

LOWCOUNTRY LOGISTICS I

7651 SOUTHRAIL ROAD, NORTH CHARLESTON, SC



PGIM

GREYSTAR™



BRIDGE
COMMERCIAL

CLASS A INDUSTRIAL FOR LEASE



±145,463 SF DIVISIBLE TO ±22,000 SF



IDEAL FOR DISTRIBUTION / MANUFACTURING USES



NEW CONSTRUCTION

LOWCOUNTRY LOGISTICS I

THE 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

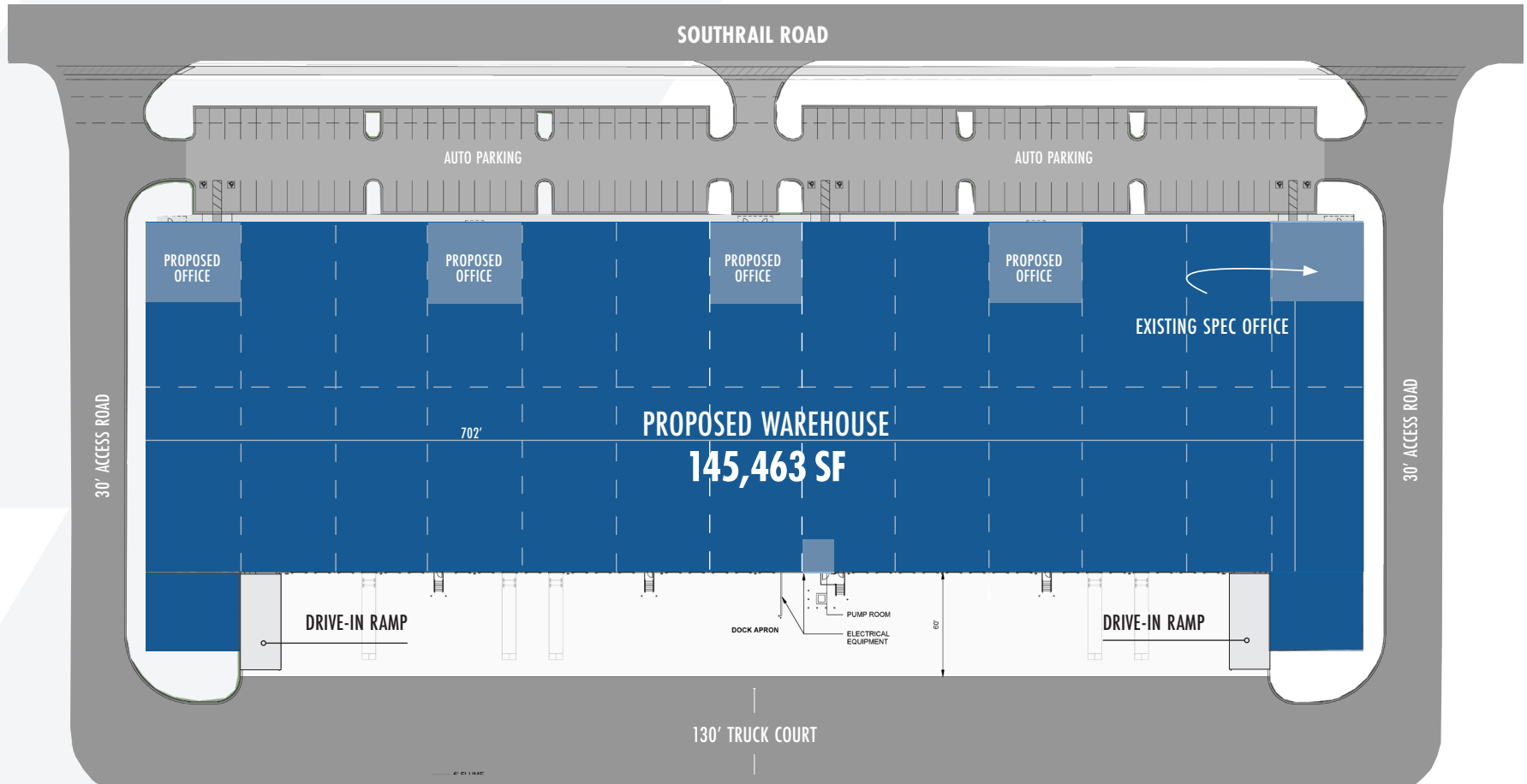
Easily accessible to and from I-26 via the new Weber Boulevard interchange.

BUILD-TO-SUIT

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

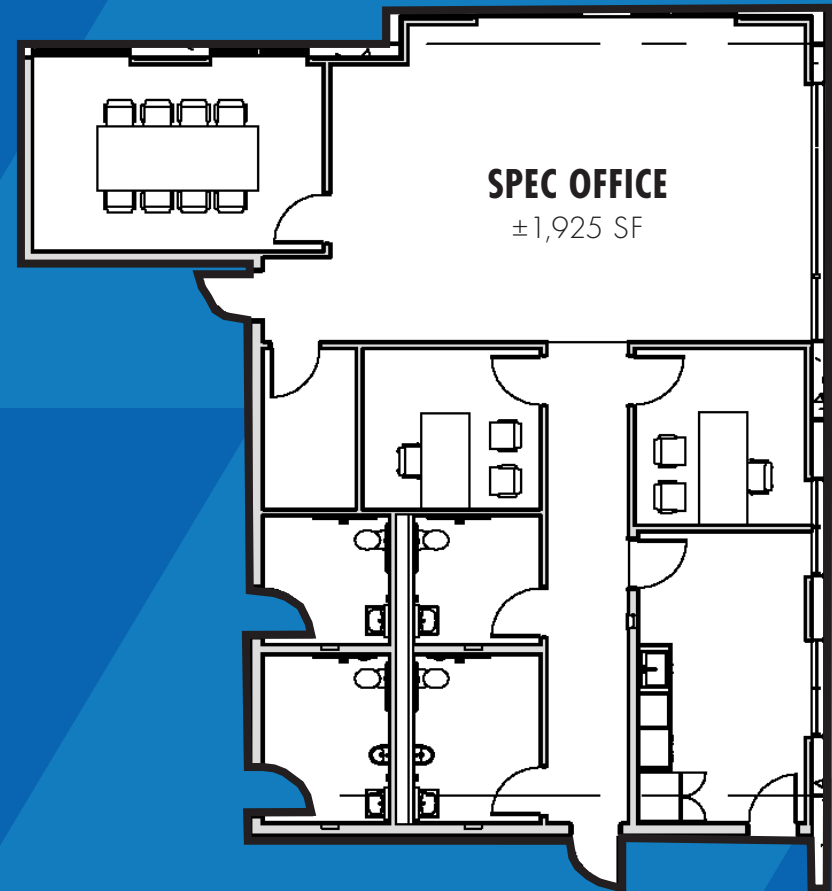


BUILDING SPECIFICATIONS



BUILDING SIZE:	±145,463 SF	SPEED BAY SPACING:	60'	TRAILER YARD DEPTH:	130'
BUILDING DIMENSIONS:	702' x 200'	BLDG CONFIGURATION:	Rear Load	AUTO PARKING:	121
DIVISIBLE SIZE:	±22,000	CLEAR HEIGHT:	32'	LIGHTING:	LED with motion sensors
OFFICE SIZE:	±1,925 SF	DOCK DOORS:	34	SPRINKLER SYSTEM:	ESFR
COLUMN SPACING:	46'8" x 54'	DRIVE-IN DOORS:	2	ACCESS:	Three Points of Entry

INTERIOR + SPEC OFFICE



LOWCOUNTRY LOGISTICS I

CENTRALLY LOCATED

I-26 (Via Exit 207)	3.6 miles
Boeing	7.4 miles
Charleston Int. Airport	7.7 miles
I-526	10.0 miles
Boeing	11.9 miles
North Charleston Terminal	11.9 miles
Hugh Leatherman Terminal	16.5 miles
Wando Welch Terminal	21.3 miles
Volvo	26.2 miles



REDWOOD
MATERIALS



Gerber.
Childrenswear

BOSCH



176



52

SHIMANO



Expeditors



Naval Information
Warfare Center



Charleston
International
Airport

BOEING

61

North Charleston
Terminal



Hugh K. Leatherman
Terminal

Wando Welch
Terminal



LOWCOUNTRY LOGISTICS I

7651 SOUTHRAIL ROAD, NORTH CHARLESTON, SC 29420

PETER FENNELLY, SIOR, MCR, SLCR

+1 843 425 0186

peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM

+1 843 557 4047

simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR

+1 843 990 7879

will.crowell@bridge-commercial.com

ALEX SHIELDS

+1 904 377 9963

alex.shields@bridge-commercial.com



PGIM

GREYSTAR™



**BRIDGE
COMMERCIAL**

BRIDGE COMMERCIAL

25 Calhoun Street, Suite 220

Charleston, SC 29401

+1 843 535 8600

BRIDGE-COMMERCIAL.COM

DISCLAIMER: 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.