



Colliers

±1.3-Acre Fenced and Graveled Laydown Yard Available Now

IOS SITE | FOR LEASE

ASKING RATE:

\$9,000/Month NNN

8077 Commerce Center Rd
Ladson, SC 29456



Fully fenced, gated
and graveled yard
ready for immediate
use



Easy access to I-26,
I-526 and Palmetto
Commerce Parkway



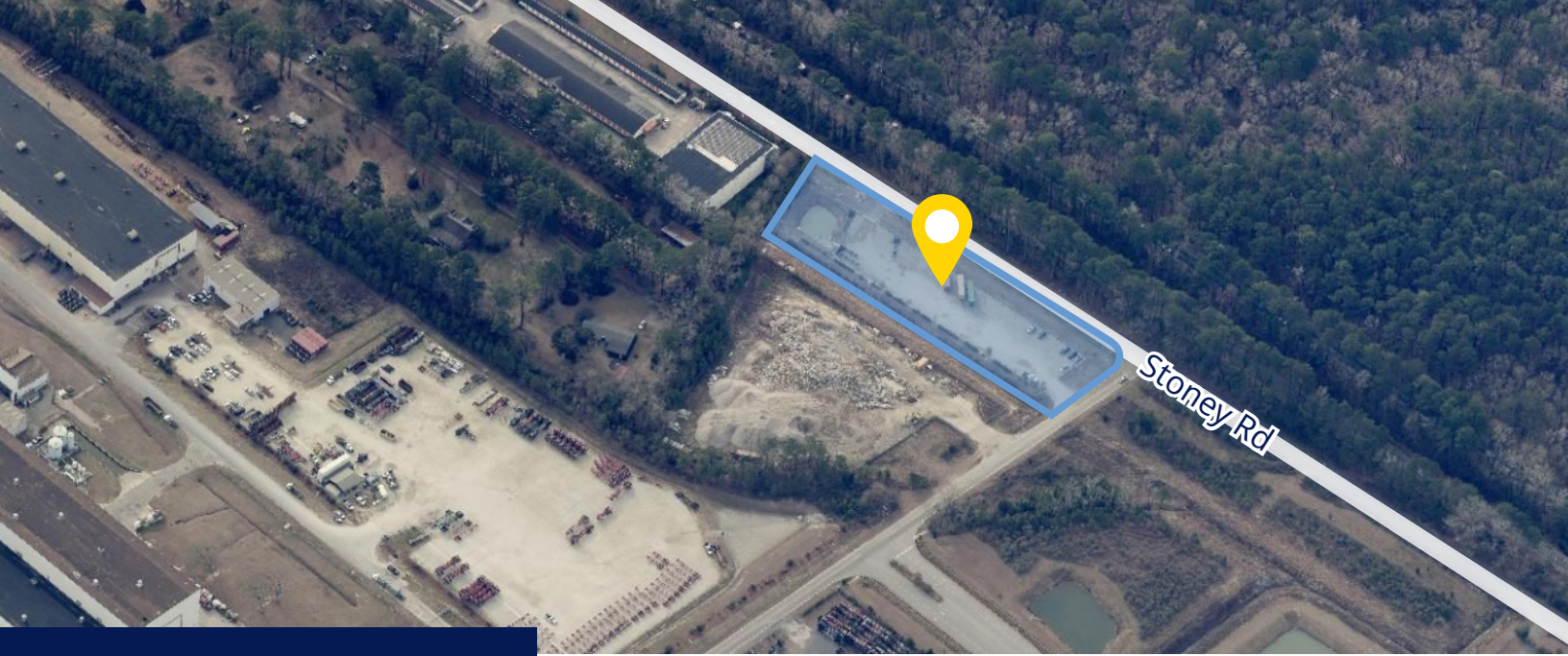
Zoned Industrial,
Charleston County

Accelerating success.

For Lease | 8077 Commerce Center Rd

Ladson Road

Property Overview



At-a-Glance

±1.3 acres

Usable yard

\$9,000 NNN

Monthly rent

\$474

Monthly NNN

\$108,000

Annual rent

Gravel

Yard surface

Gated

Entry

Laydown Yard in the Center of Charleston's Industrial Corridor

8077 Commerce Center Road offers a ±1.3-acre industrial outdoor storage yard in one of Charleston's most active industrial corridors. The fully fenced, gated and graveled site is turnkey for contractor storage, fleet parking, equipment staging or laydown support without the time and cost of site development.

Shared access via Commerce Center Road, a two-lane drive tied to Stoney Road and US-78, supports clean ingress and egress for trucks, trailers and containers. The site sits minutes from I-26, I-526 and Palmetto Commerce Parkway.

- Flat graveled yard ready for contractor, fleet or equipment use from day one
- Perimeter fencing and gated entry provide security and controlled access
- Additional yard acreage potentially available from the same ownership
- Power is available on-site, with water and sewer connections positioned for easy tie-in

For Lease | 8077 Commerce Center Rd

Access Overview

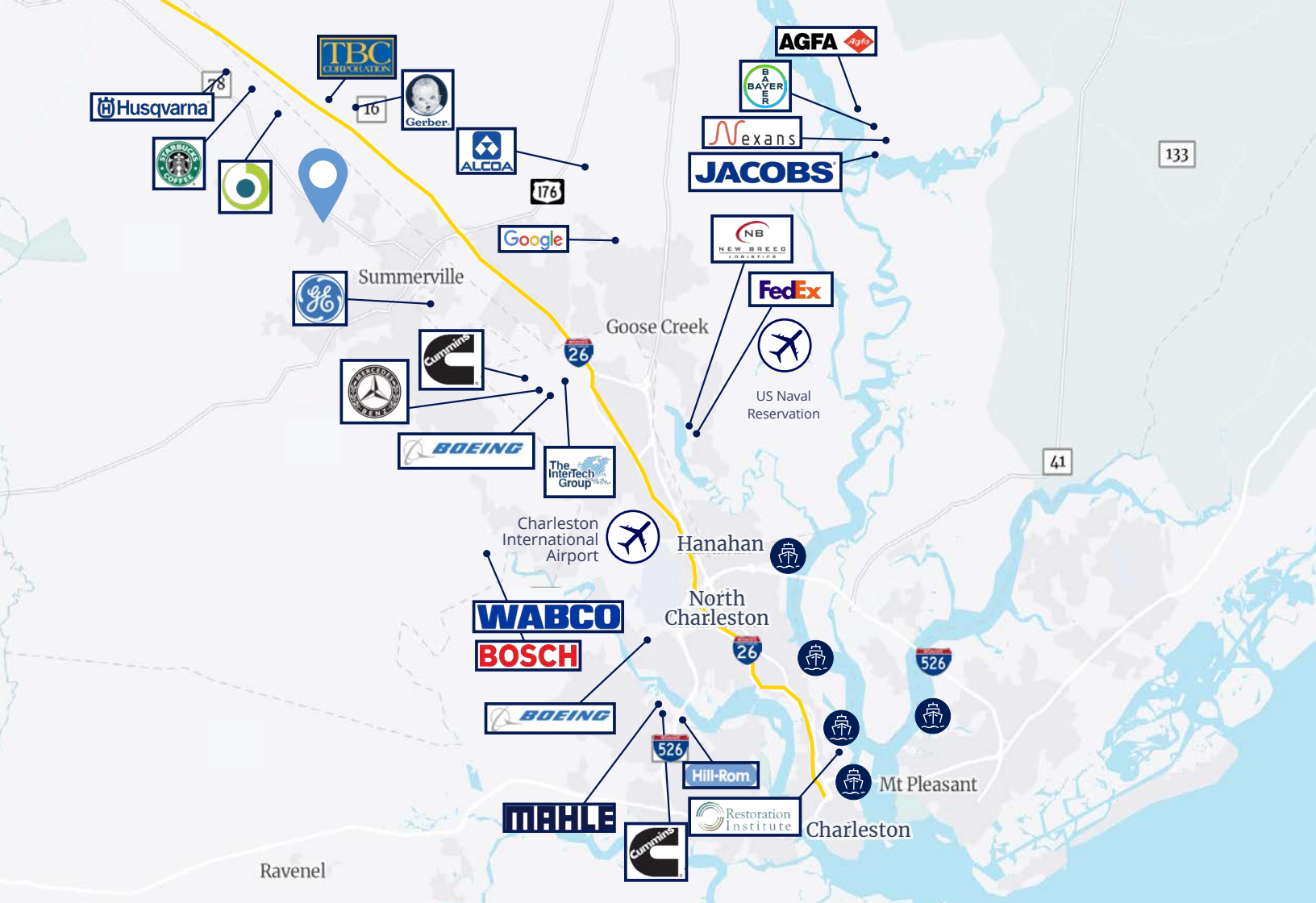
Charleston County has completed construction for the Palmetto Commerce Interchange, which enhances commutes by reducing travel times and increasing mobility. Located between U.S. Highway 78 and Ashley Phosphate Road, the interchange connects Weber Boulevard in the Ingleside tract with Interstate 26.

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



INTERCHANGE NOW OPEN





Contact



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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
Veterans 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

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