

FOR SUBLEASE

6,000 SF CLIMATE
CONTROLLED FLEX SPACE



7178 CROSS COUNTY RD, UNIT 101-102
NORTH CHARLESTON, SC 29418



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PROPERTY DESCRIPTION

Available for sublease; this 6,000 SF climate-controlled flex space is move-in ready and offers an attractive storefront entrance with visibility and signage along Cross County Rd. The space comes equipped with three 12' x 10' drive-in doors, shared loading dock, 600 SF of open office space and multiple restrooms. Very clean space having been renovated in 2024 and well maintained since. Ideal opportunity for users needing 100% HVAC space in a convenient location.

OFFERING

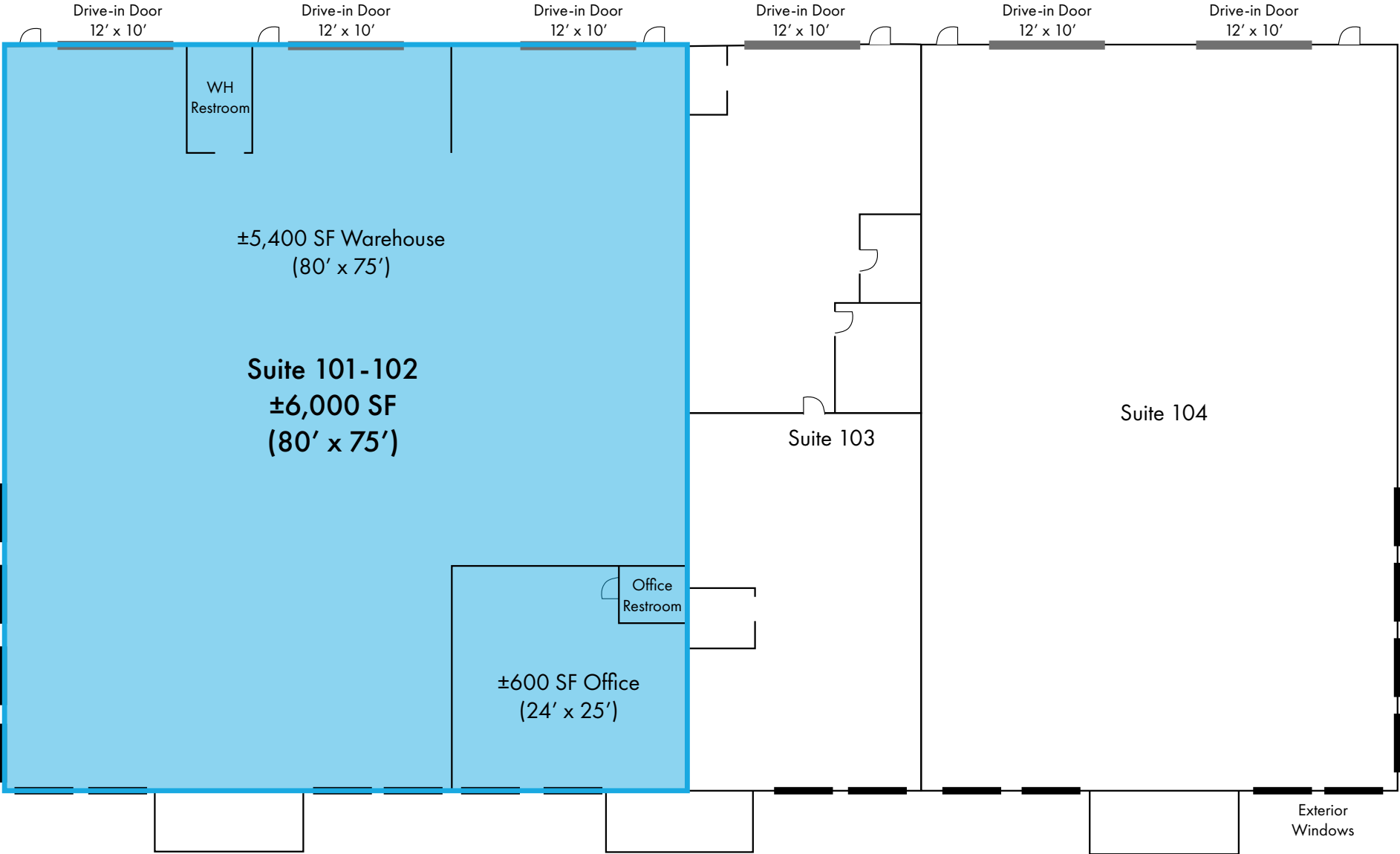
SIZE	LEASE RATE	LEASE TYPE
6,000 SF	\$13.78 PSF	NNN

PROPERTY SPECIFICATIONS

UNITS	101-102
SIZE	6,000 SF
LEASE RATE	\$13.78 PSF NNN
BUILDING SIZE	12,000 SF
OFFICE SIZE	± 600 SF
WAREHOUSE	± 5,400 SF
TMS	397-00-00-072
ZONING	M-1 Light Industrial
COLUMNS	Clear Span
PARKING	14 Spaces
POWER	Three Phase
CENTER HEIGHT	25'
EAVE HEIGHT	11'
DRIVE IN DOORS	(3) 10'x12'
LOADING DOCK	Shared

FLOOR PLAN

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LOCATION MAP

7178 CROSS COUNTRY RD, NORTH CHARLESTON, SC 29418

SUMMERVILLE

HANAHAN

NORTH
CHARLESTON

DANIEL
ISLAND



7178 CROSS COUNTRY RD
NORTH CHARLESTON, SC 29418

WEST ASHLEY

CHARLESTON

MOUNT
PLEASANT

JOHNS
ISLAND



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