



FOR LEASE

±26,348 SF of Industrial Space Available in North Charleston

7167 Cross County Rd, North Charleston, SC 29418

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Colliers | South Carolina

960 Morrison Dr, Ste 400
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Property Overview

PROPERTY DESCRIPTION

Exceptional multi-suite light industrial facility ideally positioned in North Charleston. This well-maintained complex offers prime location and flexible configurations. Suite A and Suite B are currently available, providing immediate opportunities for light industrial, distribution, and warehouse operations.

PROPERTY HIGHLIGHTS

The following features apply to both available suites:

Address	7167 Cross County Road
County	Charleston County
TMS #	397-00-00-170
Zoning	M-1 Light Industrial
Ceiling height	30'
Clear height	27'
Eave height	23'
Power	3-Phase Power
Lighting	LED Motion Sensing
Sprinklers	Fully Sprinkled



Suite Breakdown

Suite A | ±11,220 SF

Lease rate	\$10.50 PSF NNN
NNN fees	\$2.50
Total SF	±11,220 SF
Warehouse SF	±8,882 SF
Office SF (first floor)	±1,175 SF
Office SF (second floor)	±1,163 SF
Dock Positions	Two (2) 12'x12'
Dock Levelers	Two (2)
Ramp	Included for drive-in access

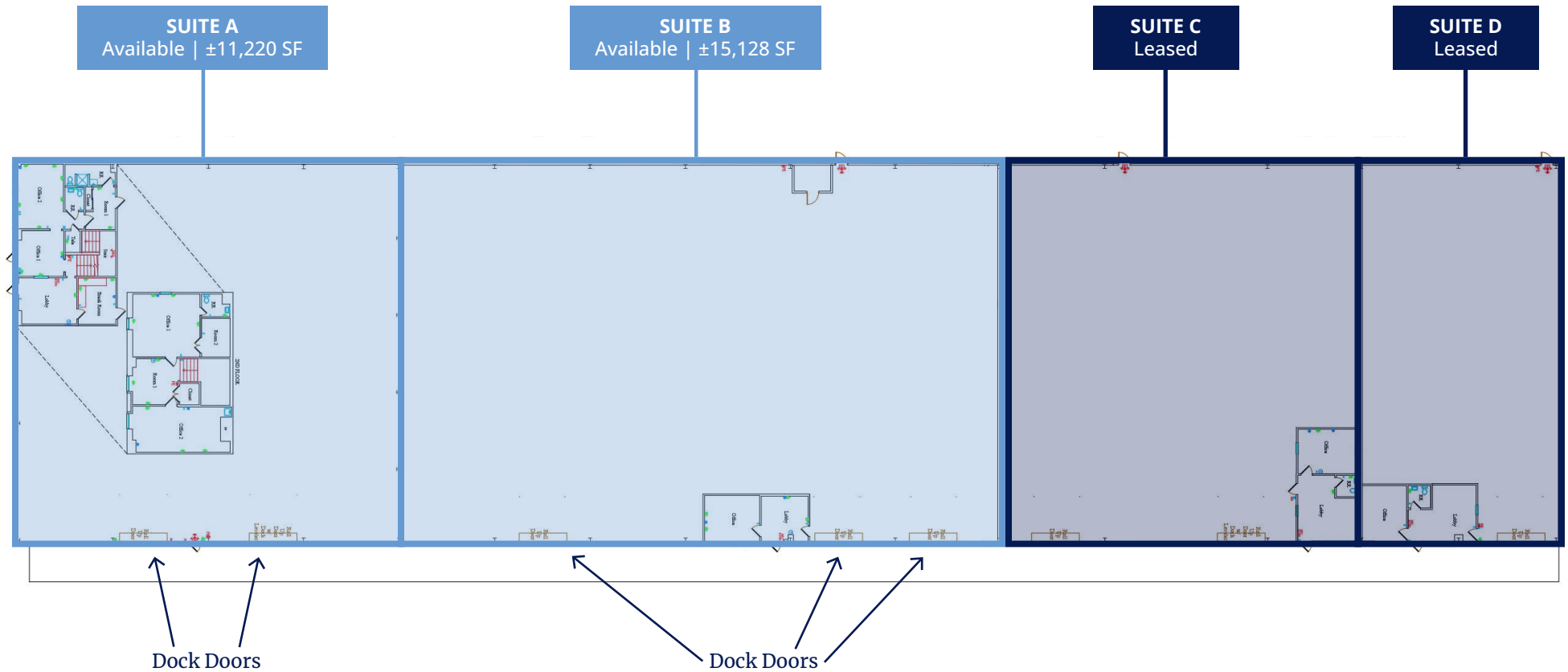


Suite B | ±15,128 SF

Lease rate	\$10.50 PSF NNN
NNN fees	\$2.50
Total SF	±15,128 SF
Warehouse SF	±14,771 SF
Office SF	±357 SF
Dock Positions	Three (3) 12'x12'
Ramp	Included for drive-in access



Floor Plan



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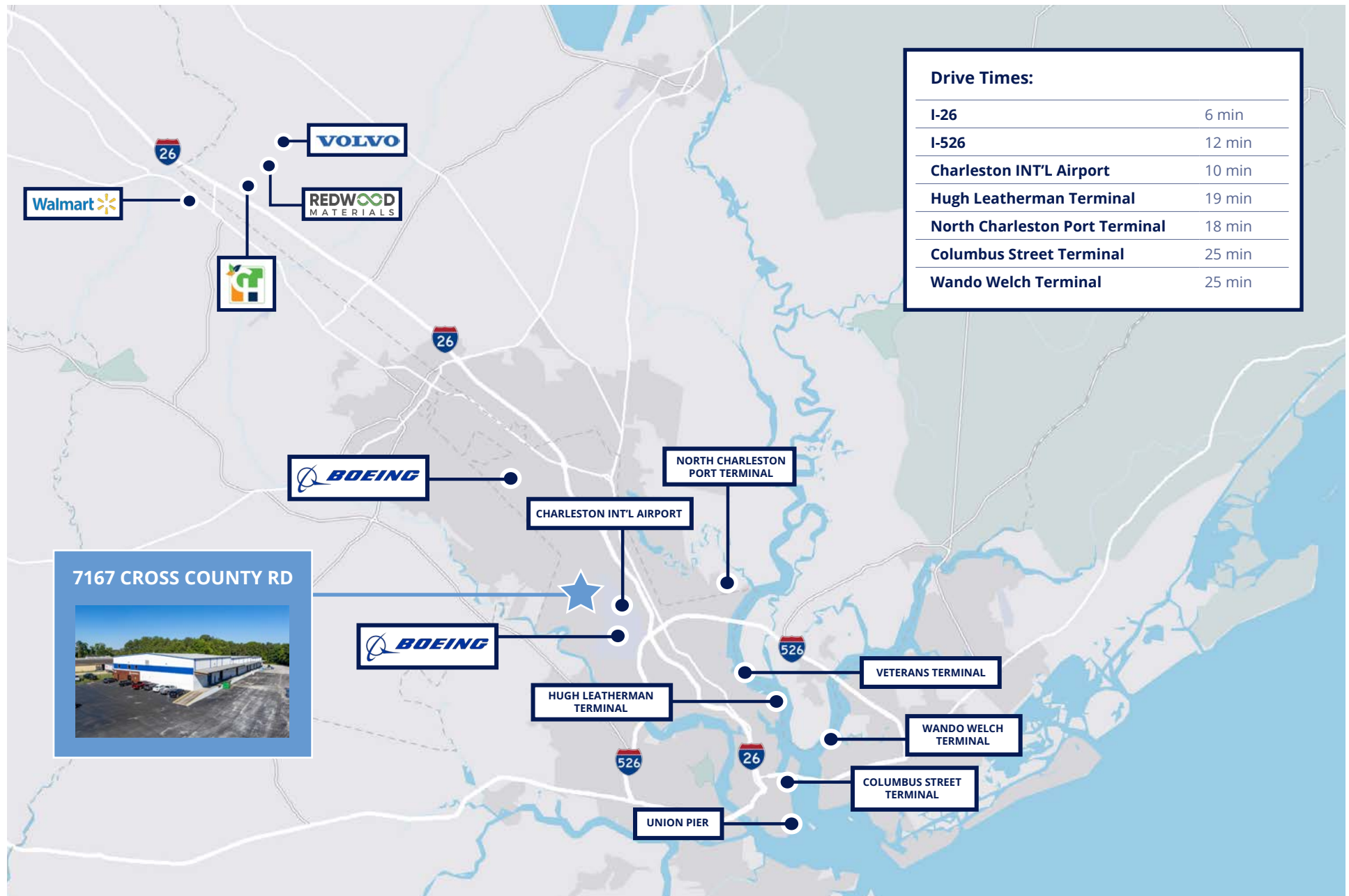
Aerial Overview



Market Overview



Location Overview





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