

FOR SALE OR LEASE

7142 Cross County Road

North Charleston, SC



OSWALD • COOKE

LAND AND INVESTMENT REAL ESTATE



2 Buildings | 1,676 SF - 11,666 SF | M-1 Light Industrial | Fully Fenced | Covered Machine Area

DISCLAIMER

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the leasing of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Landlord and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property or the Owner since the date of preparation of this Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective tenants are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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TOTAL SQUARE FOOTAGE:	+/- 11,666 SF
PARCEL SIZE:	0.75 Acres
TRAFFIC COUNT:	14,900 VPD
ZONING:	M-1 Light Industrial
MUNICIPALITY:	Charleston County

FOR SALE	
Sale Price	\$2,650,000

FOR LEASE			
Building A	\$16.50/SF/ Yr	7,929 SF	NNN
Building B	\$16/SF/Yr	3,737 SF (Can be subdivided)	NNN
Unit B	\$16/SF/Yr	2,061SF	NNN
Unit C	\$16/SF/Yr	1,676 SF	NNN
Laydown Yard	.15 Acres		



AERIAL

Fort Dorchester
High School

Pinnacle
FINANCIAL PARTNERS
DOLLAR TREE

TAKE 5
TACO BELL

Ashley Phosphate Road 37,500 VPD

Charleston
International Airport

SITE

ROSS
DRESS FOR LESS

HomeGoods

ULTA
BEAUTY

five
BELOW

PET SMART

FIREHOUSE
SUBS

MAVIS
DISCOUNT
TIRE

WAFLE
HOUSE

CIRCLE K

DUNKIN'
DONUTS

Hardee's

PARADISE RV
BORN TO ROAM. EVERYWHERE IS HOME

CVS
pharmacy

FOOD LION

DOLLAR
GENERAL

Harrell's
Growing a Better World

Chick-fil-A

CareNow
Urgent Care

COOK OUT

ZAXBY'S

POPEYES

Publix

McDonald's

Walgreens

BOSCHE

51,600 VPD

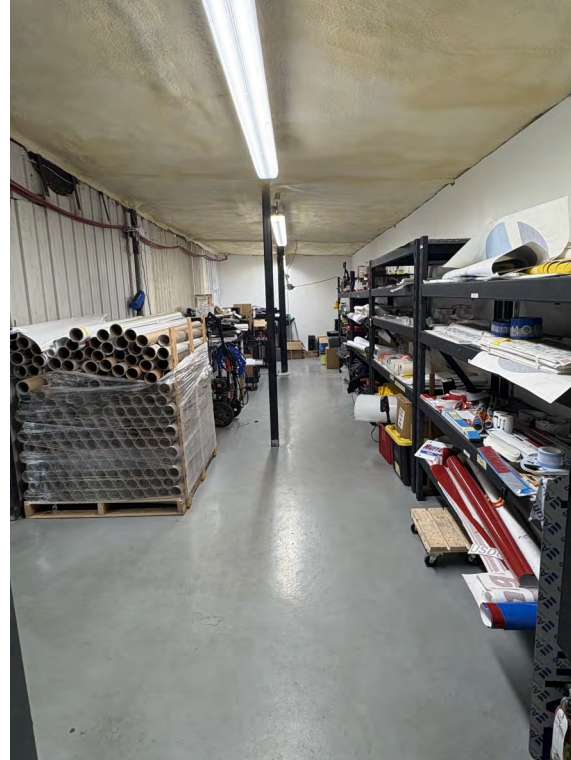
FAMILY
DOLLAR

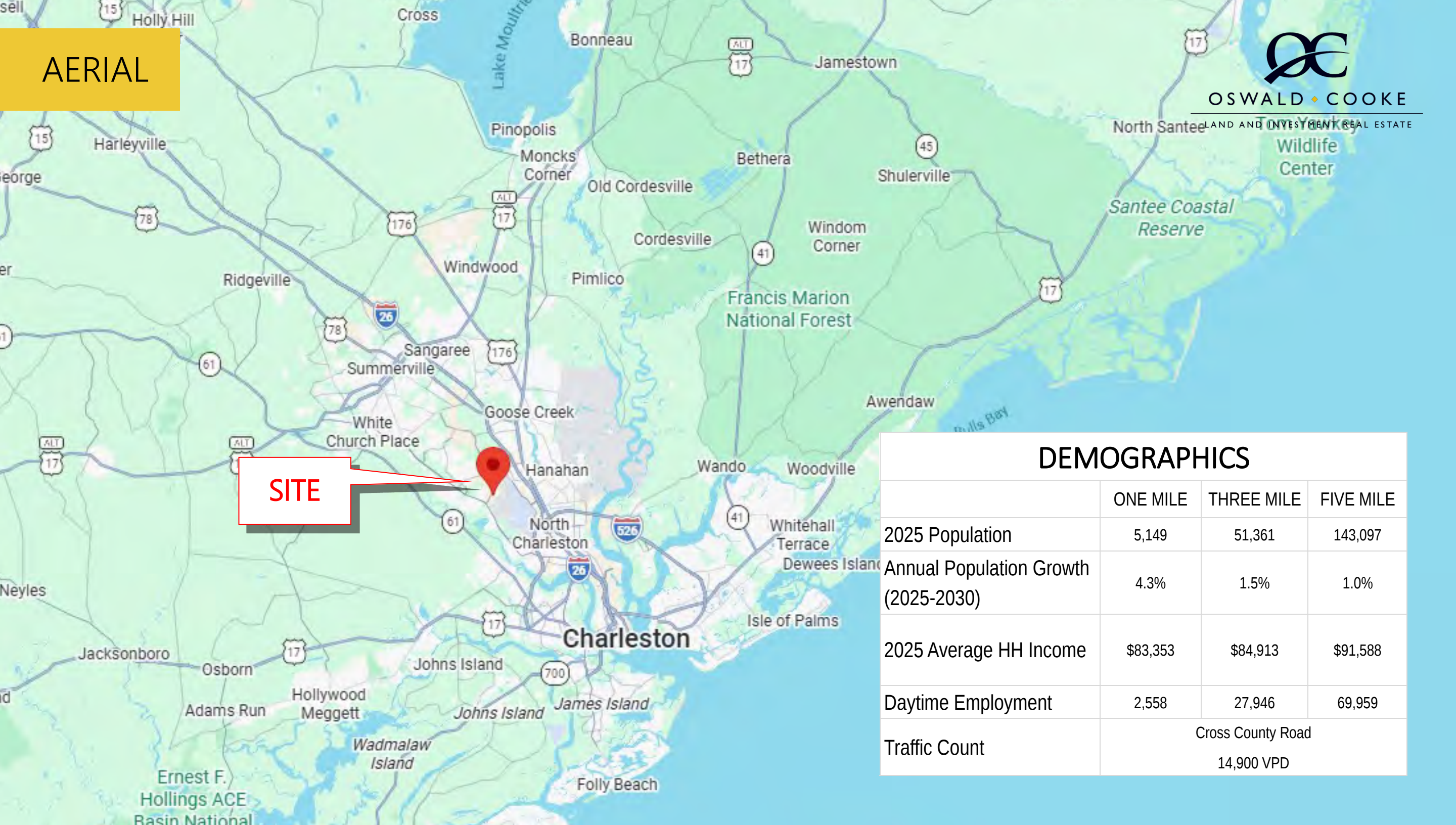
Palmetto Scholars
Academy

Crescent Point
Apartments

JointBase Charleston
24,900 Employees
90,000 Dependents

SITE PHOTOS





AERIAL

SITE

DEMOGRAPHICS			
	ONE MILE	THREE MILE	FIVE MILE
2025 Population	5,149	51,361	143,097
Annual Population Growth (2025-2030)	4.3%	1.5%	1.0%
2025 Average HH Income	\$83,353	\$84,913	\$91,588
Daytime Employment	2,558	27,946	69,959
Traffic Count	Cross County Road 14,900 VPD		

ABOUT CHARLESTON

Each year, thousands of new residents relocate to greater Charleston, bringing new ideas and diverse talents to this thriving community. Young singles, established professionals, growing families, college students, empty nesters – all are eager to enjoy the local lifestyle and build a career in Charleston. Consistently named among Condé Nast Traveler's top 10 US destinations, Charleston boasts a world-class array of recreational and cultural amenities rarely found in a mid-size market. The three-county region is also home to several colleges and universities, which greatly influence local arts and entertainment options. And for the career-minded, several professional associations and training programs are available to ensure business success.

Charleston is becoming a prime location for information technology jobs and corporations and has experienced some of its highest growth in this sector between 2011 and 2012 due in large part to the Charleston Digital Corridor located just 10 - 15 minute drive away from the subject property. The CDC is a creative effort to attract, nurture and promote Charleston's knowledge economy by facilitating a business, physical and social environment where technology companies thrive.

**Information courtesy of Charleston Regional Development Alliance*

Charleston MSA Largest Employers (#of Employees)
Jointbase Charleston (22,000)
Medical University of SC (13,000)
Boeing (8,000)
Roper St. Francis Healthcare (5,500)
Wal-Mart (2,300)
Volvo (2,000)
Robert Bosch Corp. (1,800)
SAIC (1,500)
Nucor Steel (1,000)
Blackbaud, Inc. (1,300)
Santee Cooper (1,200)
Verizon Wireless (1,200)
Kapstone (1,000)
iQor (1,200)
Benefit Focus (1,000)
Nucor Steel (1,000)

For more information contact:

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