±3,000 SF Flex Suites for Lease

7644 Southrail Rd
North Charleston, SC

Markus Kastenholz, CCIM CPA
Managing Director
+1 843 725 3427
markus.kastenholz@colliers.com

Remington Beatty
Brokerage Associate
+1 843 720 7510
remington.beatty@colliers.com

Graham Fraley
Brokerage Associate
+1 843 720 7507
graham.fraley@colliers.com

4289 Spruill Avenue Suite 200
North Charleston, SC 29405
1 843 723 1202
colliers.com

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Site Overview

Unit Overview

100-A	±3,000 SF
100-B	±3,000 SF
100-C	±3,000 SF
100-D	±3,000 SF

200-A,B	±6,000 SF
200-C	±3,000 SF with A/C
200-D	±3,000 SF

300-A	±3,000 SF
300-B	±3,000 SF
300-C	±3,000 SF with A/C
300-D	±3,000 SF

400-A	±1,500 SF Office ±1,500 SF Warehouse
400-B	±3,000 SF
400-C	±3,000 SF
400-D	±3,000 SF

Price: $14.50 PSF/NNN

The Property

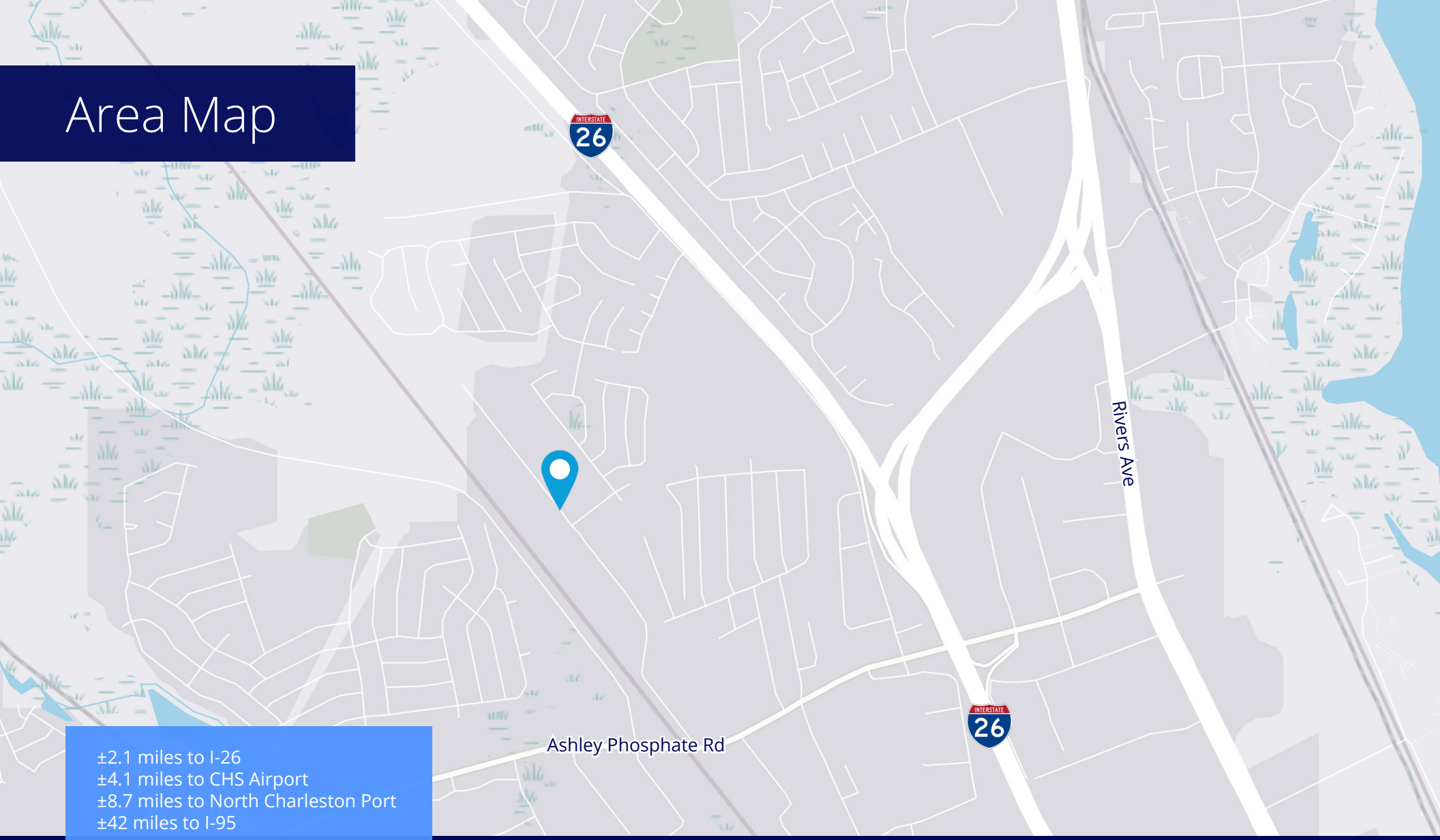
Building Address	7644 Southrail Road, North Charleston, SC 29420
County	Charleston TMS: 484-00-00-092
Lease Rate	$14.50/SF
2025 NNN's	$4.56/SF
Property Type	Flex Space, Mixed Use, Warehouse/Distribution
Building Size	±48,000 SF
Zoning	M-1 Light Industrial
Dimensions	3,000SF/50' x 60'
Clear Height	20' at eaves / 24' at center
Perimeter	Fully Fenced
Sprinklers	Wet
Availability Dates	100-C: Available Now 100-D: Available Now 200-D: Available Now
Features	Shared Loading Dock

Suite 100 **D**

±3,000 SF Warehouse Space

±3,000 SF Warehouse Space

Area Map



±2.1 miles to I-26
±4.1 miles to CHS Airport
±8.7 miles to North Charleston Port
±42 miles to I-95

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