

**AVISON
YOUNG**



**7,500 - 42,500 Sq Ft Available
for Immediate Occupancy**

CLASS A INDUSTRIAL SPACE

FOR LEASE

ATLAS COMMERCE CENTER

8351 Palmetto Commerce Parkway
North Charleston, South Carolina 29456

FOR MORE INFORMATION, CONTACT:

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THE OFFERING

Atlas Commerce Center is Charleston's first Class "A" Multi-Tenant Industrial Park designed specifically to accommodate both smaller and larger users alike. The site consists of two 67,500 sq ft tilt up concrete, multi-tenant buildings, on 12 acres with 500' of unobstructed visibility on the Parkway.

By offering amenities only found in buildings reserved for much larger users, Atlas provides the highest quality and value that a 7,500 - 45,000 sq ft user can find in the Charleston Market.

With multiple ingress and egress routes, dedicated turn lanes and curb cuts, Atlas offers unrivaled site access.

Visit Atlas Commerce Center Online:
www.AtlasCommerceCenter.com

LISTING TEAM

CONTACT INFORMATION

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Avison Young

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PROPERTY PHOTOS

BUILDING #1: 12,500 SQ FT AVAILABLE



PROPERTY PHOTOS

BUILDING #2: 7,500 SQ FT - 42,500 SQ FT AVAILABLE



SPECIFICATIONS



SUBDIVIDABLE BAYS

Subdivisible to 7,500 sq ft bays,
50' x 50' Column Spacing



UP TO 3 DOCK DOORS

Up to 3 dock doors
per 7,500 sq ft bay



CLEAR CEILING HEIGHTS

30' to 33' Clear Ceiling
Heights

COMMERCIAL GRADE FACILITIES

ESFR Sprinkler System,
Heavy Utilities, Natural
Gas on Site

ONSITE PARKING

Ample onsite parking
1.6 spaces/1000 sq ft

ALL CUSTOM BUILDOUTS

All tenant buildouts
are custom designed

200' TRUCK COURTYARD

200' truck courtyard, allows
even the largest trucks to
maneuver easily

MULTI-COUNTY PARK STATUS

Multi-county park status
in place, eligible for tax
incentives

ATLAS COMMERCE CENTER SPEC SHEET

| | |
|--------------|--|
| Address | 8351 Palmetto Commerce Pkwy Charleston, SC 29456 |
| County | Charleston County |
| Municipality | City of North Charleston |
| Tax Map | 393-00-00-135 |
| Acres | 12.0 Acres |
| Year Built | 2016 |
| Building 1 | 67,500 sq ft – Available: 12,500 sq ft |
| Building 2 | 67,500 sq ft – Available: 42,500 sq ft |
| Zoning | M1 & L1 |
| Lease Type | NNN |

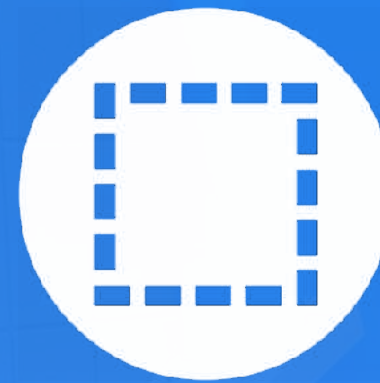
| | |
|-----------------------|---|
| Bldg 1 & 2 Dimensions | 450' x 150' |
| Construction Status | Building 1 - Complete Building 2 - Complete |
| Primary Use | Distribution/Warehouse |
| Previous Use | NA, New Construction |
| Office Sq Ft | To Suit, allowance |
| Loading Docks | 35 - (10' x 10') |
| Drive-In Bays | 4 - (12' x 14') Options for one additional dock or drive-in per bay |
| Ceiling Height | 30' - 33' |
| Clearance Height | 30' - 33' |
| Eave Height | 33' |
| Column Spacing | 50' x 50' |
| Bay Sizes | 7,500 sq ft |
| Roof | Insulated Rub/Mem |
| Walls/Siding | Tilt-up Concrete |
| Floors | 6" Concrete, Reinforced |

| | |
|-------------------|--------------------------|
| HVAC | To Suit |
| HVAC Source | Gas, electricity, other |
| Lighting | T5 |
| Number of Stories | 1 |
| Parking Spaces | 1.6 spaces / 1,000 sq ft |
| Rail/Company | None |
| Restrooms | To Suit |
| Sprinklers | Yes, ESFR |
| Trailer Parking | Yes, in docks |
| Truck Court | 200' |
| Garbage Removal | Landlord Responsibility |
| Taxes & Insurance | TBD |
| Utilities | Tenant Responsibility |
| Telecom Provider | ATT & Hometelecom |
| Power Phase | 277/480 volts - 3 Phase |
| Power Provider | SCE&G |
| Natural Gas | SCE&G Connected |

BUILDING #1 FLOORPLAN



Excellent exposure with signage
on Palmetto Commerce Pkwy



Only one 12,500 sq ft
bay available



Available space can have 6 doors
with the option of 2 street level



BUILDING #1 AVAILABILITY

NORTH ELEVATION



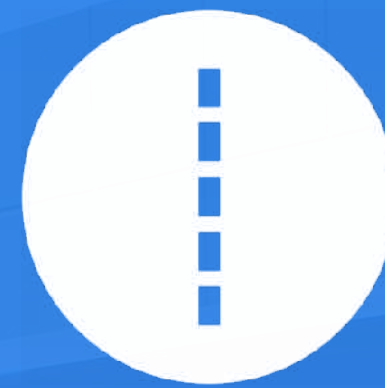
SOUTH ELEVATION



BUILDING #2 FLOORPLAN



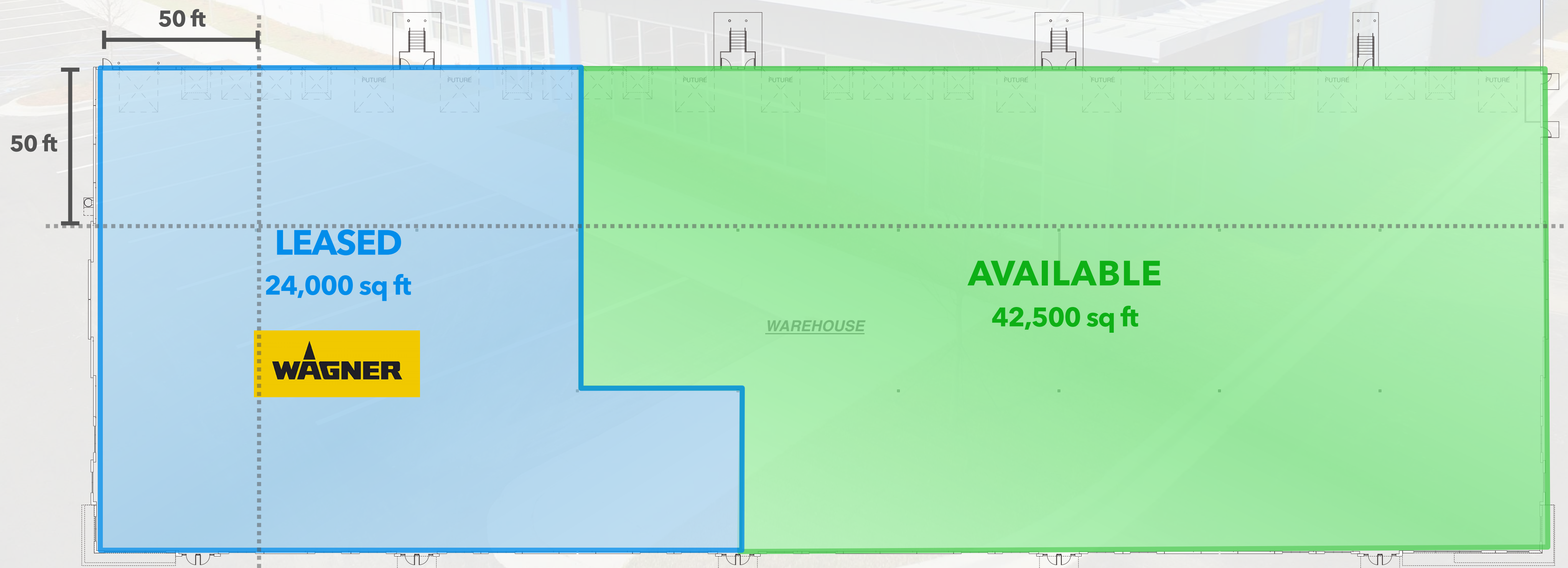
SMALLEST AVAILABLE:
7,500 sq ft (50'x150')



SUBDIVIDABLE INTO:
7,500 sq ft sections

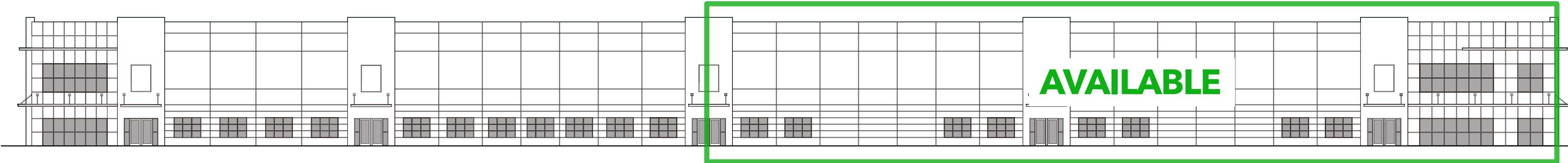


MAXIMUM AVAILABLE:
42,500 contiguous sq ft

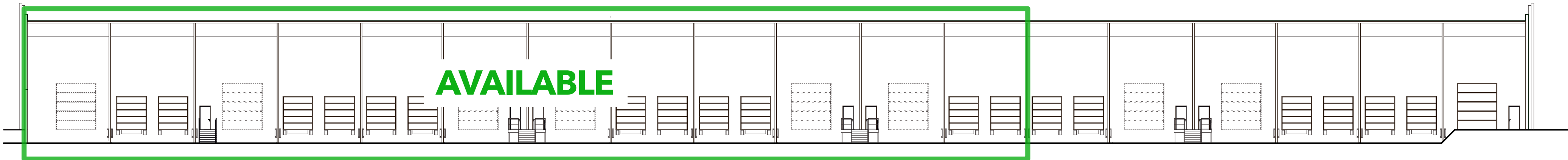


BUILDING #2 AVAILABILITY

SOUTH ELEVATION



NORTH ELEVATION



SITE PLAN

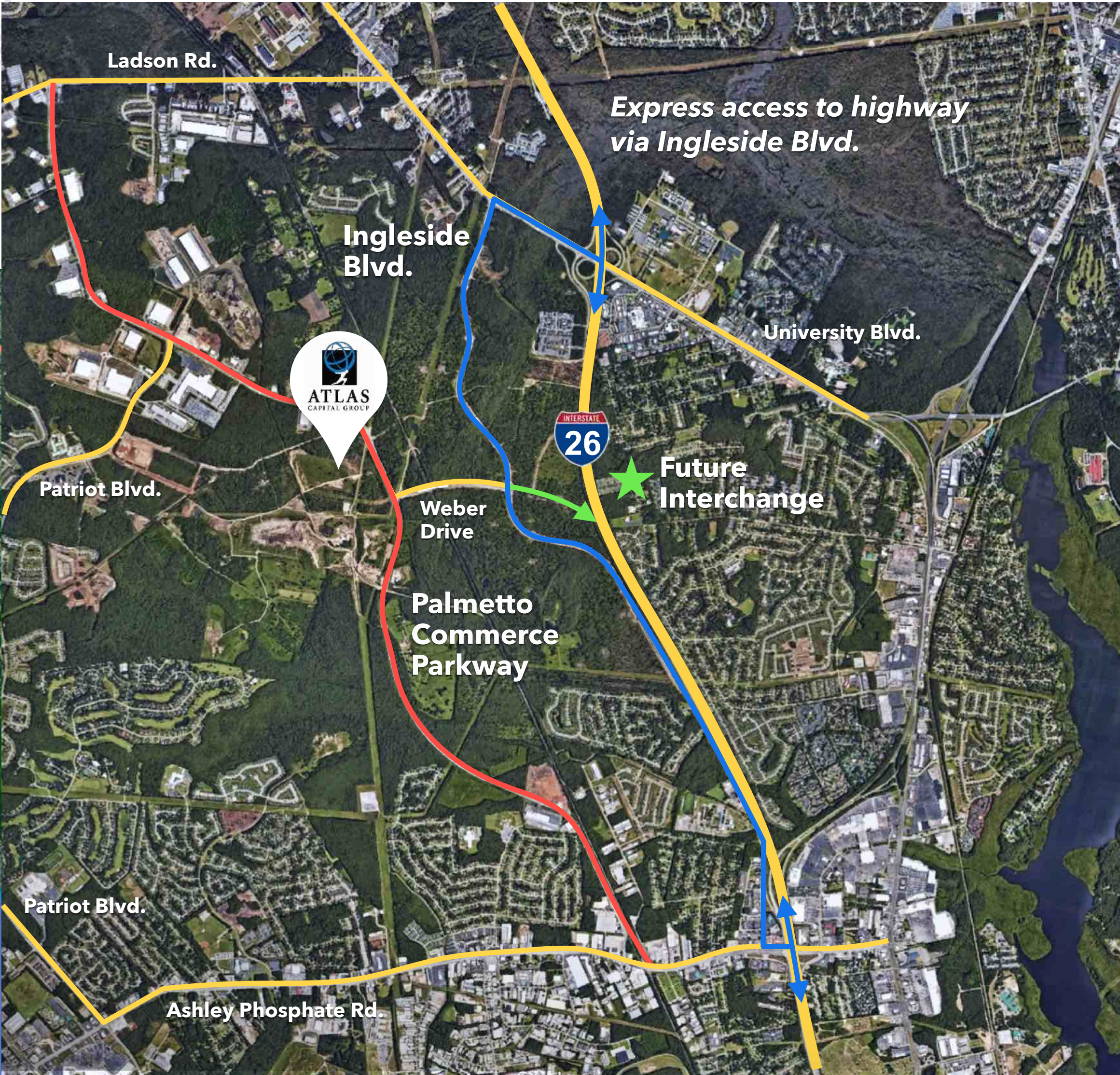
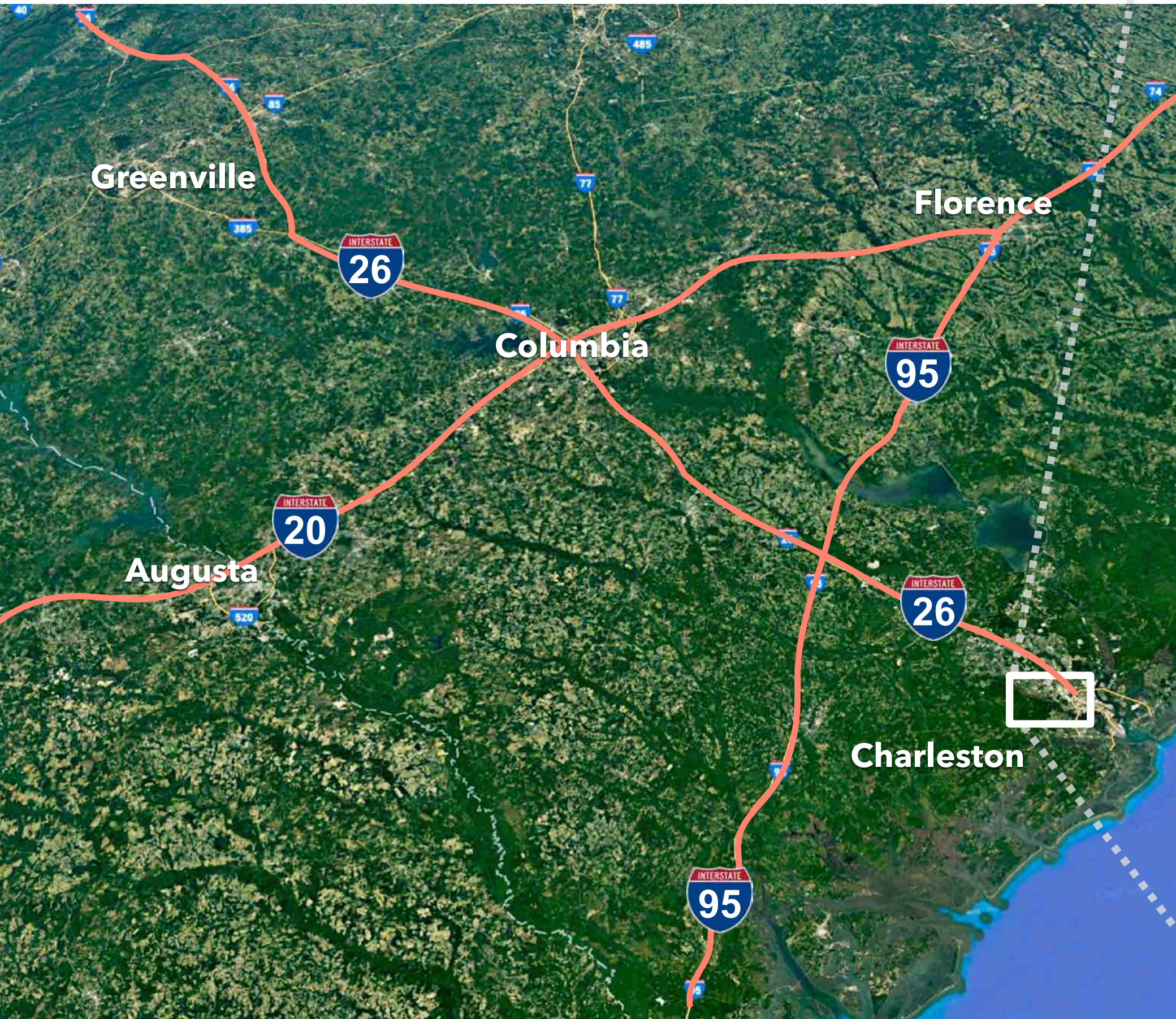


ACCESS IS EVERYTHING

EXPRESS ACCESS,

Traffic Free, directly to I-26 via the Newly Constructed Weber Blvd/Northside Drive

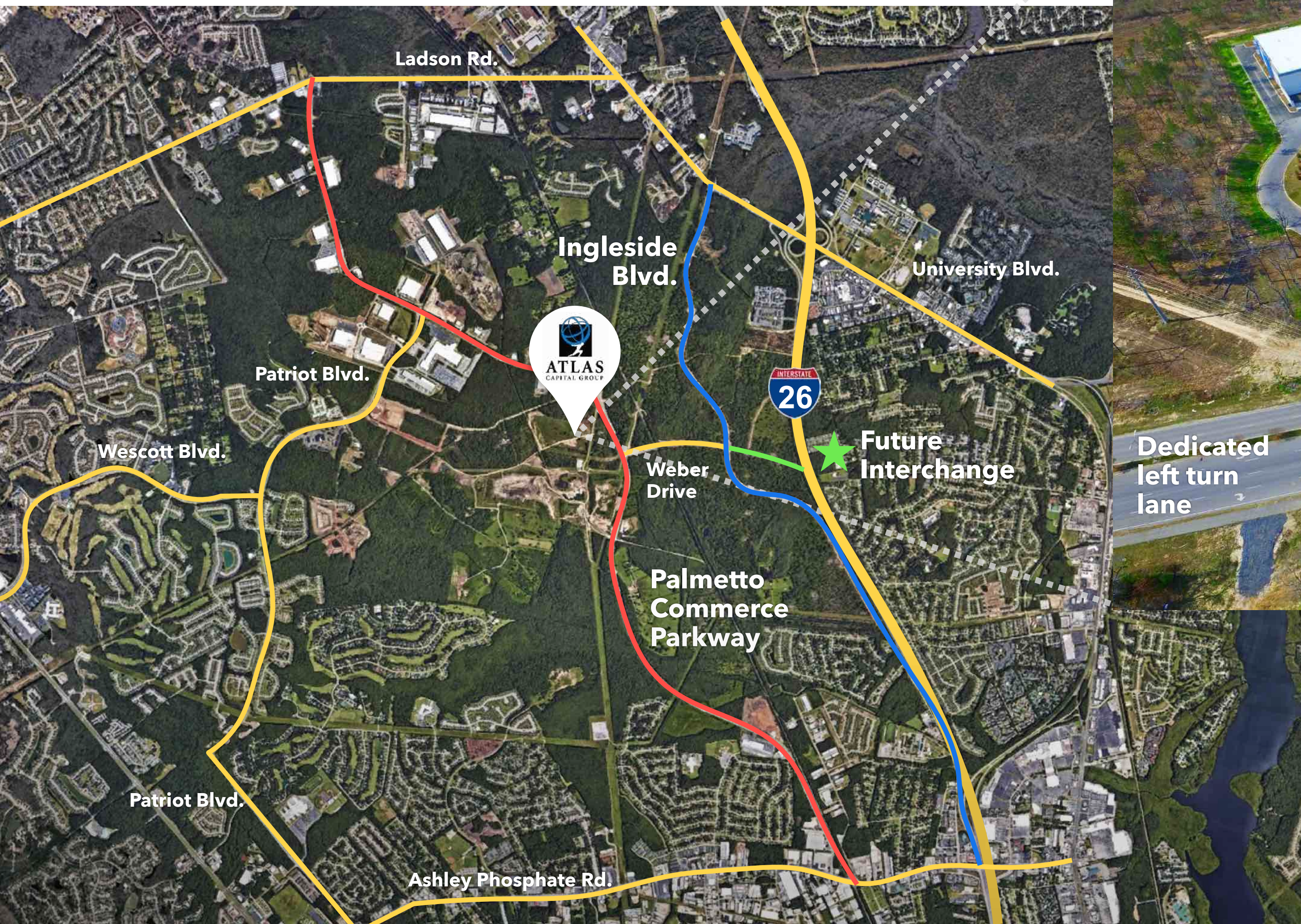
★ Future Interchange Planned at I-26 and Weber Drive, providing even faster access to I-26



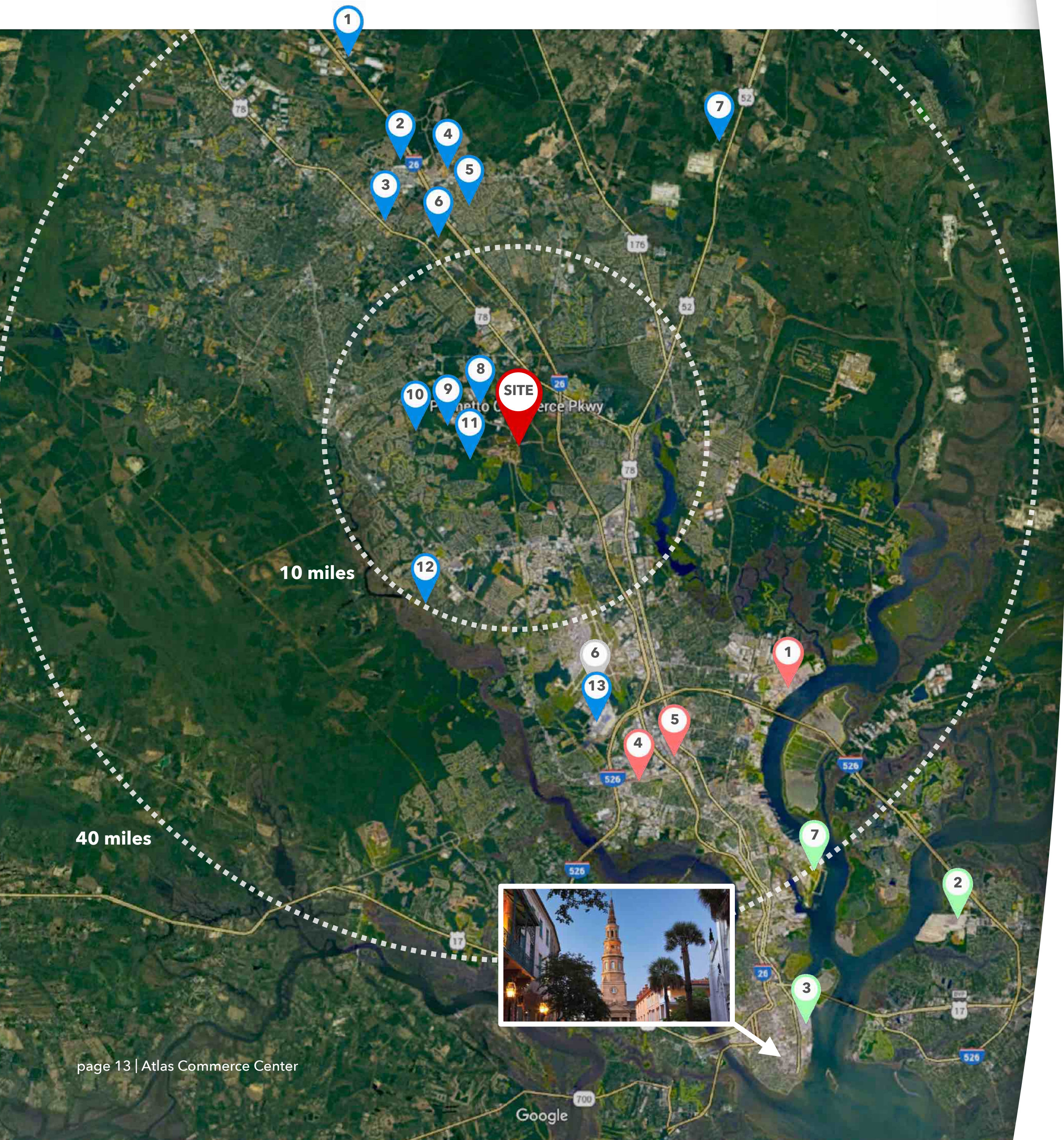
LOCATION



WE OFFER WHAT THE COMPETITION CANNOT:
DEDICATED TURN LANES on a four lane wide parkway
DESIGNED FOR TRUCK TRAFFIC



INDUSTRIAL POINTS OF INTEREST



PORT, RAIL & AIR TERMINALS

- North Charleston Container Terminal
- Wando Welch Terminal
- Columbus Street Terminal
- CSX Yard
- Norfolk Southern Yard Charleston
- International Airport
- Navy Yard Veterans Terminal

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MANUFACTURING & DISTRIBUTION

- Volvo
- Fruit of the Loom
- BAE Systems
- TBC Tire Kingdom
- Gerber Children's Wear Distribution Center
- Agro
- Google
- Cummins
- Boeing Interiors
- Shimano
- Mercedes-Benz Vans
- Bosch
- Boeing Main

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ATLAS COMMERCE CENTER

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CONDITIONS AND DISCLOSURES

The material contained in the marketing package is furnished solely for the purpose of considering the leasing of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee.

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AGENCY

Avison Young is granted by Owner the sole and exclusive right to lease the real property. Avison Young represents the Owner. Refer to the South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.

OFFERING PROCESS

Avison Young is pleased to present Atlas Commerce Center in North Charleston. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.





THANK YOU.



Intelligent
Real Estate
Solutions

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