

NEW OWNERSHIP / RECENTLY RENOVATED



7391 PEPPERDAM AVENUE | NORTH CHARLESTON, SC 29418

96,539 TOTAL SF
INDUSTRIAL FOR LEASE

EXISTING OFFICE SUITES / MOVE-IN READY

**DIVISIBLE BETWEEN
24,000 SF TO 96,000 SF**

- + ZONING M-1 LIGHT INDUSTRIAL
- + EXCELLENT ACCESS TO I-26, PORTS AND CHARLESON CBD
- + IDEAL FOR LIGHT MANUFACTURING, WAREHOUSE OR LOGISTICS

CBRE

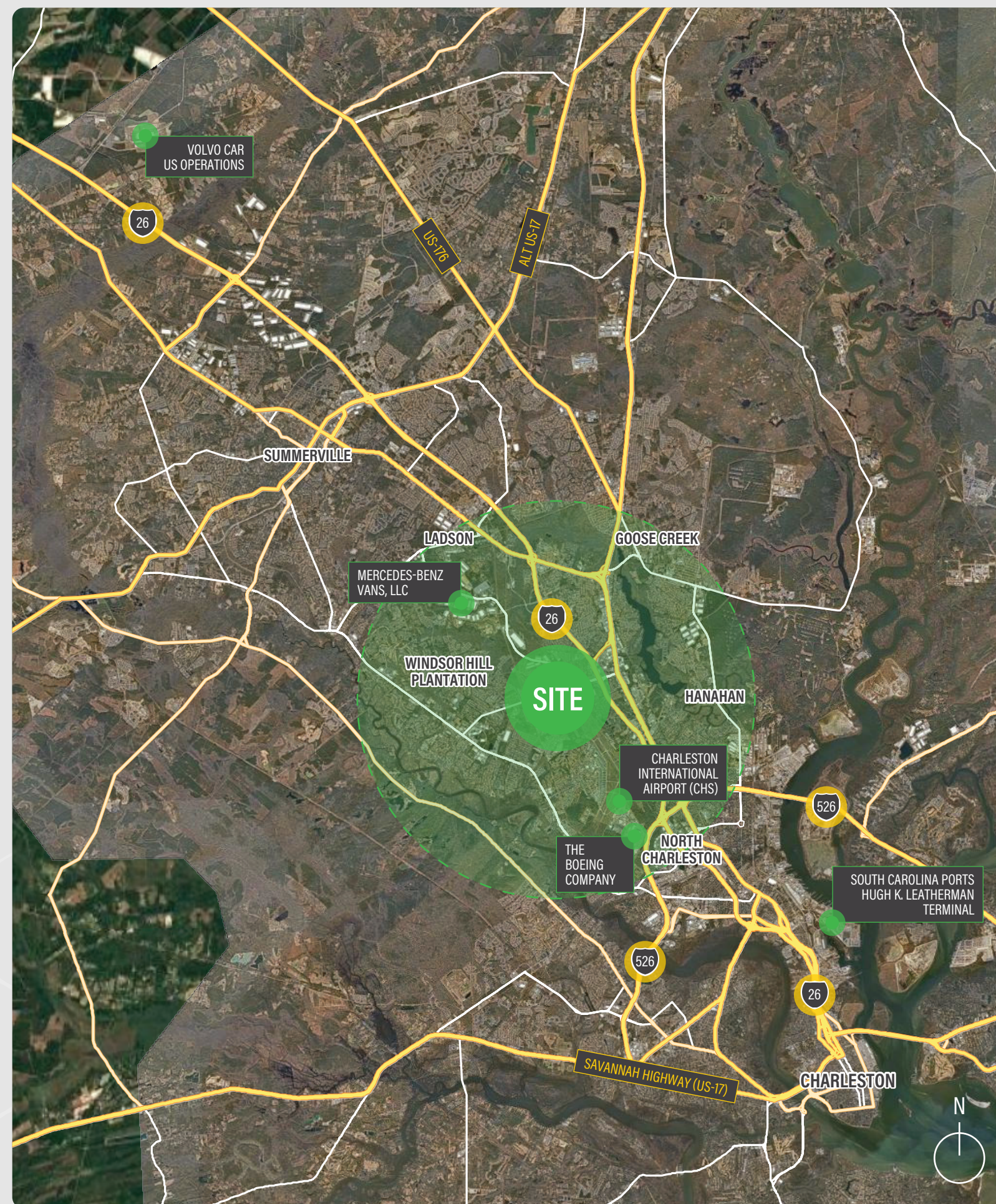


PREMIER SPACE IN PRIME LOCATION

7391 Pepperdam Avenue—under new ownership and recently renovated—is a 96,539-SF warehouse and distribution facility located in North Charleston, the 3rd largest city in South Carolina and is highly accessible and centralized among the region.

The City of North Charleston—a business friendly community rich with incentives to allow companies to compete on a global scale—has a young, highly skilled workforce that attracts diverse industries, such as aerospace, automotive, aviation, bioscience, defense, renewable energy, financial services, and IT.

North Charleston is in close proximity to major roadways, including I-26, I-526, and I-95, rail lines transporting both freight and passengers, an international airport, and one of the east coasts deepest water ports.



5-MILE RADIUS

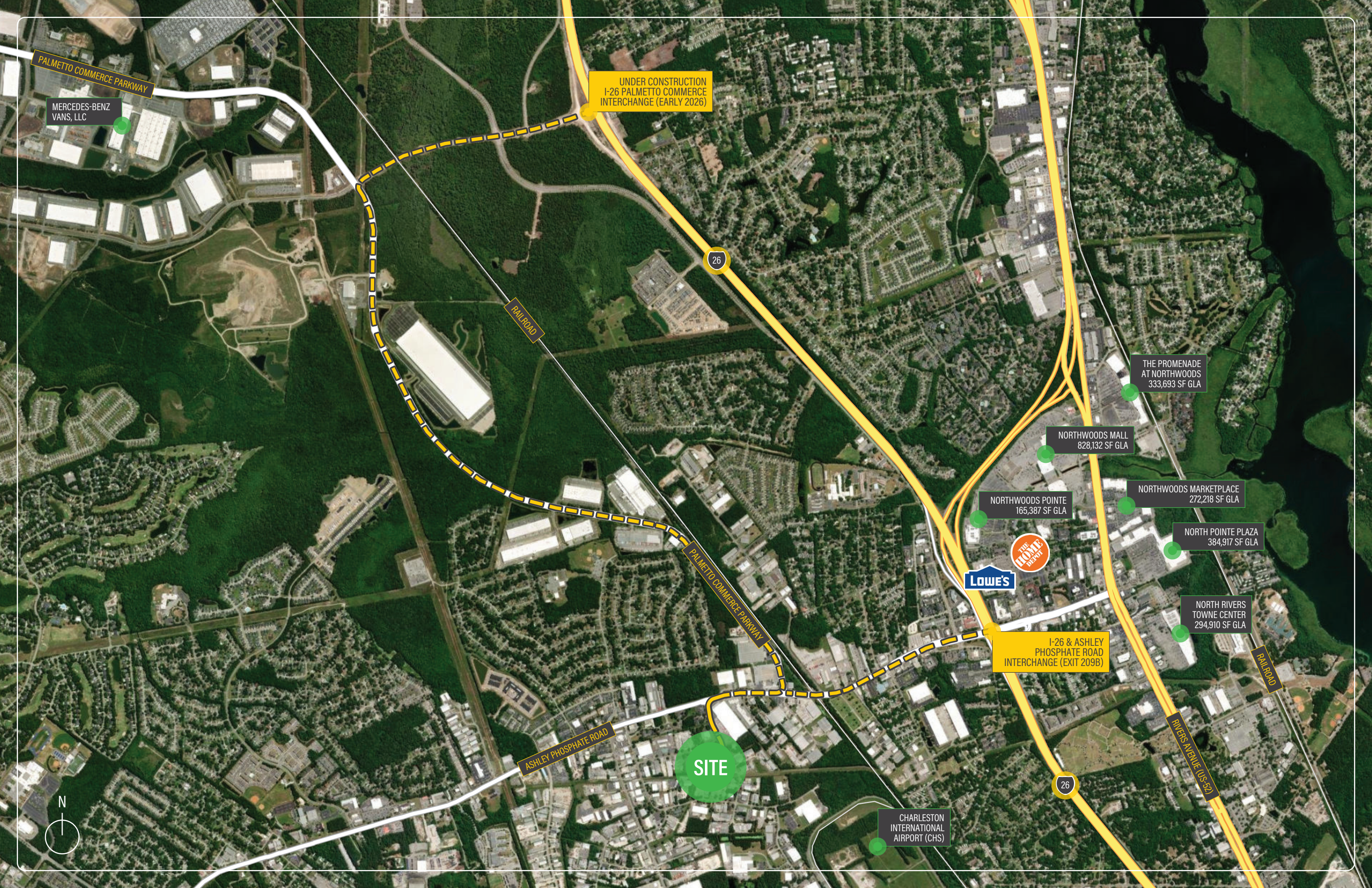
5,152
BUSINESSES

74,117
EMPLOYEES

151,316
POPULATION

60,022
HOUSEHOLDS

\$89,637
AVG. HOUSEHOLD
INCOME



PALMETTO COMMERCE PARKWAY

MERCEDES-BENZ
VANS, LLC

UNDER CONSTRUCTION
I-26 PALMETTO COMMERCE
INTERCHANGE (EARLY 2026)

26

RAILROAD

THE PROMENADE
AT NORTHWOODS
333,693 SF GLA

NORTHWOODS MALL
828,132 SF GLA

NORTHWOODS MARKETPLACE
272,218 SF GLA

NORTHWOODS POINTE
165,387 SF GLA

NORTH POINTE PLAZA
384,917 SF GLA

NORTH RIVERS
TOWNE CENTER
294,910 SF GLA

LOWE'S

THE HOME
DEPOT

I-26 & ASHLEY
PHOSPHATE ROAD
INTERCHANGE (EXIT 209B)

SITE

ASHLEY PHOSPHATE ROAD

CHARLESTON
INTERNATIONAL
AIRPORT (CHS)

26

RIVERS AVENUE (US-52)

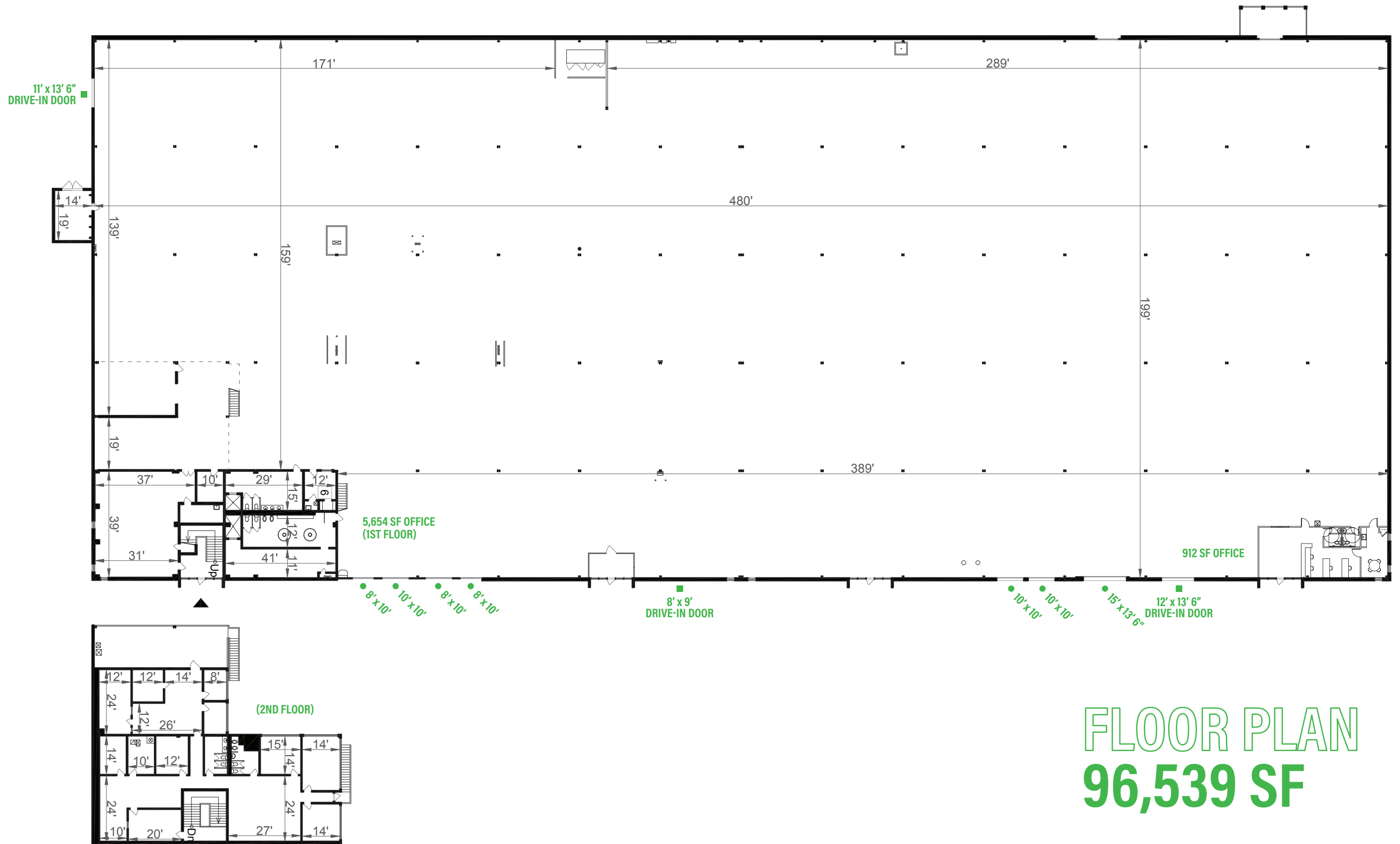
RAILROAD





FOR LEASE: 96,539 SF

AVAILABLE SPACE:	96,539 SF
OFFICE SPACE:	Suite A: 5,654 SF Suite B: 912 SF
DRIVE-IN DOORS:	Three (3)
DOCK DOORS:	Seven (7)
DOCK DOOR EQUIPMENT:	+ Mechanical Dock Levelers + Dock Locks + Shelters
CLEAR HEIGHT:	20' (At Center)
COLUMN SPACING:	30' x 40'
AUTO PARKING:	50 Spaces
TRAILER PARKING:	7 Spaces
DIMENSIONS:	475' x 200'
CONSTRUCTION:	Tilt-Up Concrete
POWER:	480/277 3,000 Amp Service
SPRINKLER:	Wet System
ZONING:	M-1 Light Industrial



FLOOR PLAN
96,539 SF



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CBRE



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