.2417 (O) 843.744.9877
shund@cbcatlantic.com

**PROPERTY
LOCATION**

7640 SOUTHRAIL ROAD
North Charleston, SC 29420

Total Available

6,400-14,400 SF



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COMMERCIAL**

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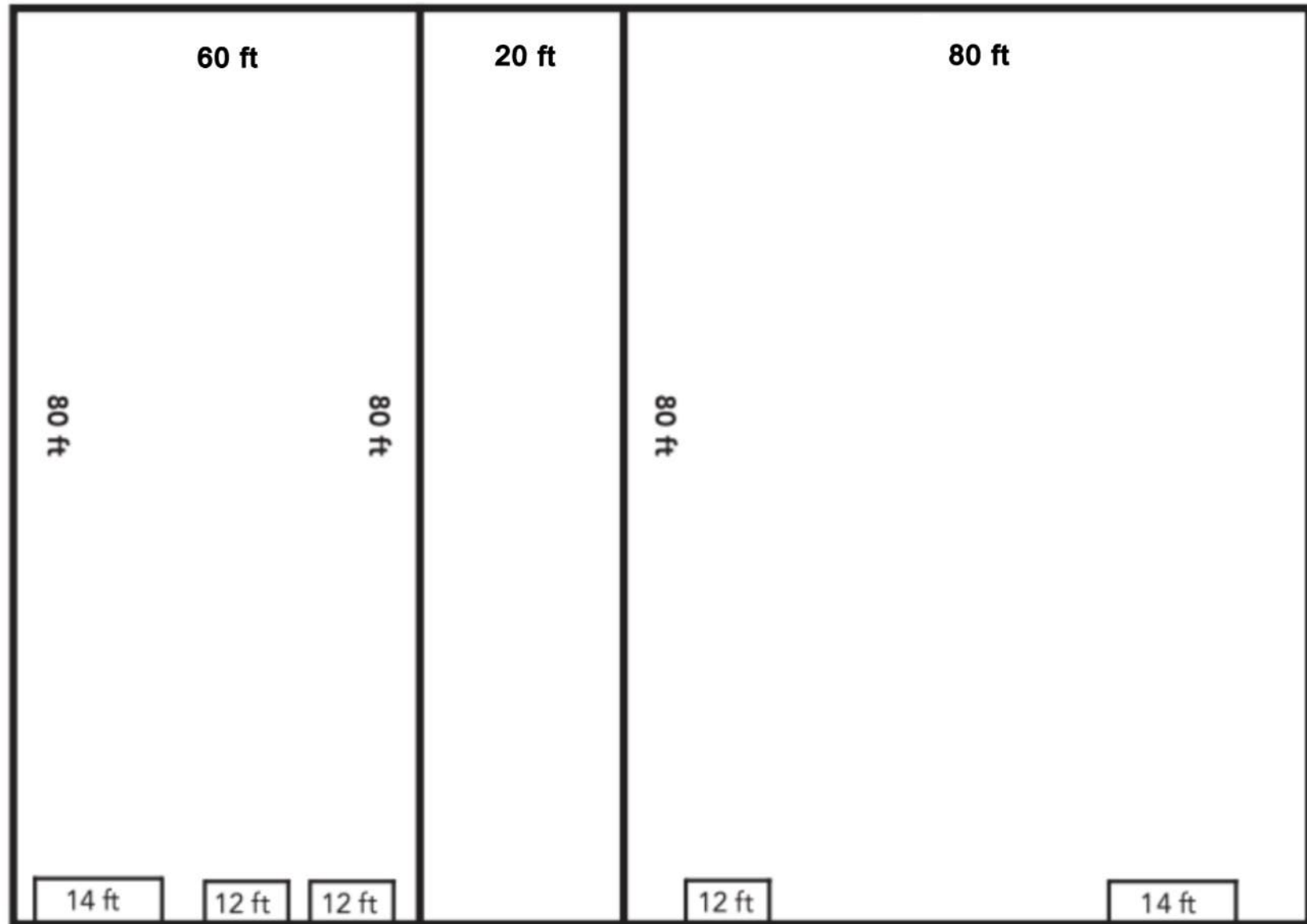
OFFERING SUMMARY

LEASE RATE:	\$13 PSF
TOTAL AVAILABLE:	6,400 SF - 14,400 SF
LEASE TYPE:	NNN
COUNTY:	Charleston County
ZONING:	M1 - Light Industrial
ACRES:	3 Acres

PROPERTY OVERVIEW

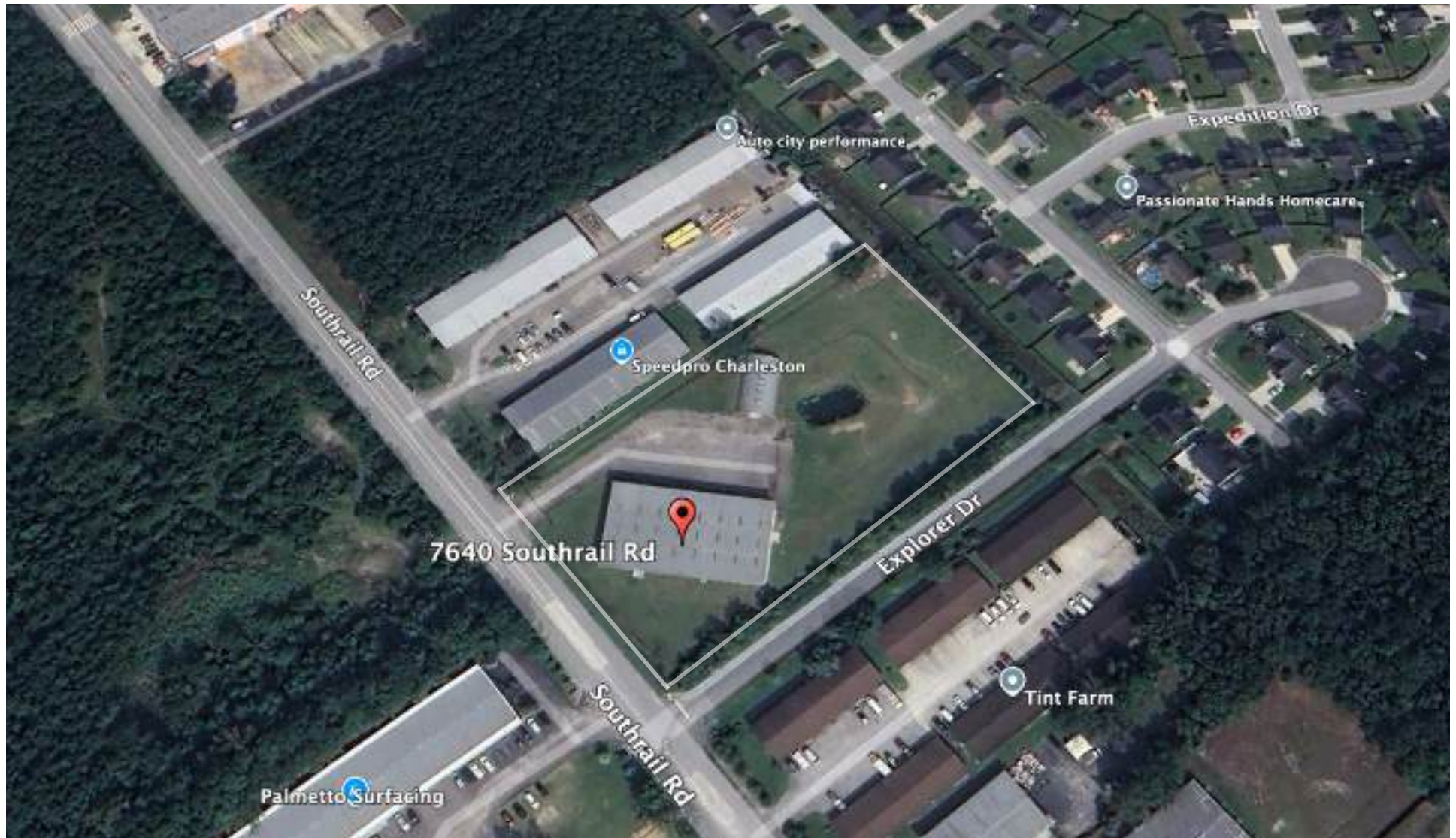
This property is fully secure and gated. It has up to 2 acres of lay down yard available. The property features five roll-up doors, two measuring 14 feet and three at 12 feet, providing versatile access for a variety of industrial and commercial uses. With a 20-foot ceiling height, the building accommodates large equipment and vertical storage needs. It is equipped with two automotive lifts and a one-ton crane, enhancing operational efficiency for mechanical or service-oriented businesses. Additional amenities include a laydown yard for outdoor storage, ample on-site parking, and a 2,100-square-foot shed that offers extra workspace or storage capacity.

FLOOR PLAN

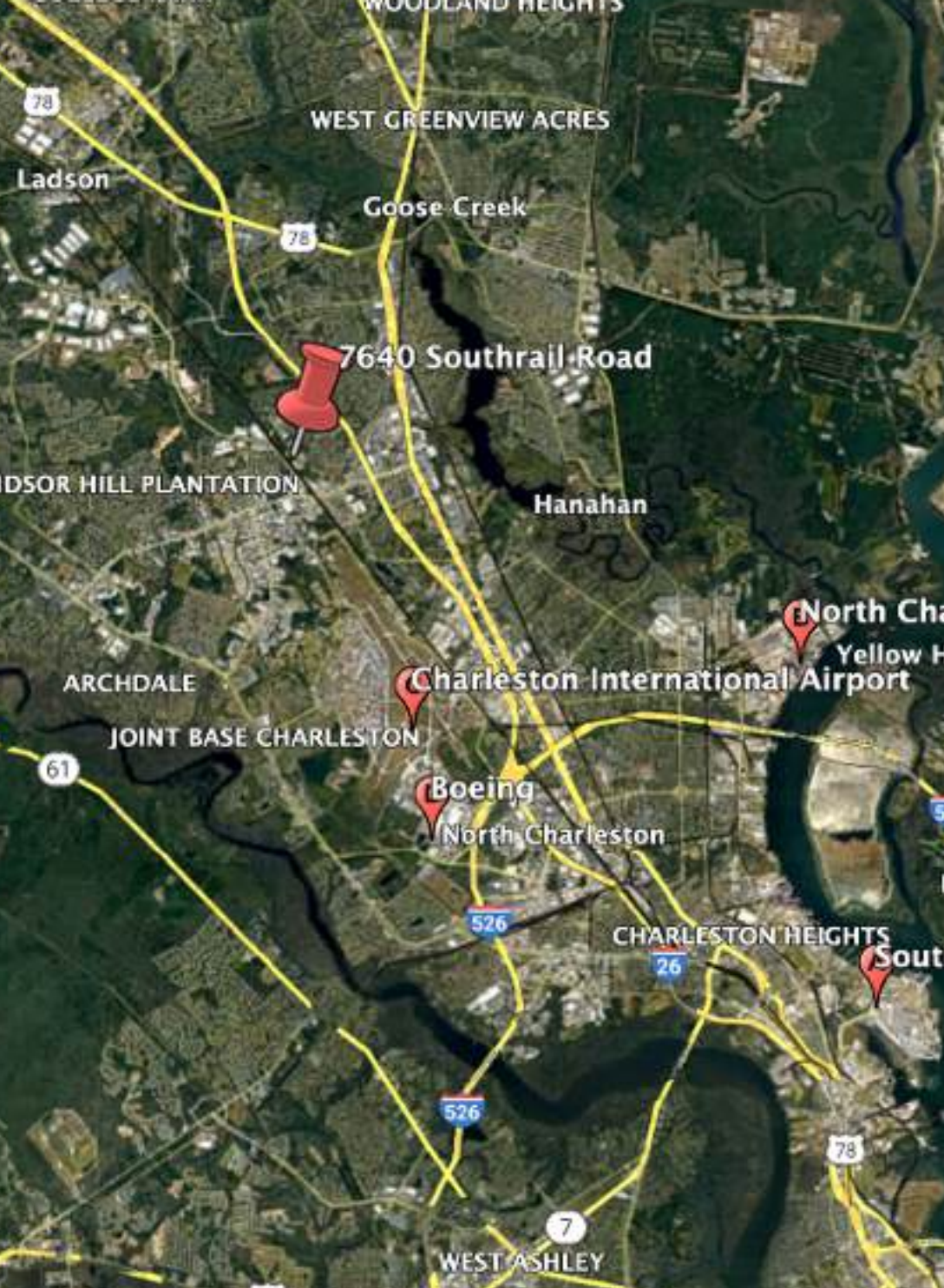




AERIAL VIEW



7640 SOUTHRAIL ROAD | NORTH CHARLESTON, SC BRENT CASE, CCIM • STEVE HUND, CRE



AVERAGE DRIVE TIMES FROM LOCATION

Charleston International Airport (CHS)	10 minutes
Boeing facility in North Charleston	10 minutes
North Charleston Port	20 minutes
South Carolina Ports - Hugh K. Leatherman	25 minutes

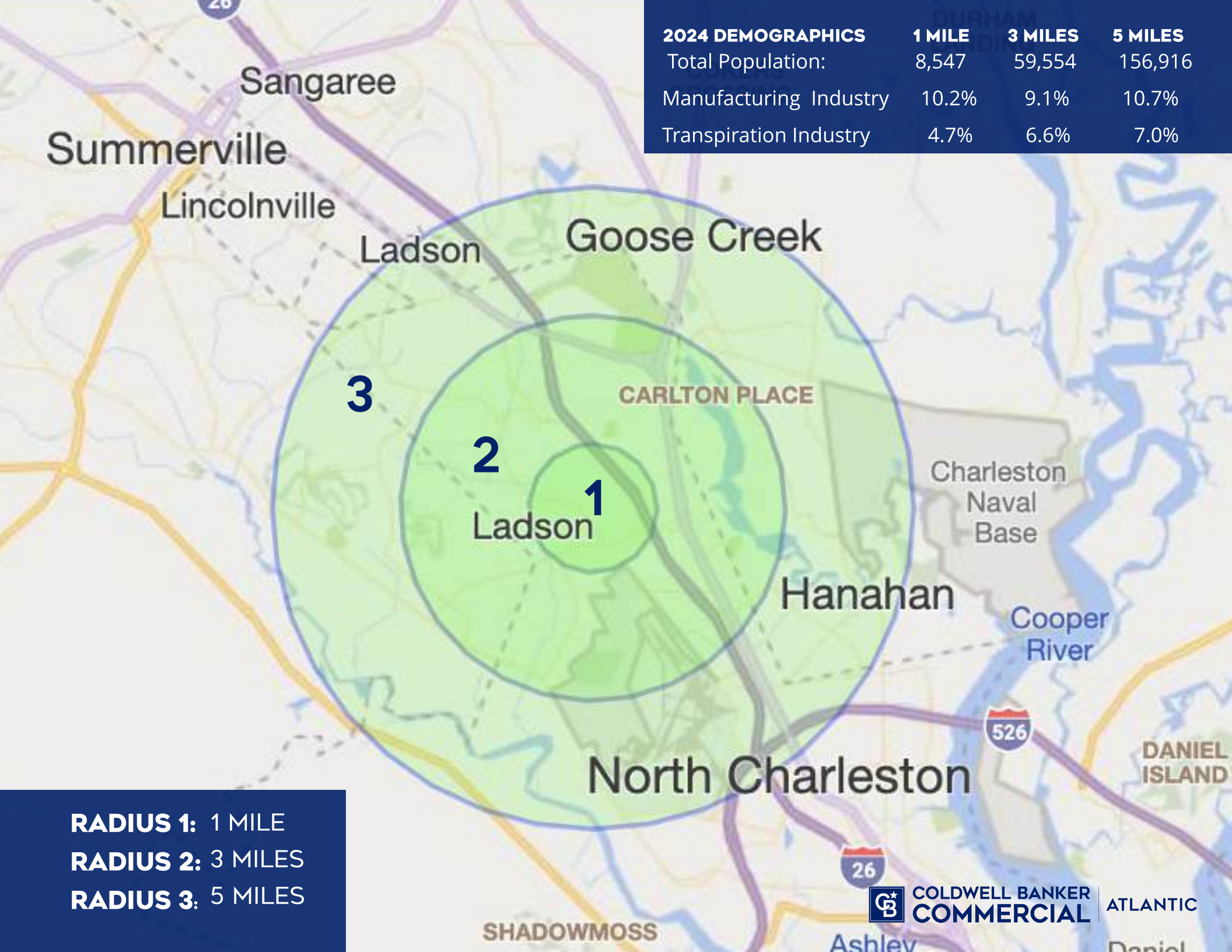


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2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population:	8,547	59,554	156,916
Manufacturing Industry	10.2%	9.1%	10.7%
Transpiration Industry	4.7%	6.6%	7.0%

RADIUS 1: 1 MILE
RADIUS 2: 3 MILES
RADIUS 3: 5 MILES

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3506 W Montague Ave Suite 200 North
Charleston, SC 29418 843.744.9877
cbcatlantic.com | cbcretailatlantic.com



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