



INDUSTRIAL FOR LEASE

7101 Design Street, North Charleston, SC 29418



7,500 SF New Construction with Laydown Yard

For more information, please contact:

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THE OFFERING



7101 DESIGN STREET

NORTH CHARLESTON, SC 29418

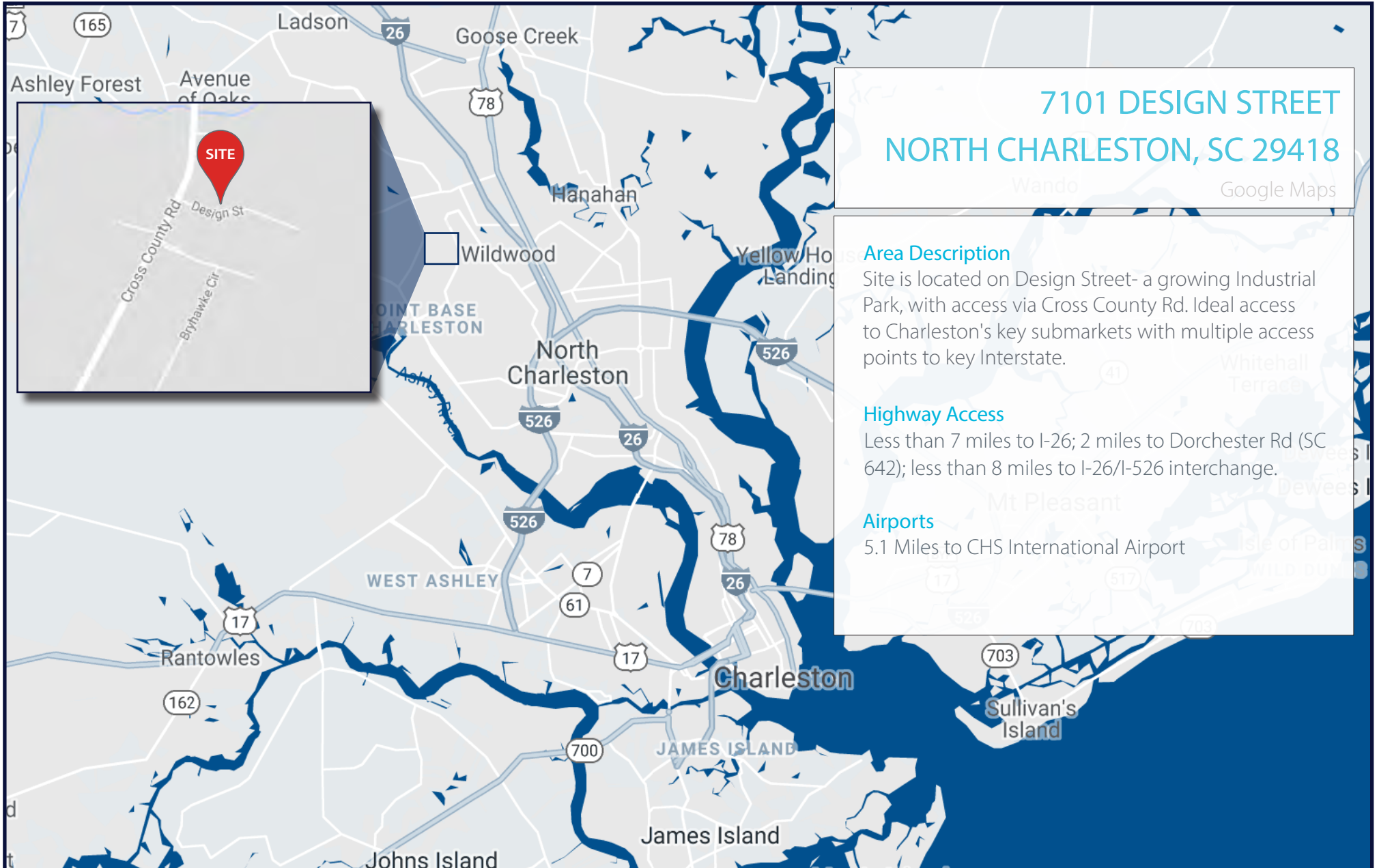
New Construction - 7,500sf Industrial/Flex building located on Design Street- a growing Industrial Park in the North Charleston submarket. Building offers 14 parking spaces, graveled laydown yard, and loading access via 8 (12'W x 14'H) drive-in doors plus access to a shared loading dock. Interior build-out includes approximately 1,200sf office with multiple private offices, restrooms, breakrooms, and various storage areas - with the balance open warehouse. This location and the building readiness allows for speed to market with the potential to customize based on the user's requirement.

Snapshot

Tax Map	397-00-00-072 (portion of)
Acres	+/- 1.1-1.5 ac
Zoning	Light Industrial (M-1)
Year Built	2020
Total Available	+/- 7,500 sf
County	Charleston
Municipality	City of North Charleston
Available Date	Summer 2020

Building	Size	Lease Rate	Lease Type
100	7,500 sf	\$10.00/SF/YR	NNN

LOCATION



7101 DESIGN STREET NORTH CHARLESTON, SC 29418

Wando Google Maps

Area Description

Site is located on Design Street- a growing Industrial Park, with access via Cross County Rd. Ideal access to Charleston's key submarkets with multiple access points to key Interstate.

Highway Access

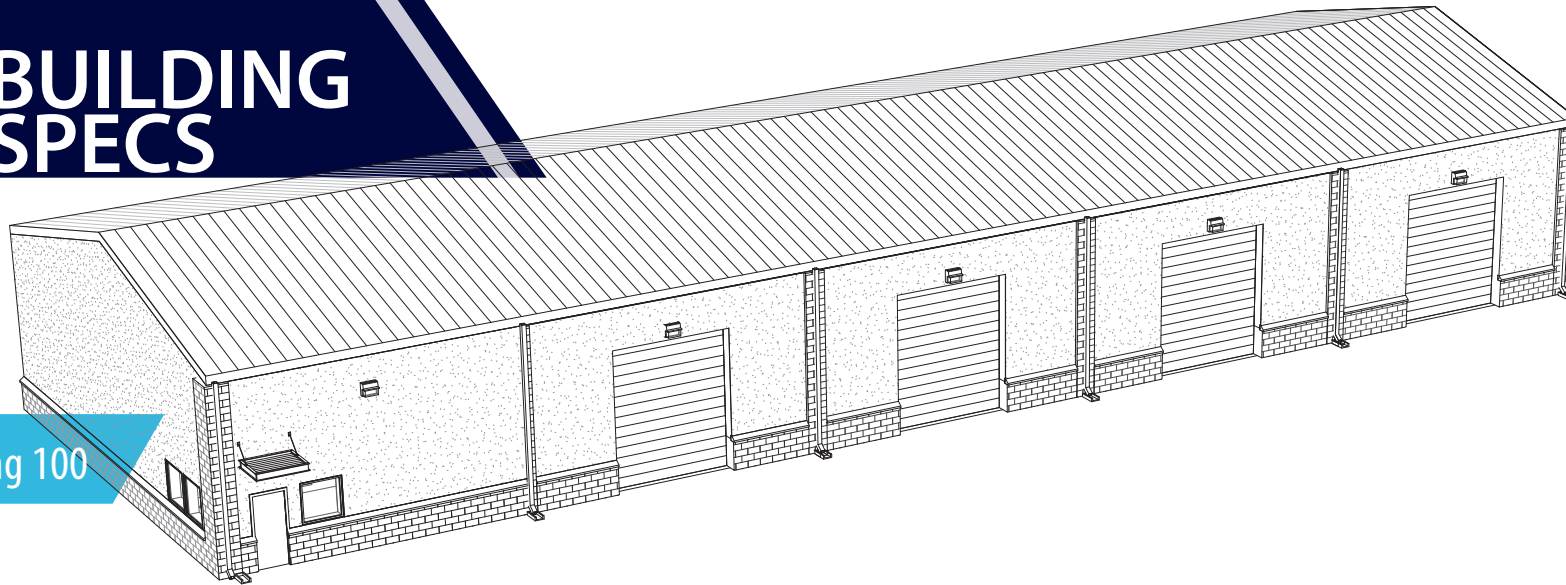
Less than 7 miles to I-26; 2 miles to Dorchester Rd (SC 642); less than 8 miles to I-26/I-526 interchange.

Airports

5.1 Miles to CHS International Airport

BUILDING SPECS

Building 100



Leasing Snapshot

Listing Status	For Lease
Building Status	Under Construction
Space Available	+/- 7,500 SF
Tenancy	Single, potential to subdivide
Available Date	Summer 2020
Lease Rate	\$10.00/SF/YR/NNN
Lease Term	60 Months

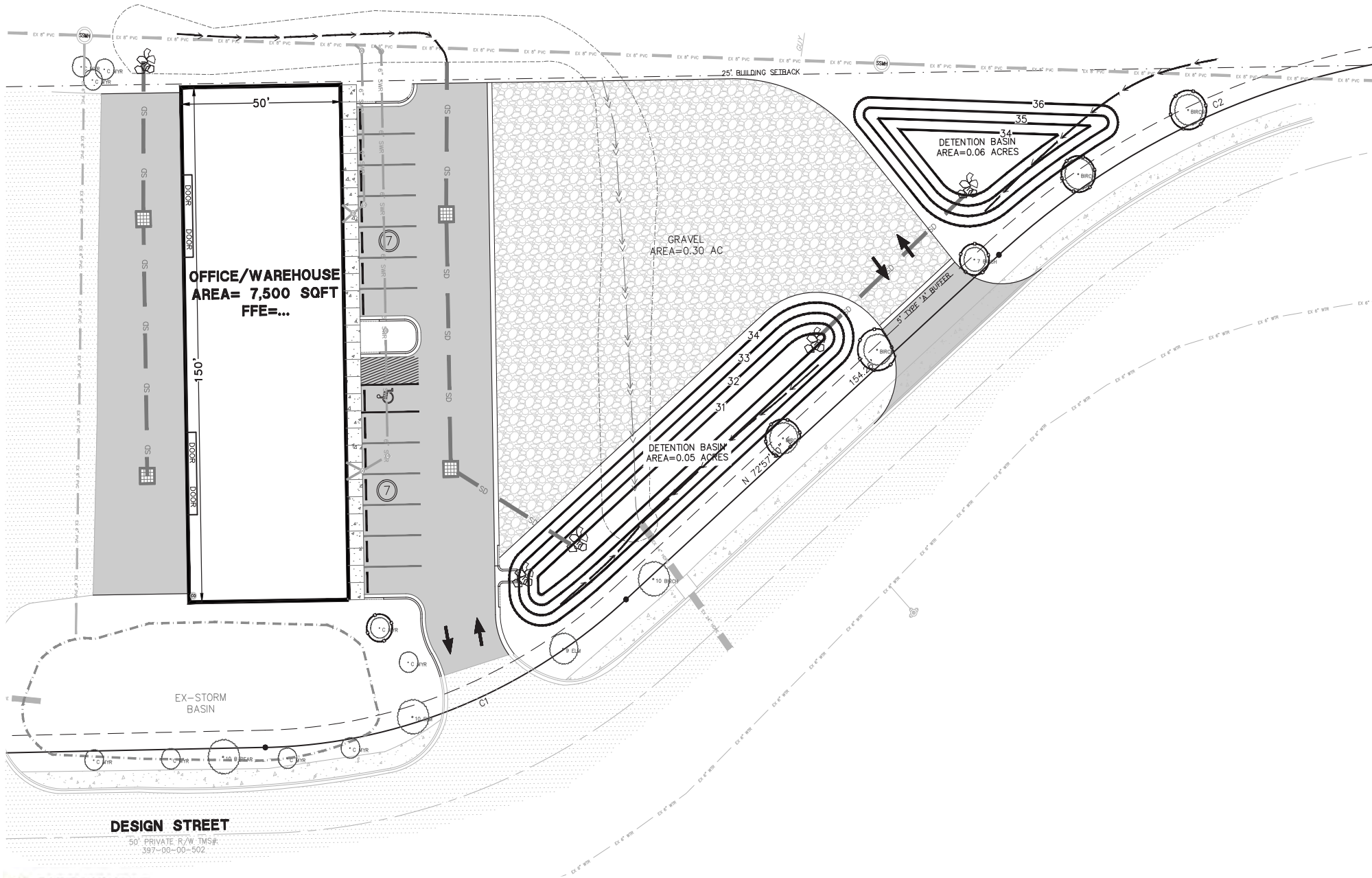
Utilities & Site Infrastructure

Power	3-Phase 4w 60 Hertz; 208/120V
HVAC	Office Only
Sprinklers	None
Parking Spaces	14
Site Description	1-1.5 acre site - New construction of 7,500sf Industrial/Flex building with laydown yard.

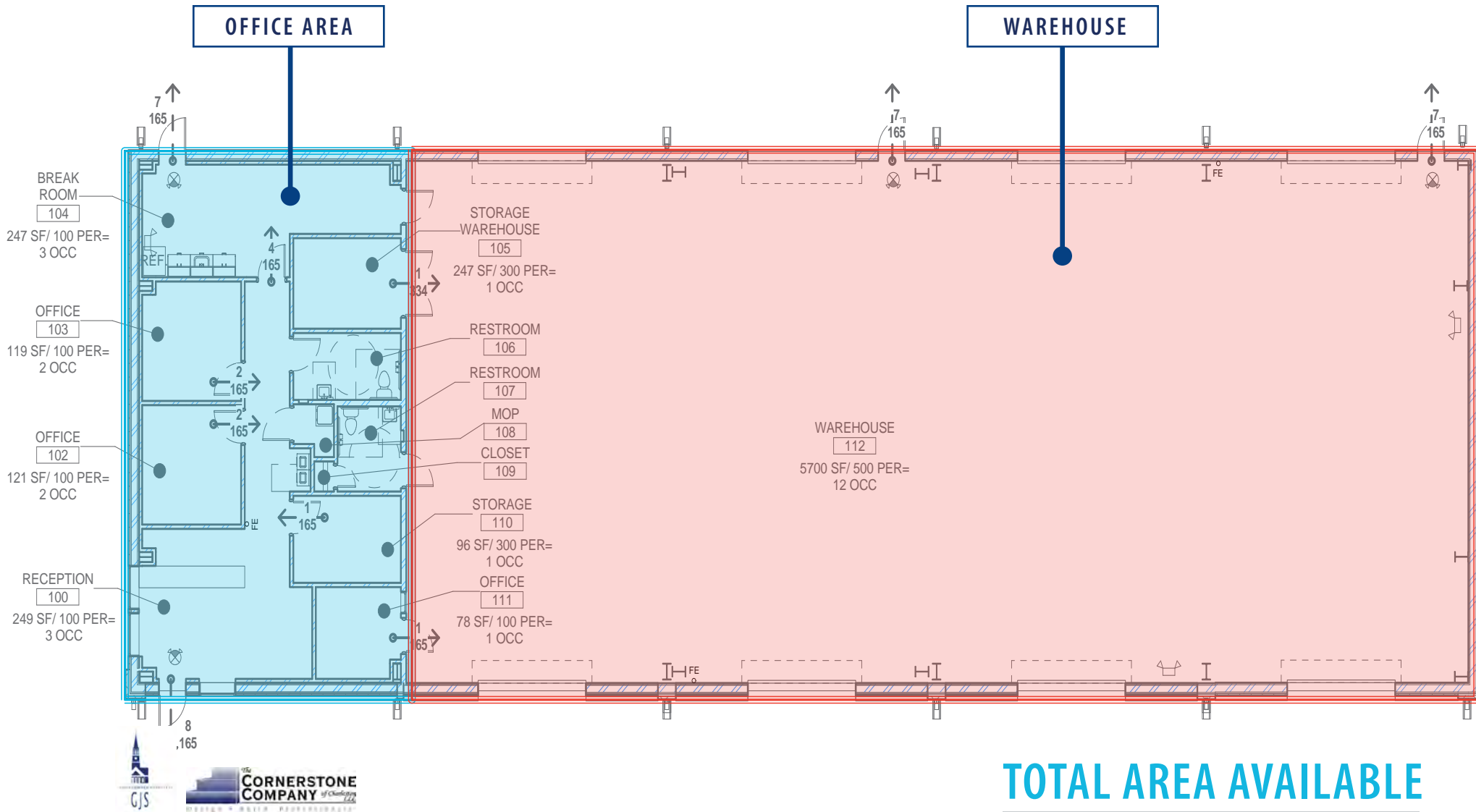
Building Specs

Property Type(s)	Flex Space, Free-Standing, Light Industrial, Warehouse/Distribution
County	Charleston
Taxing Authority	City of North Charleston
Tax ID/APN	397-00-00-072 (portion of)
Zoning	Light Industrial (M-1)
Total Number of Buildings	1 (50' x 150')
Year Built	2020
Office Area	+/- 1,200 SF
Column Spacing	Clear Span
Loading Docks	Multiple, Shared
Drive In Bays	8 (12'w x 14'h)
Parking Description	14 dedicated surface parking spaces plus .25 acres laydown area for additional parking or storage.
Exterior Description	50' x 150' clear span metal warehouse/flex building with ample parking and laydown area. 4" reinforced slab, 3 phase power

SITE PLAN



FLOOR PLAN

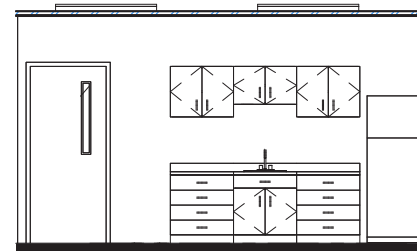
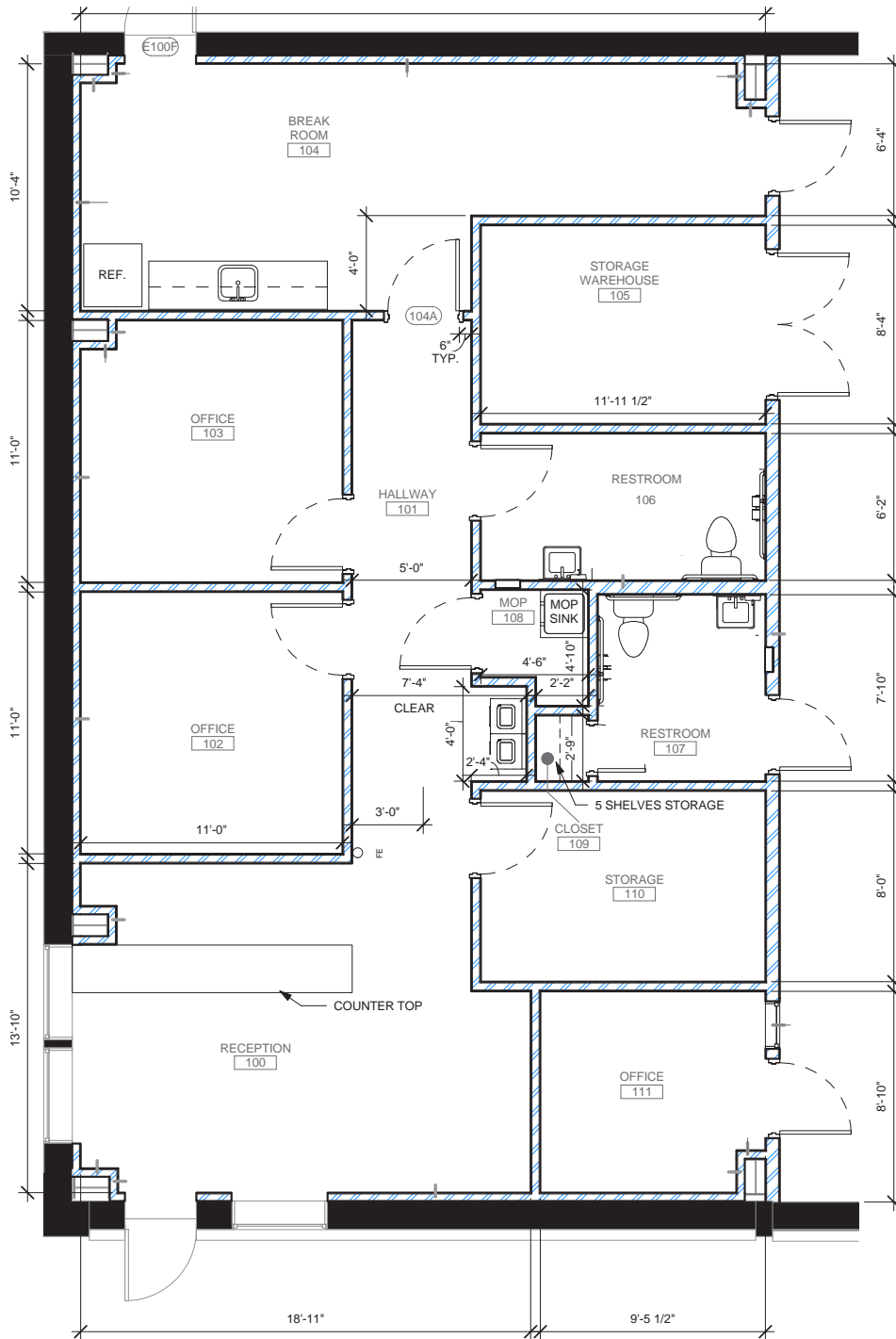


TOTAL AREA AVAILABLE

Warehouse +/- 6,300 SF
 Office Area +/- 1,200 SF



OFFICE AREA FLOOR PLAN



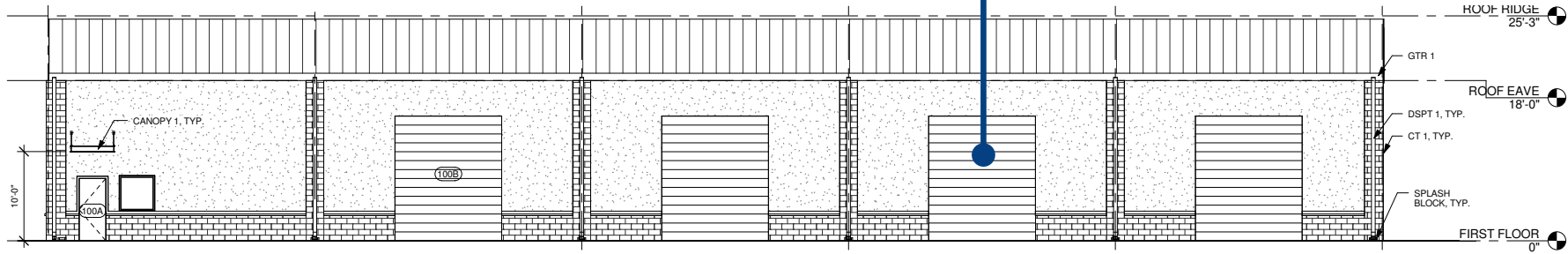
BREAKROOM

OFFICE AREA & BREAKROOM

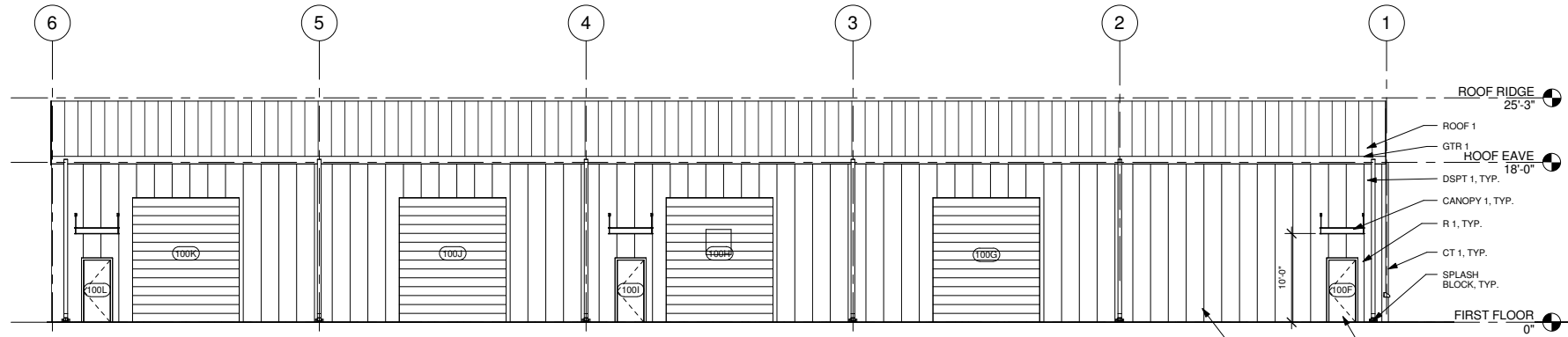
+/-1,200sf office with multiple private offices, restrooms, breakrooms, and various storage areas.

FRONT AND REAR ELEVATION

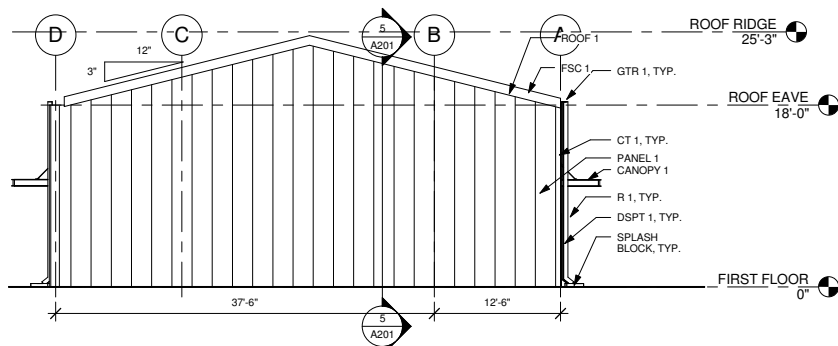
8 Drive-In Doors
12'w x 14'h



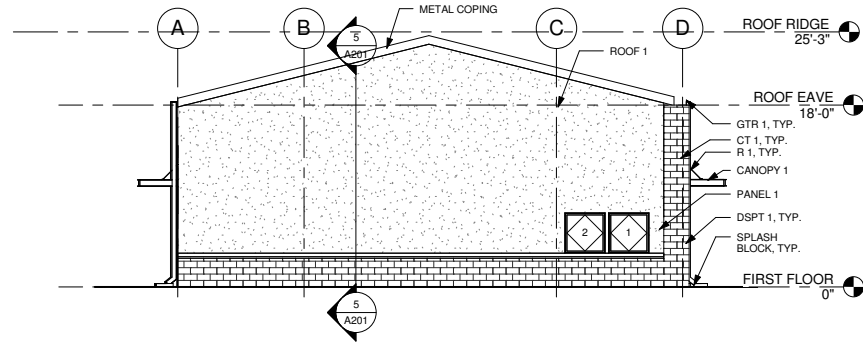
① FRONT ELEVATION
1/8" = 1'-0"



③ BACK ELEVATION
1/8" = 1'-0"



② RIGHT SIDE ELEVATION
1/8" = 1'-0"



④ LEFT SIDE ELEVATION
1/8" = 1'-0"



NEARBY MAJOR EMPLOYERS



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Century ALUMINUM



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BOEING

NORTH CHARLESTON



MOUNT PLEASANT

FRONT AND REAR PHOTOS



INTERIOR PHOTOS





7101 Design Street

North Charleston, South Carolina 29418

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Agency

Avison Young is granted by Owner the sole and exclusive right to lease the real property. Avison Young represents the Owner. Click the link to refer to the: [South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.](#)

Offering Process

Avison Young is pleased to present **7101 Design Street in North Charleston**. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.

South Carolina Industrial & Investment Services Brokerage Team

The Brokerage Team of Bolduc, Isola and Marous (BIM) specialize exclusively in Industrial properties, users, and investments; and focus heavily on those Industries that have a direct impact on Economic Development and Community Engagement. Alan, Courtney, Kathleen, and Tasha work closely on each and every project. This approach has allowed this Power Team to leverage their skill sets and Industry experience, and ensures that the job is done, on time, the right way, the first time, and even better the second. Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients however complex their challenges.

Brokerage Team



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Thank you.

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