

FOR LEASE



**7599 SANDLAPPER PARKWAY BUILDING 100
NORTH CHARLESTON, SC 29418**



**LEASE RATE:
\$11.25/RSF/YR**



**SPACE:
9,750 RSF**



**LEASE TYPE:
NNN**



**PROPERTY SUBTYPE:
INDUSTRIAL**



**PARCEL ID:
172-00-00-129**

Built with Integrity. Invested in Community.

PALMETTOCOMMERCIALPROPERTIES.COM

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PROPERTY OVERVIEW



**7599 SANDLAPPER PARKWAY BUILDING 100
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OVERVIEW

7599 Sandlapper Parkway, Building 100 features an approximate 9,750 square feet (sf) freestanding warehouse. The property is located in the Dorchester County portion of the City of North Charleston adjacent to Ashley Phosphate Road. It is centrally located with quick access to the entire Tri-county area. The warehouse has 200amp-240v power, a truck well, two 12'x12' roll-up doors, and approximately 925sf of office space which includes an office, bathroom, kitchenette, and foyer. NNN expenses are estimated at \$2.68/rsf/yr.

HIGHLIGHTS

1

CONVENIENT LOCATION

Conveniently located near Ashley Phosphate Road with quick access to I-26, I-526, Charleston International Airport, and the entire Tri-County market.

2

FUNCTIONAL WAREHOUSE LAYOUT

Approximately 9,750 SF freestanding industrial building featuring a truck well and two 12' x 12' roll-up doors for efficient loading and operations.

3

200-AMP, 240-VOLT

Equipped with 200-amp, 240-volt power to accommodate a variety of light industrial, manufacturing, distribution, and service users.

4

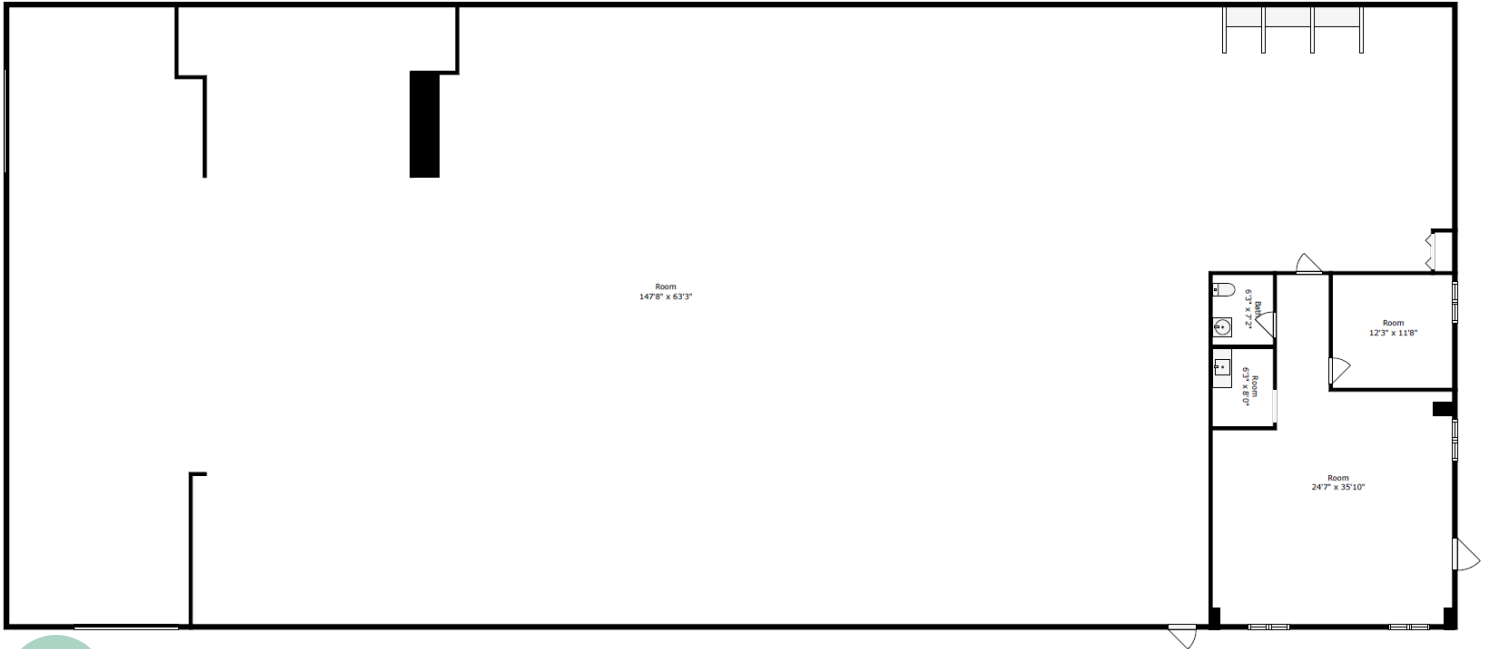
OFFICE & WAREHOUSE

Includes approximately 925 SF of office space with private office, restroom, kitchenette, and foyer supporting daily business operations.

FEATURES



**7599 SANDLAPPER PARKWAY BUILDING 100
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EFFICIENT INDUSTRIAL LAYOUT

Open warehouse space with dedicated office area designed for operational flexibility.



WAREHOUSE AREA

Clear-span space ideal for storage, distribution, light manufacturing, or service operations.



OFFICE COMPONENT

Approximately 925 SF of finished office space featuring reception, workspace, and employee amenities.



FOR MORE INFORMATION
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