

FOR LEASE

PEPPERDAM
INDUSTRIAL PARK



7123 CROSS COUNTY RD, UNIT 301
NORTH CHARLESTON, SC 29418

Harbor
COMMERCIAL PARTNERS

7123 CROSS COUNTRY RD, NORTH CHARLESTON, SC 29418

PROPERTY DESCRIPTION

Unit 301 is available for lease in the new flex industrial park. The development consists of four freestanding buildings that are sub-divided into two 2,800 SF units, each with a 642 SF office, two restrooms, and one 10' x 12' drive in door on the backside of the building. The property has direct frontage along Cross County Rd with an attractive masonry facade. Warehouse sprinklered. Estimated pass throughs are \$700 per month. Space Available August 1, 2026.

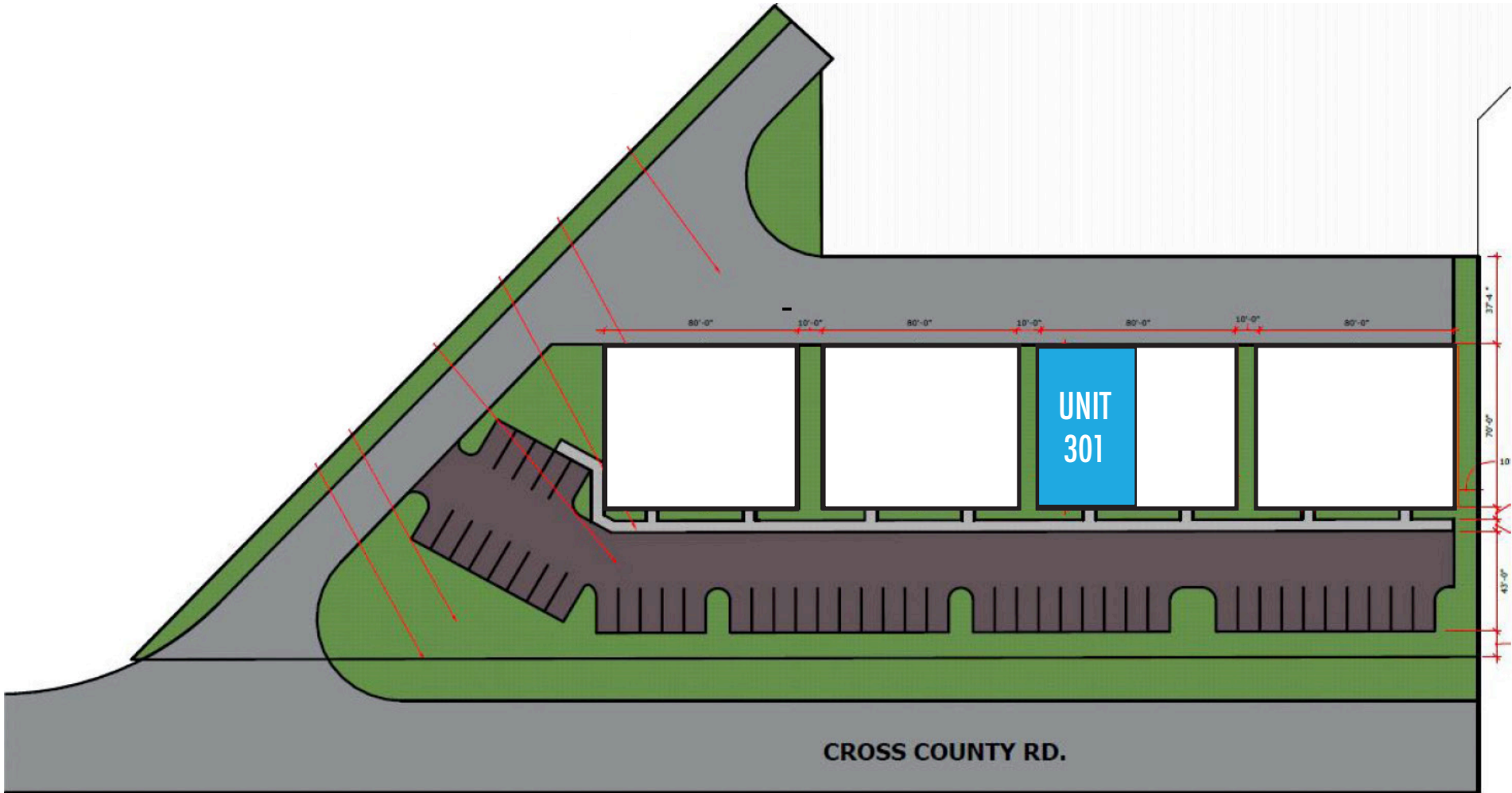


PROPERTY SPECS

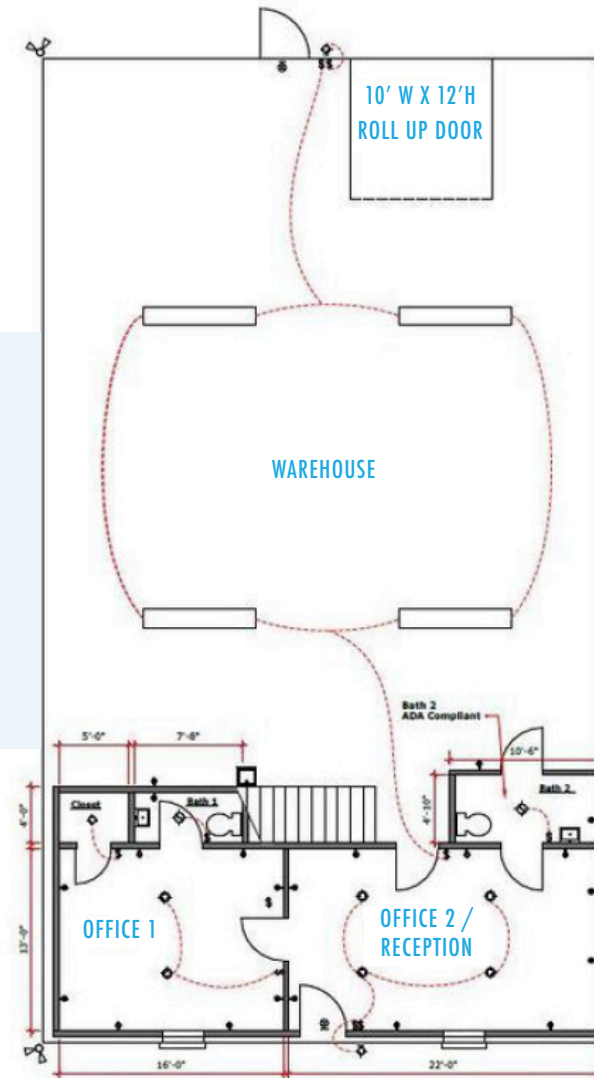
UNIT	301
SIZE	2,800 SF
LEASE RATE	\$14.50 PSF NNN
AVAILABLE DATE	8/1/26
BUILDING SIZE	22,400 SF
TMS	397-00-00-049
ZONING	M-1 LIGHT INDUSTRIAL
EST. PASS THROUGHS	\$700/MONTH
PARKING	45 SPACES
POWER	THREE PHASE
EAVE HEIGHT	18
SPRINKLERS	Yes

PROPERTY LAYOUT

7123 CROSS COUNTRY RD, NORTH CHARLESTON, SC 29418



OFFICE SPACE: 642 SF
WAREHOUSING SPACE: 2,158 SF



PROPERTY PHOTOS

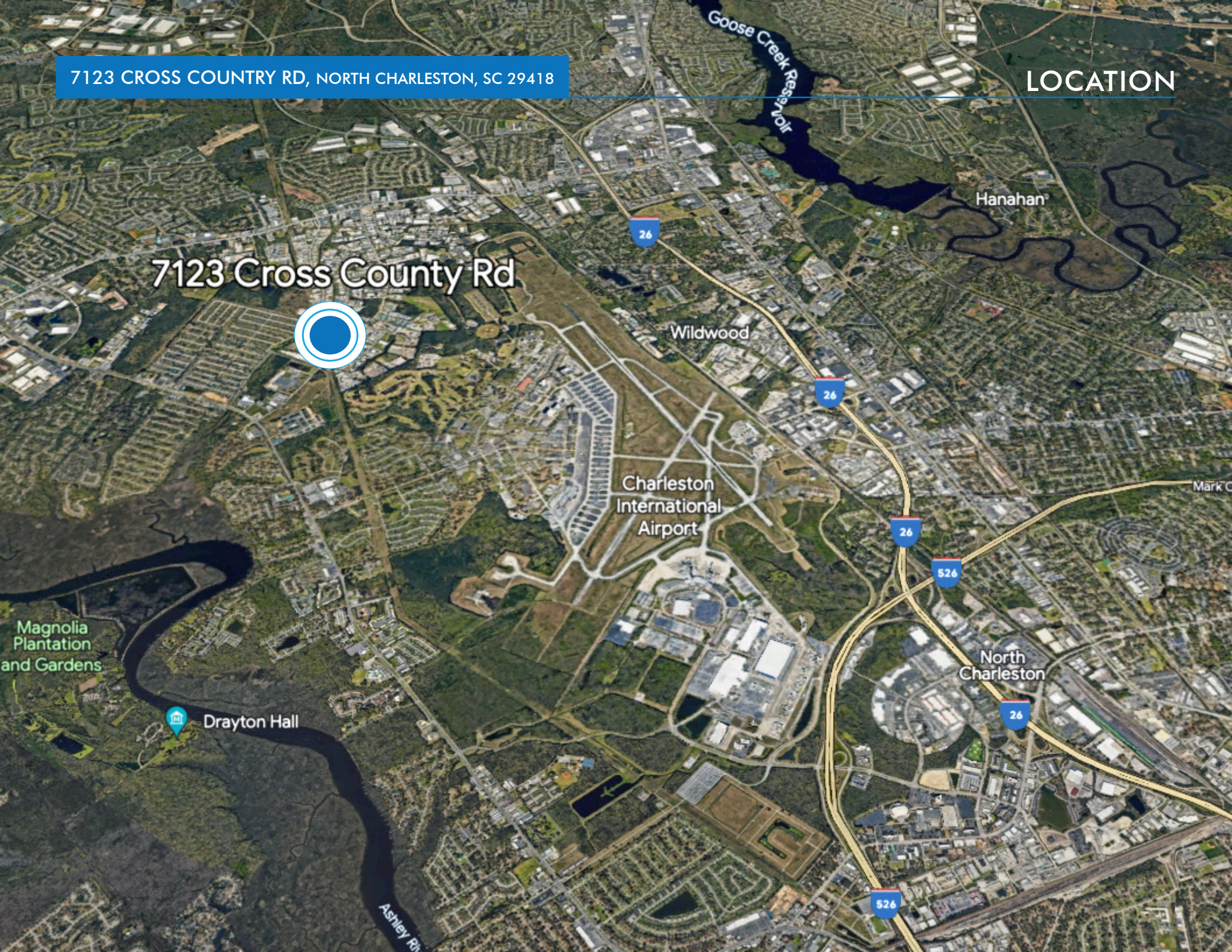
7123 CROSS COUNTRY RD, NORTH CHARLESTON, SC 29418



7123 CROSS COUNTRY RD, NORTH CHARLESTON, SC 29418

LOCATION

7123 Cross County Rd





LEASING CONTACT:

Todd Garrett, CCIM, SIOR
Managing Partner
+1.843.408.8846
todd.garrett@
harborcommercialpartners.com

Tradd Varner, SIOR
Partner
+1.843.532.1684
tradd.varner@
harborcommercialpartners.com

Crawford Riddle
Associate
+1.864.423.4973
crawford.riddle@
harborcommercialpartners.com

Harbor
COMMERCIAL PARTNERS

harborcommercialpartners.com