

FOR LEASE

±120,000 - 315,000 SF Build-to-Suit Located at Palmetto Commerce Park

7063 Weber Blvd, North Charleston, SC 29456

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PATTILLO
INDUSTRIAL REAL ESTATE

Property **Overview**

SITE DESCRIPTION:

7063 Weber Blvd offers a fully engineered, build-to-suit industrial facility in North Charleston's Palmetto Commerce Park. This Class A, development-ready property provides ±315,000 SF of flexible space for distribution, warehousing, or manufacturing, with modern amenities and immediate access to major transportation routes. All types of build-to-suit will be considered.

Strategic location in the Palmetto Commerce Park, North Charleston

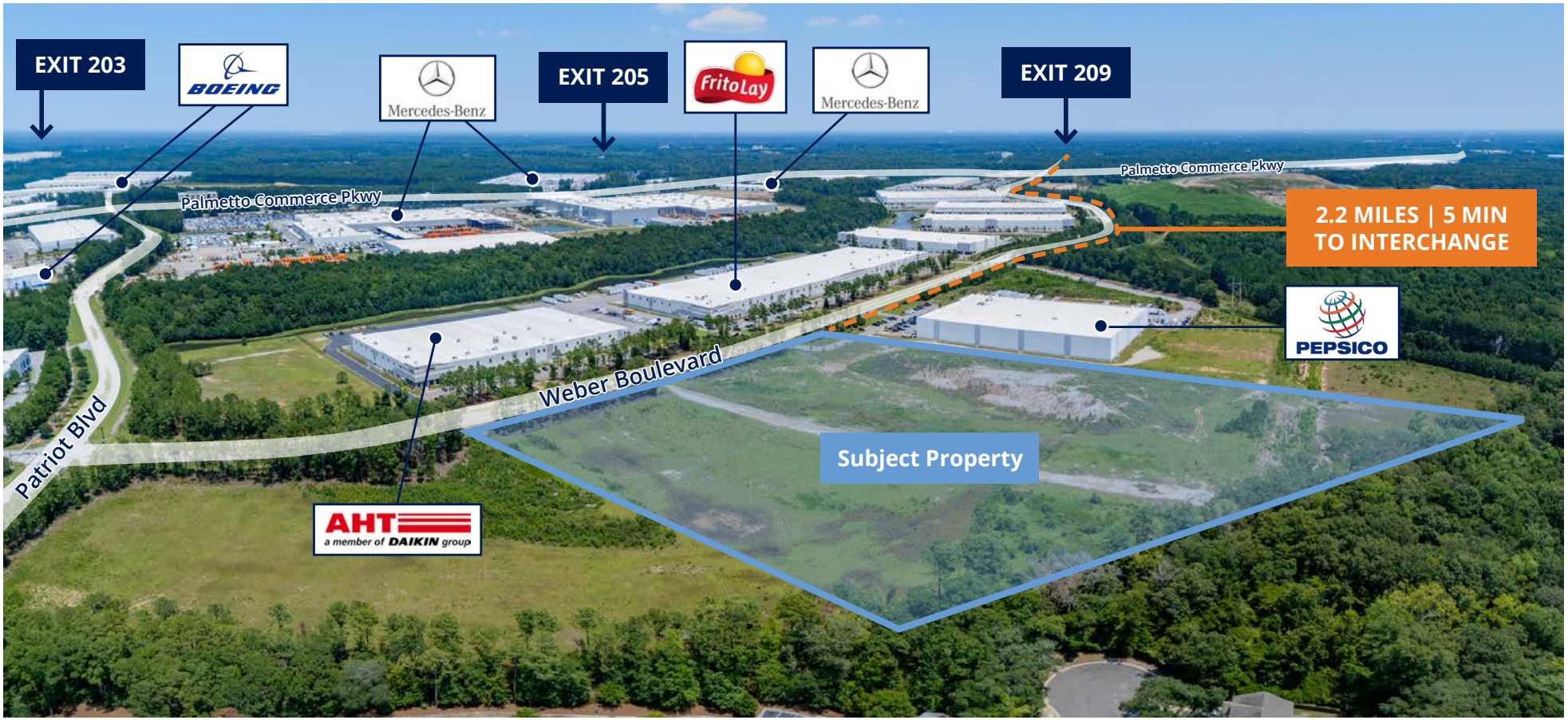
Fully entitled, engineered, and development-ready which provides the opportunity to accelerate occupancy

Cross-dock configuration with 36' clear heights and 66 dock-high doors



Address	7063 Weber Boulevard, North Charleston, SC 29456
Total building size	±315,000 SF
Available space	±120,000-315,000 SF
Site size	±22.31 Acres (±16.94 AC in Charleston County and ±5.37 AC in Dorchester County)
TMS #	Charleston County - 393-00-00-383 Dorchester County - 163-00-00-036
Construction	Tilt-wall Concrete
Dimensions	500' (depth) x 630' (length)
Clear height	36' minimum
Column spacing	54' x 54' (with 2-61' speed bays)
Clerestory Windows	Yes
Lighting	To suit
Dock package	To suit
Ventilation	To suit
Floor slab	7" reinforced concrete
Sprinkler system	ESFR
Class	Institutional-Quality Industrial
Office	Permitted for ±2,500 SF
Office build-out	Customizable to tenant requirements
Cross dock	60' concrete apron
Dock-high doors	66 (9'x10')
Drive-in doors	2 (12'x14' ramp doors)
Electrical service	4,000 amps, 277/480V (can add 5-10MW more power)
Utilities	Full service (gas, water, sewer, heating)
Trailer parking	±100 Spaces
Additional trailer storage	Available
Auto parking	±180 spaces

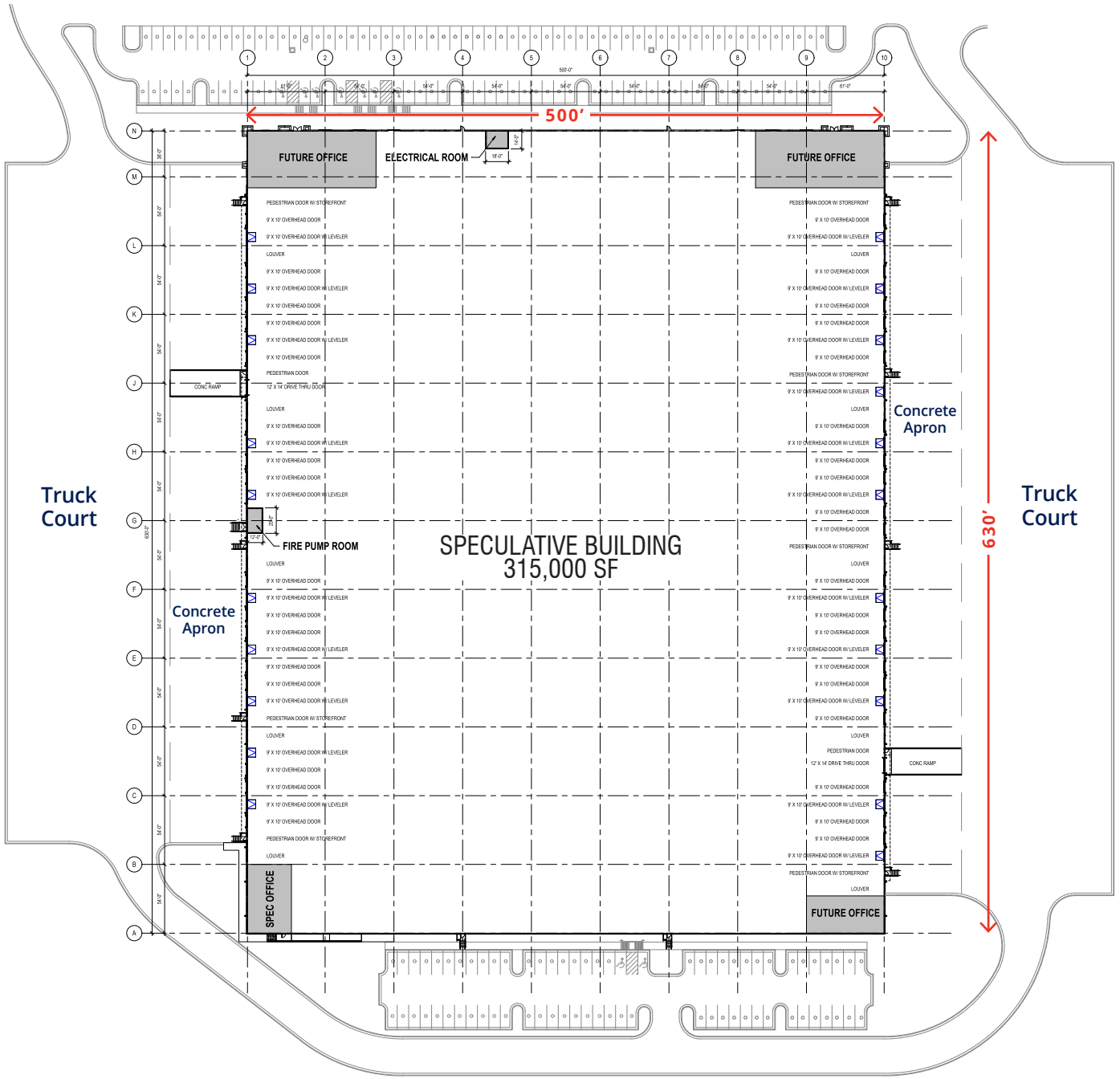
Aerial **Overview**



Colliers | South Carolina
960 Morrison Drive, Suite 400
Charleston, SC 29403
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Building **Layout**



54' x 54'
Column Spacing

61' x 54'
Two (2) Speed Bays

500' x 630'
Total Building Dimensions

12' x 14'
Two (2) Drive-in Doors

66 (9' x 10')
Dock-high Doors

Charleston's **Unstoppable Growth**

The Charleston region remains an attractive investment opportunity for several reasons. Robust population growth continues to create strong, stable demand for goods and services, driving the need for more commercial facilities. Between 2020 and 2024, the region grew nearly 9% (roughly three times the national rate) welcoming ±70,000 new residents and averaging about 40 new arrivals every day. The regional population now stands at ±890,000 and is projected to reach $1 million by 2032. This rapid expansion of the labor force, which has grown three times faster than the U.S. average since 2010, 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, continuing to attract new businesses and investment. CompTIA's 2025 State of the Tech Workforce report ranks Charleston #5 among U.S. metros for tech job growth through 2035, and the Milken Institute's 2026 Best-Performing Cities report ranked Charleston #3 nationally among large U.S. metros, up from #11 the year before. In fiscal year 2024–25, the Charleston Regional Development Alliance secured new project commitments expected to generate $210 million in additional annual economic impact and more than 530 new jobs, on top of major recent investments from employers such as Boeing ($1 billion, 1,000+ jobs) and Google ($13.5 billion, ~$4 billion in direct annual economic impact).

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 ranks among the nation's top 10 seaports by trade value (#8 in calendar year 2024, per SC Ports/U.S. Census Bureau data). South Carolina Ports closed fiscal year 2025 having handled more than 2.56 million TEUs, up 2.8 percent from the prior year, with intermodal rail volumes and inland port activity setting records. SC Ports now generates a nearly $87 billion annual economic impact on South Carolina and supports 1 in 9 jobs statewide — over 260,000 jobs — with port-supported wages running about 23 percent above the state average.

SC Ports' continued investment in infrastructure and rail capacity — including a plan to grow capacity toward 10 million TEUs and a new near-port rail yard opening in 2026 — directly impacts the industrial real estate market, increasing the need for warehousing, distribution, and manufacturing space. Port customers alone invested $786 million and committed 1,200 new jobs in South Carolina between June 2024 and June 2025. By investing in the region, industrial developers and tenants can capitalize on this infrastructure and location, positioning themselves to benefit from Charleston's ongoing growth and prosperity.

40+ People
Move into the region EVERY DAY. (CRDA)

9% Growth
Regional population growth from 2020-2024 (3x the national rate).

#5 U.S. Metro
For tech job growth from 2025-2035. (CompTIA)

$210 Million
In new annual economic impact from FY24-25 project wins. (CRDA)



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



EXIT 203

EXIT 205

EXIT 209

Palmetto Commerce Pky

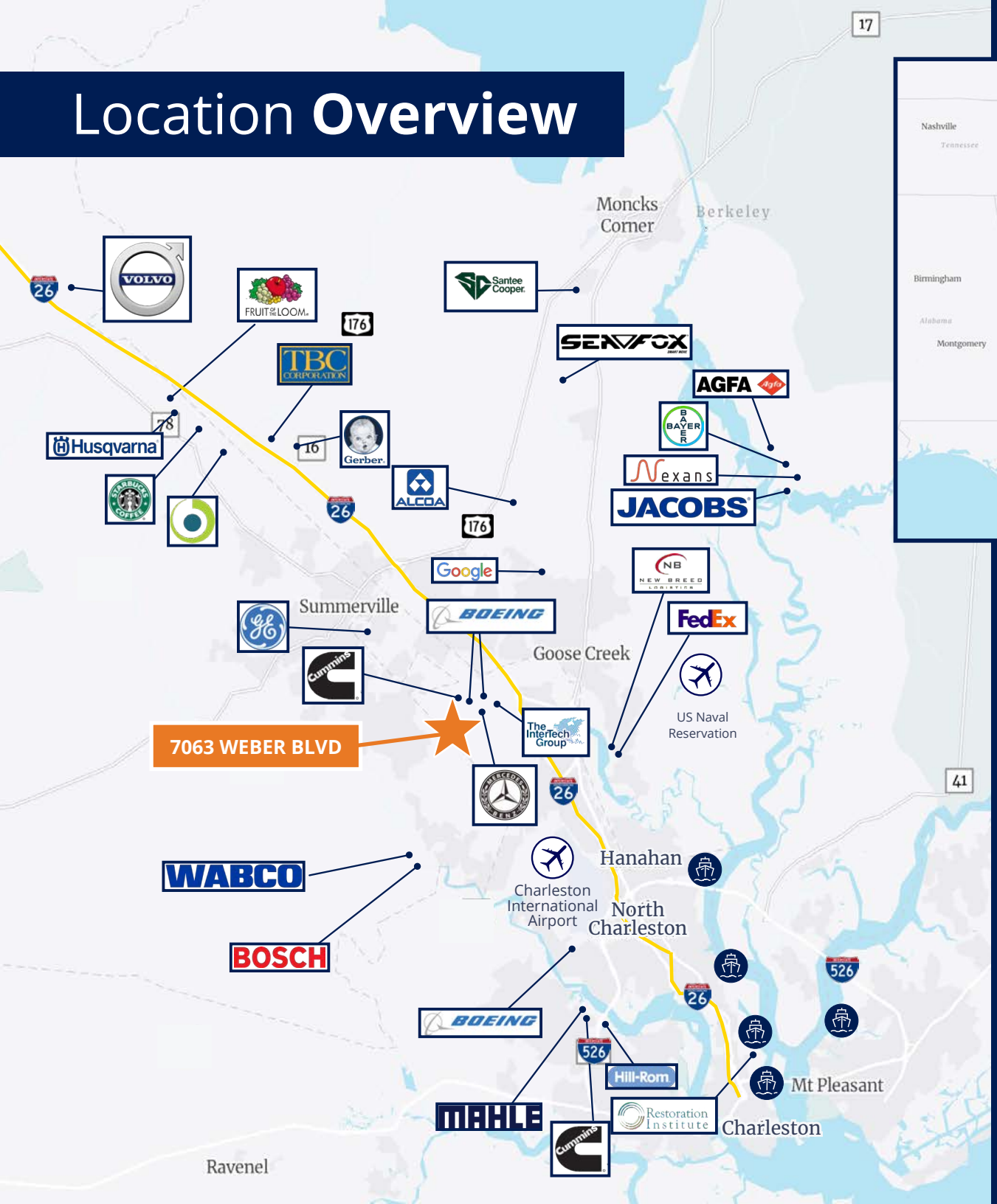
Weber Blvd

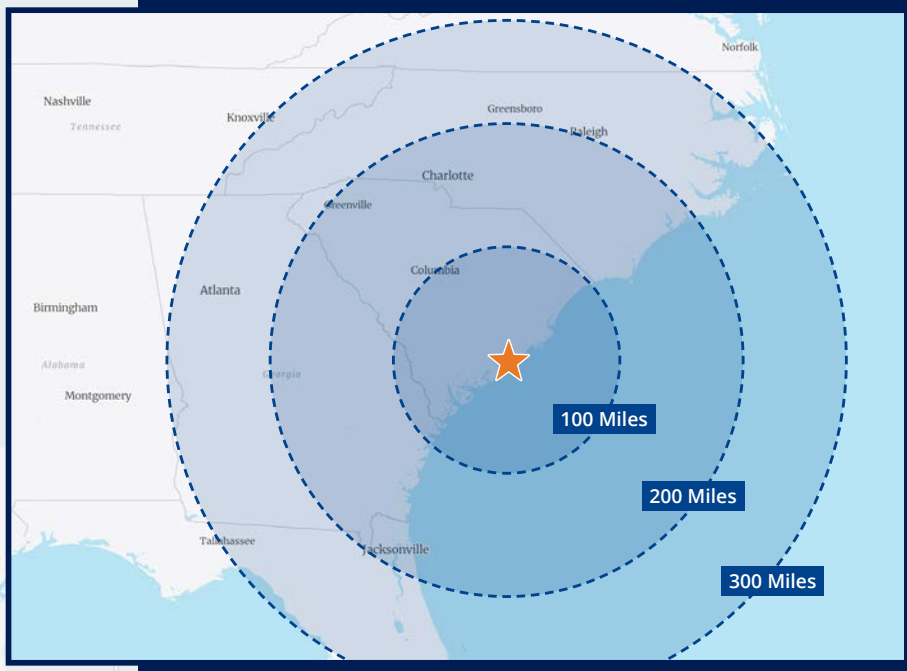
2.2 MILES | 5 MIN TO NEW INTERCHANGE

7063 WEBER BLVD

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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
College Park Road	±5.1 miles
Highway 78	±3.3 miles



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