

FOR LEASE

±62,718 SF Class A Industrial Space Located Within Palmetto Commerce Park

7054 Weber Blvd, North Charleston, SC 29456

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PATTILLO
INDUSTRIAL REAL ESTATE

Property **Details**

Address	7054 Weber Boulevard, North Charleston, SC 29456
Total building size	298,119 SF
Available space	Unit 300 - Class A ±62,718 SF
TMS/County	393-00-00-434 | Charleston County
Zoning	M-1, Light Industrial
Clerestory windows	Entire Building
Bathrooms	A total of six (6) : Four (4) in the office, Two (2) in the warehouse
Office space	• Approx. 3,161 SF of new main office • 1,040 SF of warehouse office
Space dimensions	Unit 300: 300' X 209.06'
Clear height	32' Minimum
Column Spacing	52' X 40' with 60' Shipping Bay
Truck court	180' (60' Concrete, 120' Heavy Duty Asphalt)
Loading doors	(11) - 9'x10' dock-high doors (1) - 12'x14' drive-in door
Dock equipment	(4) - 40,000 lb dock levelers (7) edge of dock levelers - test Load 12,500 lbs
HVAC	Exhaust fans with interlocked intake louvers Gas fired heaters
Lighting	LED Motion Sensor
Sprinkler System	ESFR
Power	400 AMP/3 Phase; 480/277, 480/277, 208/120 (3 Panels)
Parking	±61 Car Parks ±17 Container Parks
Construction	Walls: Concrete panels Floor: 7" Reinforced concrete slab Roof: TPO membrane





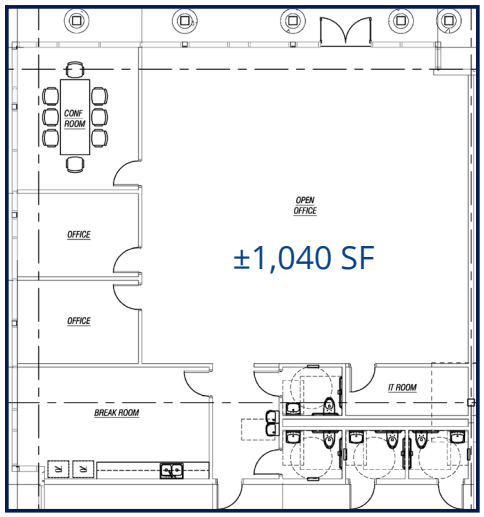
Lease rate:
$8.25 PSF NNN
Estimated 2026 TICAM and Mgmt Fee: $2.45/SF

Aerial **Overview**

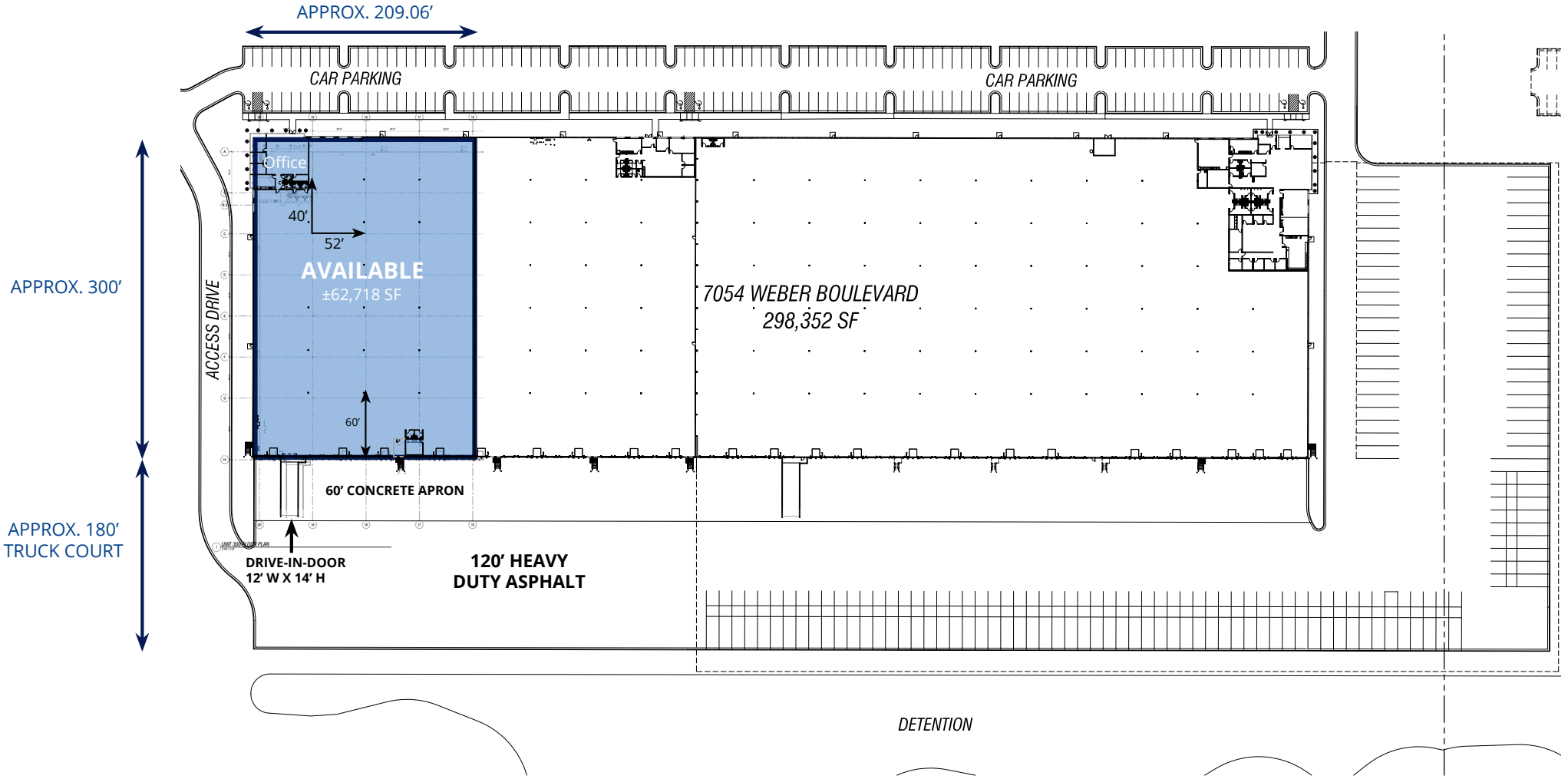


Building **Layout**

- ±3,161 SF of new main office
- ±1,040 SF of warehouse office
- The suite has a total of six (6) bathrooms; four (4) in the office and two (2) in the warehouse



Office Floorplan



Charleston's
Unstoppable Growth

The Charleston area is growing rapidly

The Charleston region remains an attractive investment opportunity for several reasons. Robust population growth creates a strong and stable demand for goods and services, thereby driving the need for more commercial facilities. This rapid expansion of the available labor force, which has grown three times faster than the U.S. average, ensures a skilled and readily available pool of workers for any new development.

Charleston's strong presence in advanced industries highlights the region's focus on innovation and technology, which can potentially attract more businesses and investments, creating a thriving ecosystem for industrial development. The significant economic impact announcements of $450 million between 2021 and 2023 highlight a continued high level of confidence in the region's growth potential, indicating that investments in the Charleston area are likely to yield substantial returns. The South Carolina Ports Authority has played a pivotal role in facilitating this growth through infrastructure expansions and enhanced logistics capabilities. These investments have solidified the region's standing as a critical player in global trade, boosting its competitiveness and economic resilience.

This convergence of a rapidly expanding population, a highly skilled labor force, and robust investment sets the stage for Charleston to become a powerhouse in regional and global commerce.



SC Ports boom powers industrial real estate

The Port of Charleston has distinguished itself as a thriving hub of maritime commerce, consistently ranking among the top 10 fastest-growing container ports in the world for the last decade. With an impressive $72.3 billion in annual economic impact on South Carolina, the port has made significant strides in recent years, handling over 2.5 million TEUs by April 2024 alone.This growth reflects a 12% year-over-year increase, driven by a robust rise in imports and intermodal cargo movements.

SC Ports unwavering commitment to fostering growth and innovation in the global shipping arena directly impacts the industrial real estate market, increasing the need for warehousing, distribution centers, and manufacturing facilities. By investing in the region, industrial developers and tenants can capitalize on the robust infrastructure and strategic location, positioning themselves to benefit from Charleston's ongoing growth and prosperity.

30+ People
Move into the region EVERY DAY.

3X Growth
Labor force grew 3x faster than the US average from 2020-2024

Top 20
In the US for Advanced Industries

$450 Million
In economic impact announcements 2022-2023



Access **Overview**

Charleston County has completed construction for the Palmetto Commerce Interchange, which enhances commutes by reducing travel times and increasing mobility. Located between U.S. Highway 78 and Ashley Phosphate Road, the interchange connects Weber Boulevard in the Ingleside tract with Interstate 26.

The interchange connects I-26 directly to Palmetto Commerce Parkway and also includes a 10-foot bike and pedestrian path along Weber Boulevard from Ingleside Boulevard to Salamander Drive, crossing I-26.

The project was completed ahead of schedule, as county officials initially expected to finish the interchange in early 2026 but opened November 2025.

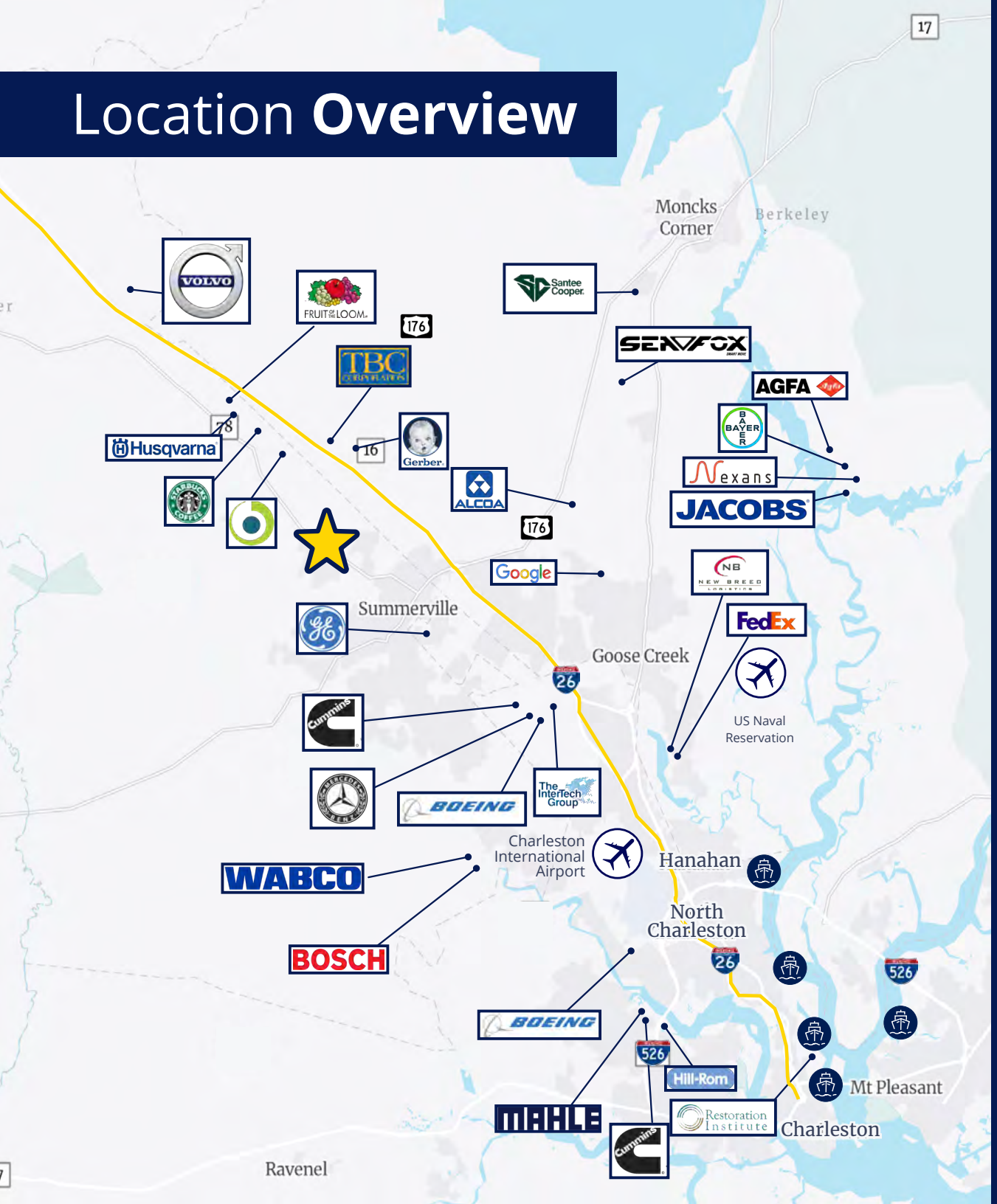
INTERCHANGE NOW OPEN



Palmetto Commerce Pky

Weber Blvd

Location **Overview**



Key Distances

I-26	±2.1 miles
I-526	±8.5 miles
CHS Airport	±11.1 miles
Norfolk Southern & CSX Hubs	±11.1 miles
North Charleston Terminal	±13.8 miles
Veteran's Terminal	±13.8 miles
Leatherman Terminal	±15.4 miles
Columbus Street Terminal	±17.2 miles
Union Pier Terminal	±18.4 miles
Wando Welch Terminal	±20.8 miles
I-95	±39.6 miles

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