

LOWCOUNTRY LOGISTICS I

7651 Southrail Road, North Charleston, SC 29420



CONSTRUCTION UPDATE | JULY 2026

CLASS A INDUSTRIAL FOR LEASE

- $\pm 145,463$ SF divisible to $\pm 22,000$ SF
- Ideal for Distribution / Manufacturing Uses
- Delivery August 2026

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PALMETTO COMMERCE
PARK

WEBER BLVD INTERCHANGE
OPEN 2025

WEBER BLVD

3.6 MILES TO I-26
EXIT 207

EXIT
207

PALMETTO COMMERCE PKWY

INTERSTATE
26

SOUTH RAIL RD

LOWCOUNTRY
LOGISTICS I

ASHLEY PHOSPHATE RD

EXIT
209

1.8 MILES TO I-26
EXIT 209

BC BRIDGE
COMMERCIAL

ADVANTAGES

INFL LOCATION

Superior location in North Charleston with close proximity to Palmetto Commerce Park, port terminals, Boeing and Volvo.

ABILITY TO SUBDIVIDE

The building can accommodate up to a $\pm 145,463$ SF user or can be subdivided down to $\pm 22,000$ SF.

SURROUNDED BY SKILLED LABOR FORCE

Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.

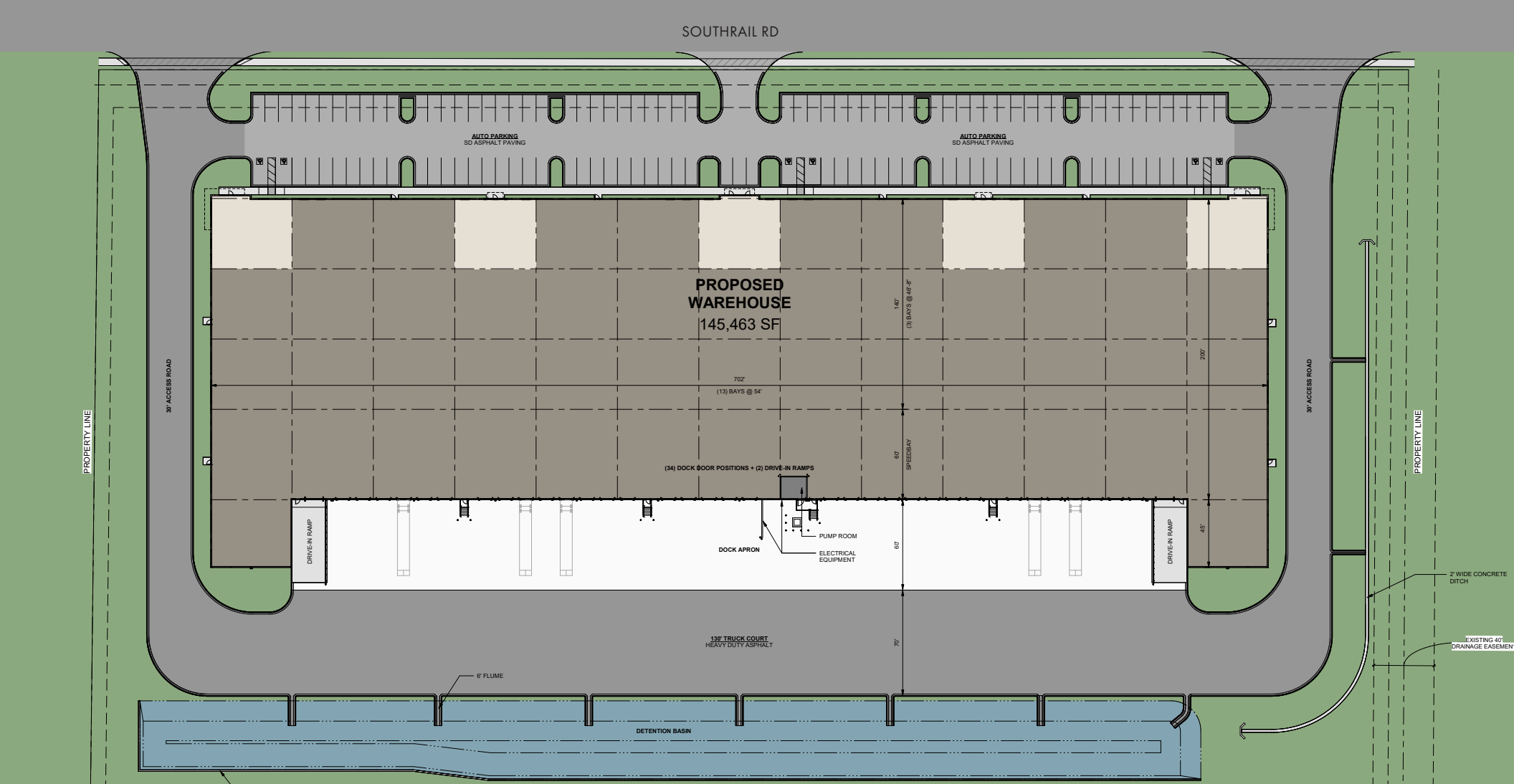
ACCESSIBLE

Easily accessible to and from I-26 via the new Weber Boulevard interchange opening 2025.

BUILD-TO-SUIT

Ability to customize to user preferences;
Anticipated delivery Q3 2026.

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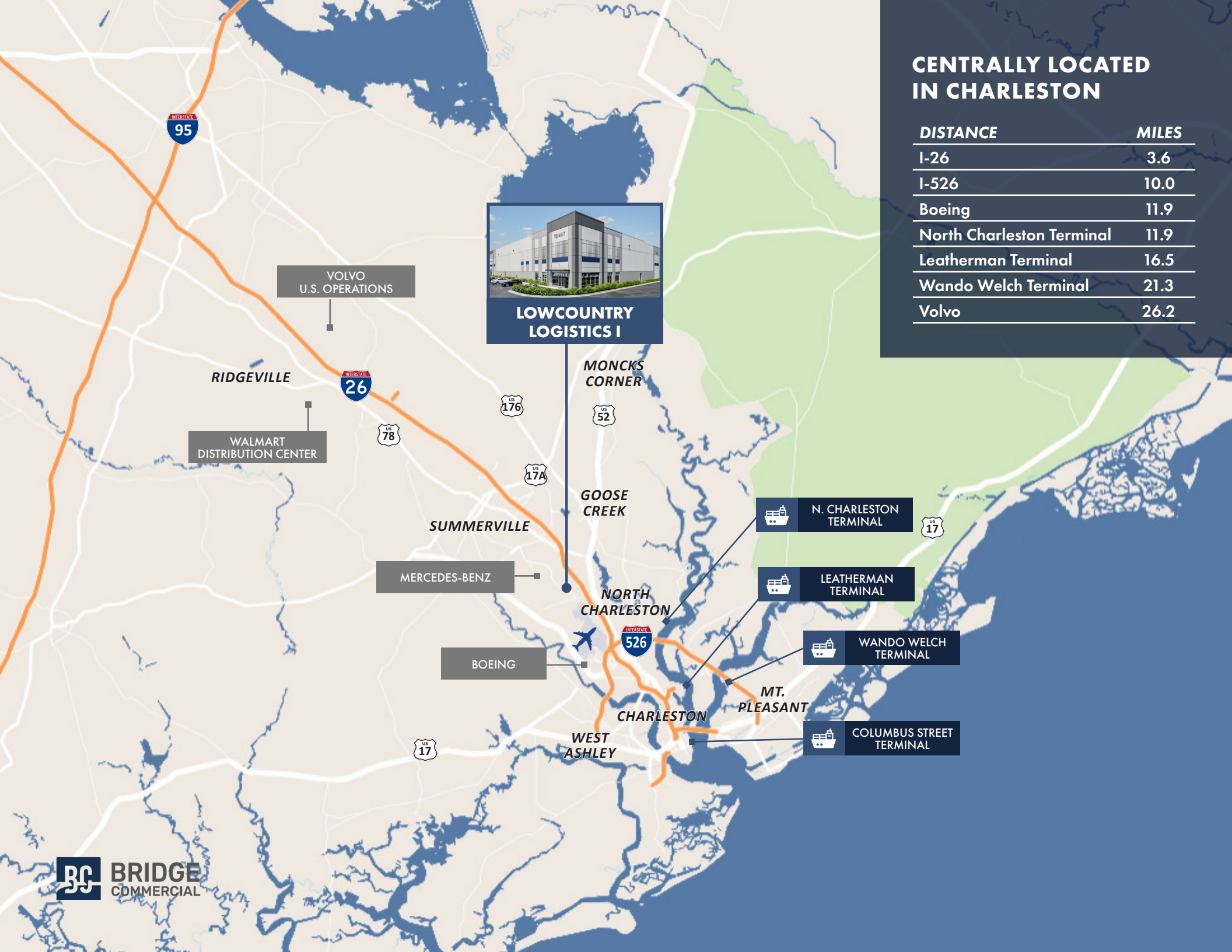


BUILDING SPECIFICATIONS

BUILDING SIZE:	±145,463 SF	BLDG CONFIGURATION:	Rear Load	LIGHTING:	LED with motion sensors
BUILDING DIMENSIONS:	702' x 200'	CLEAR HEIGHT:	32'	SPRINKLER SYSTEM:	ESFR
DIVISIBLE SIZE:	±22,000	DOCK DOORS:	34	ACCESS:	Three points of entry;
OFFICE SIZE:	TBD	DRIVE-IN DOORS:	2	Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.	
COLUMN SPACING:	46'8" x 54'	TRAILER YARD DEPTH:	130'		
SPEED BAY SPACING:	60'	AUTO PARKING:	121		

CENTRALLY LOCATED IN CHARLESTON

DISTANCE	MILES
I-26	3.6
I-526	10.0
Boeing	11.9
North Charleston Terminal	11.9
Leatherman Terminal	16.5
Wando Welch Terminal	21.3
Volvo	26.2



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