

**AVISON
YOUNG**



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

CLASS A INDUSTRIAL SPACE

FOR LEASE

ATLAS COMMERCE CENTER

8351 Palmetto Commerce Parkway
North Charleston, South Carolina 29456
Charleston County

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

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Avison Young
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 O 843.725.7200 F 843.725.7201
www.avisonyoung.com



PROPERTY PHOTOS

BUILDING #1: 100% LEASED



PROPERTY PHOTOS

BUILDING #2: 7,500 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
Building 2	67,500 sq ft – Available: 22,500 sq ft
Zoning	M1 & L1
Lease Type	NNN

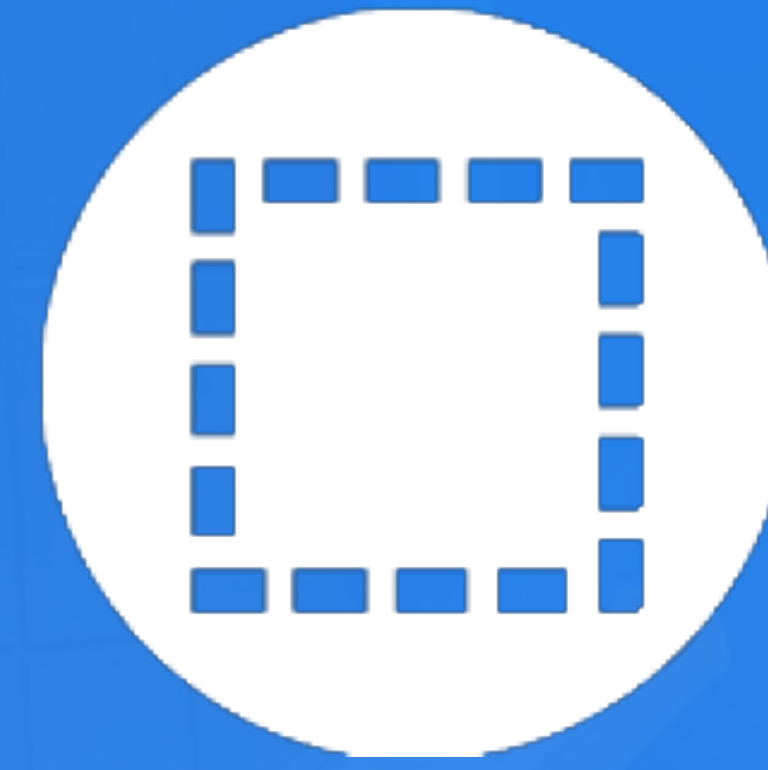
Bldg 1 & 2 Dimensions	450' x 150'
Construction Status	Building 1 - Complete Building 2 - Complete
Primary Use	Distribution/Warehouse
Previous Use	NA, New Construction
Office Sq Ft	To Suit, allowance
Loading Docks	35 - (10' x 10')
Drive-In Bays	4 - (12' x 14') Options for one additional dock or drive-in 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**



100% Leased

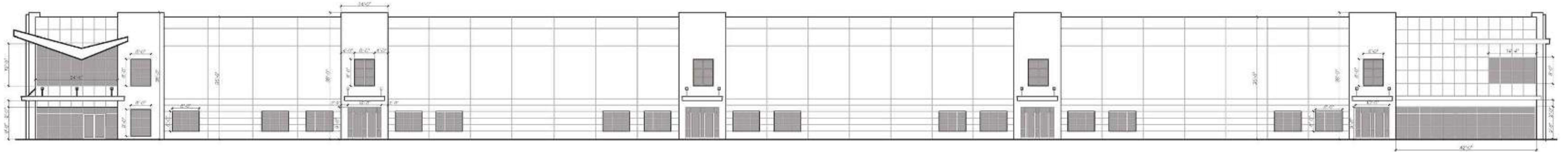


**Available space can have 6 doors
with the option of 2 street level**

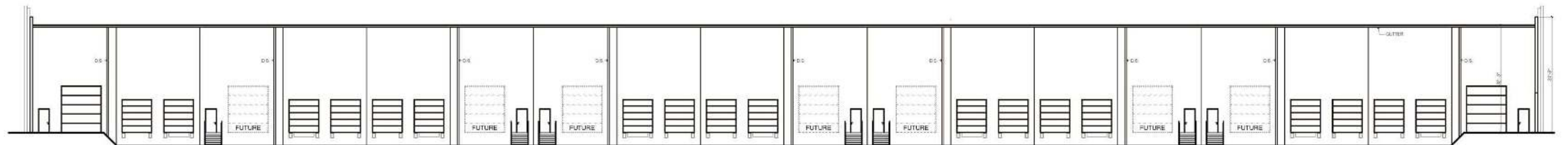


BUILDING #1

NORTH ELEVATION



SOUTH ELEVATION





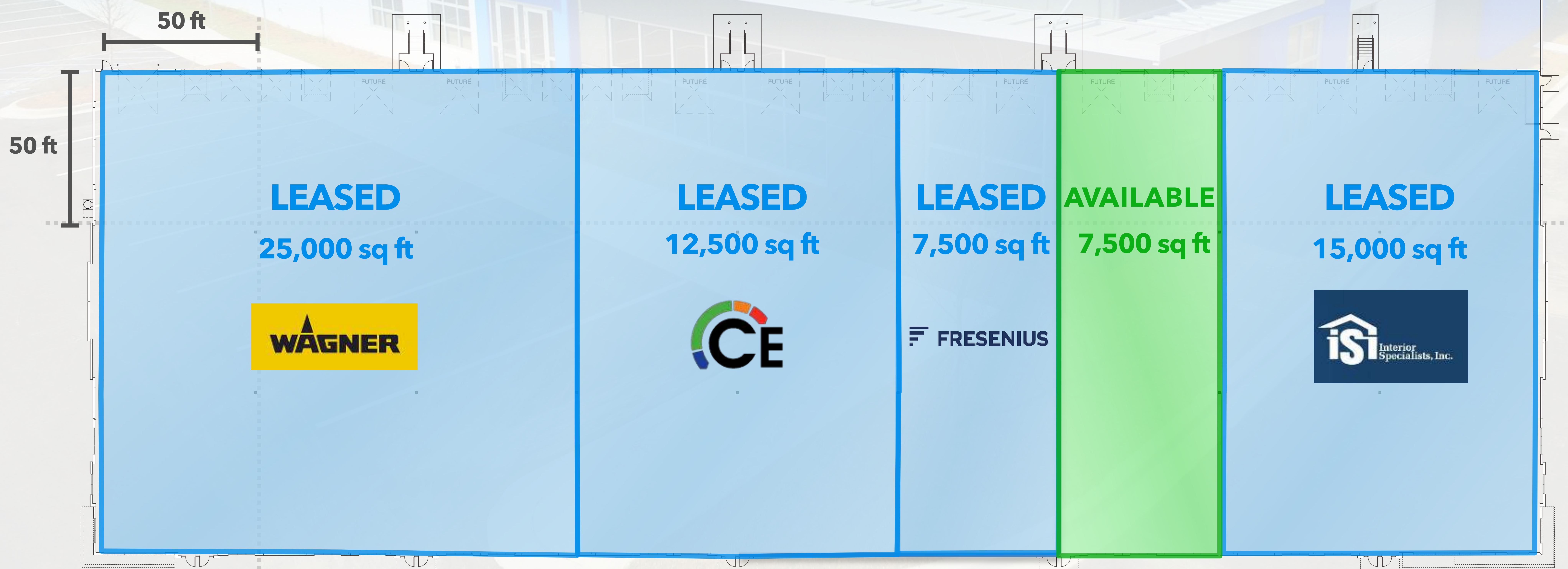
SMALLEST AVAILABLE:
7,500 sq ft (50'x150')



SUBDIVIDABLE INTO:
7,500 sq ft sections

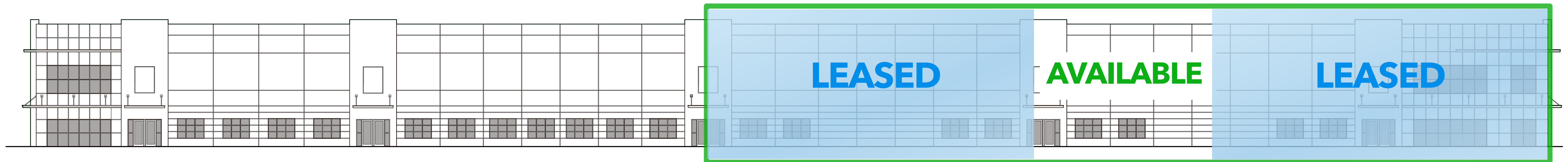


AVAILABLE: (DIRECT)
7,500 sq ft



BUILDING #2 AVAILABILITY

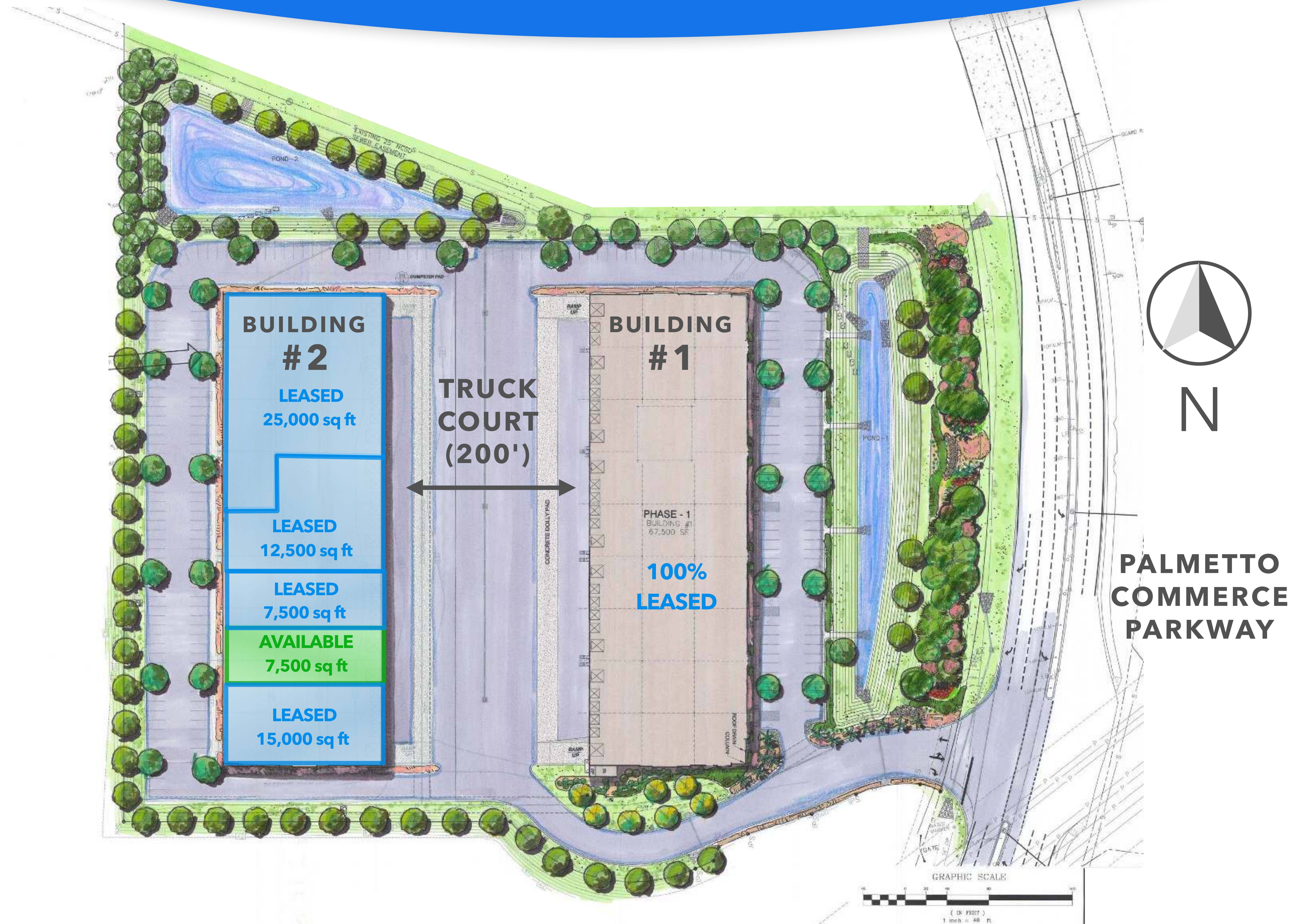
SOUTH ELEVATION



NORTH ELEVATION



SITE PLAN

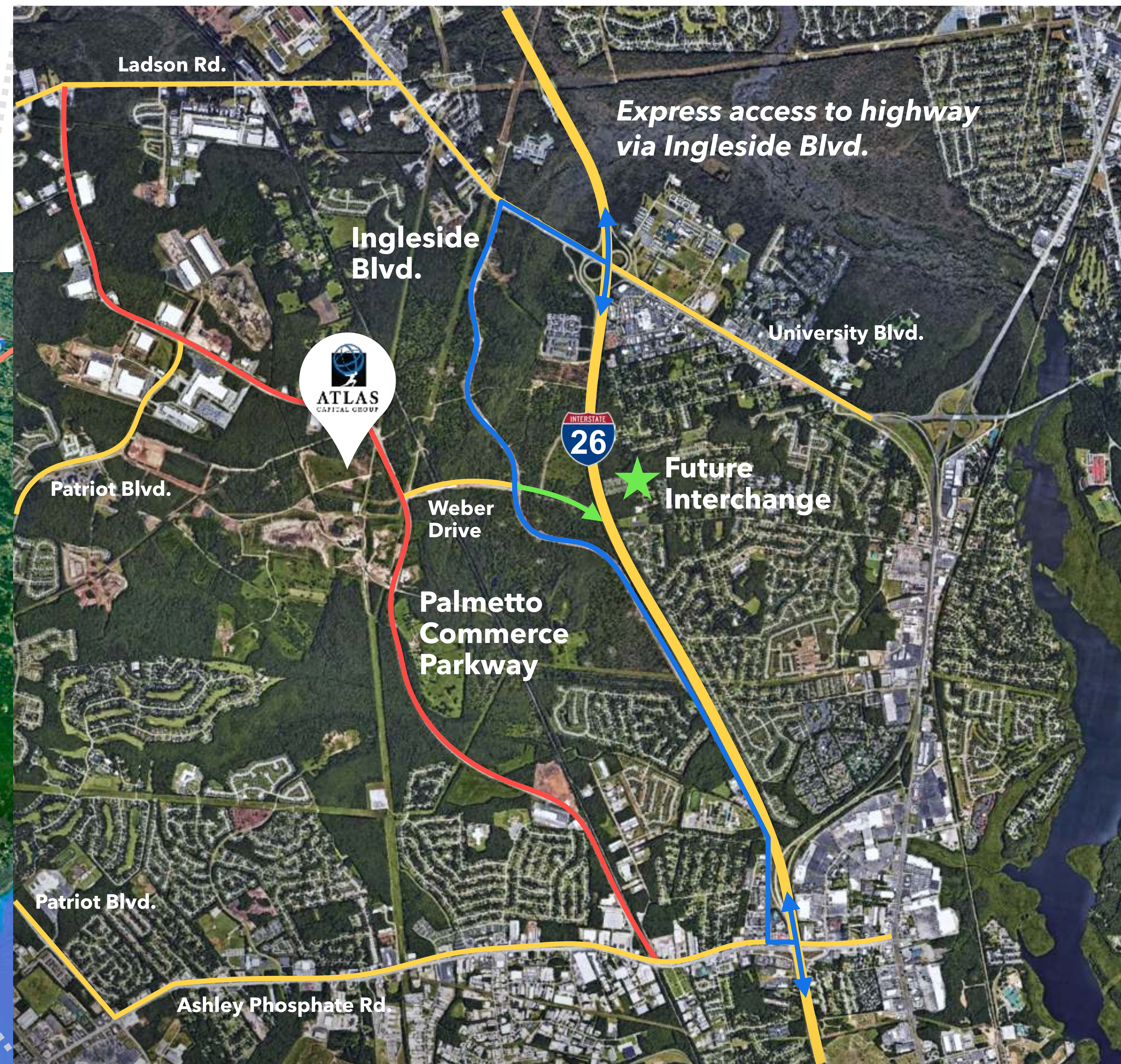
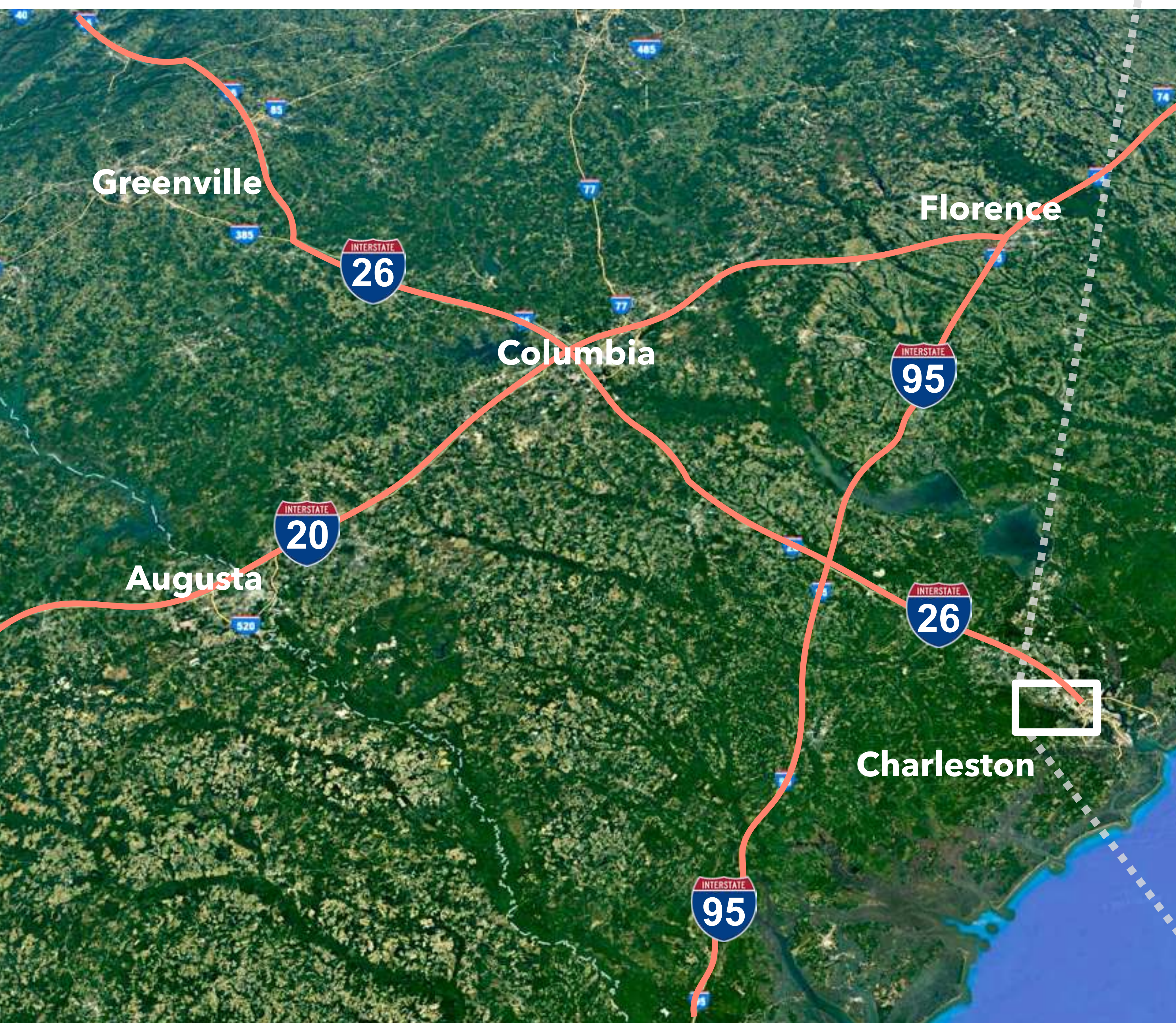


ACCESS IS EVERYTHING

EXPRESS ACCESS,

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

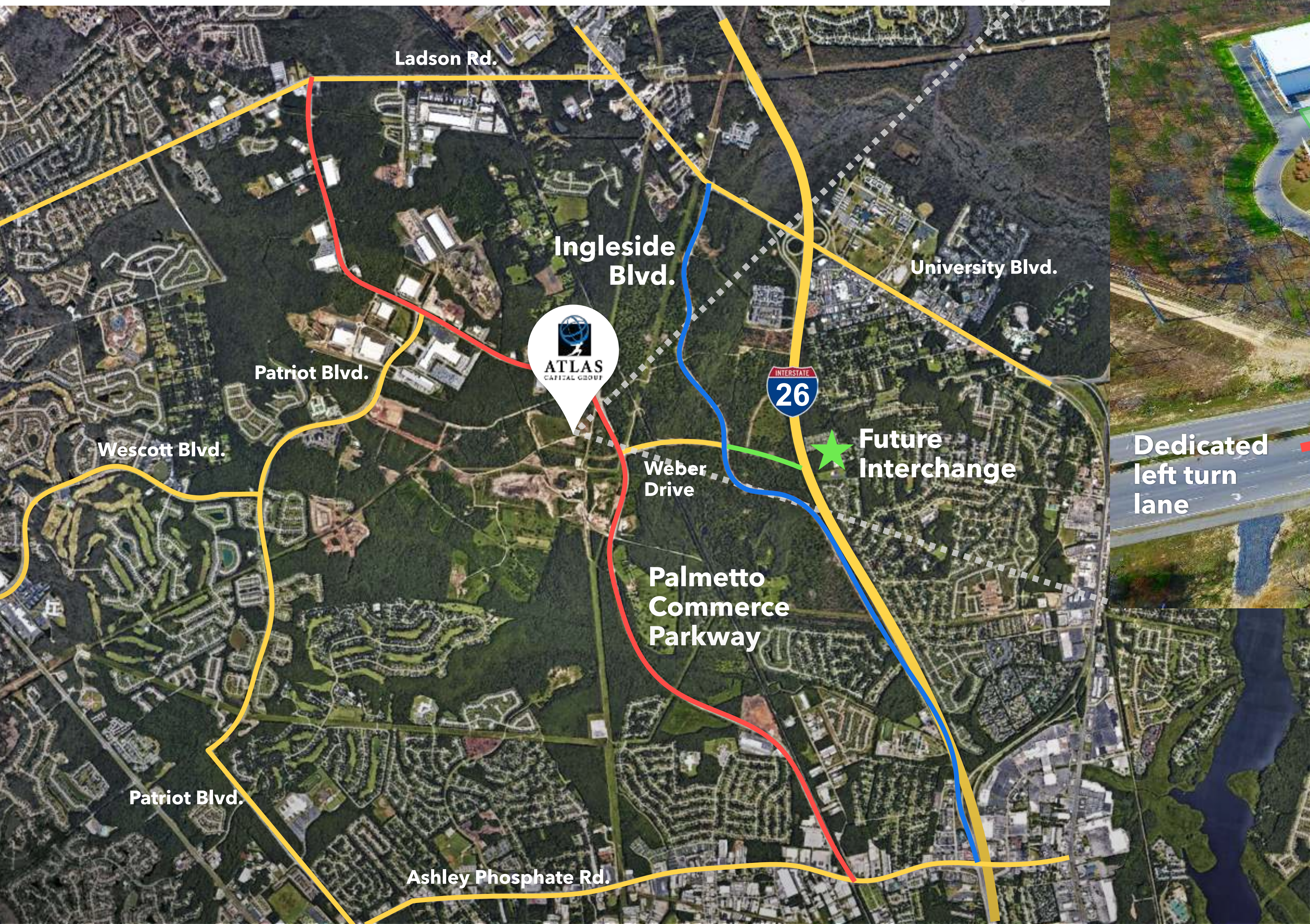
★ Future Interchange Planned at I-26 and Weber Drive, providing even faster access to I-26



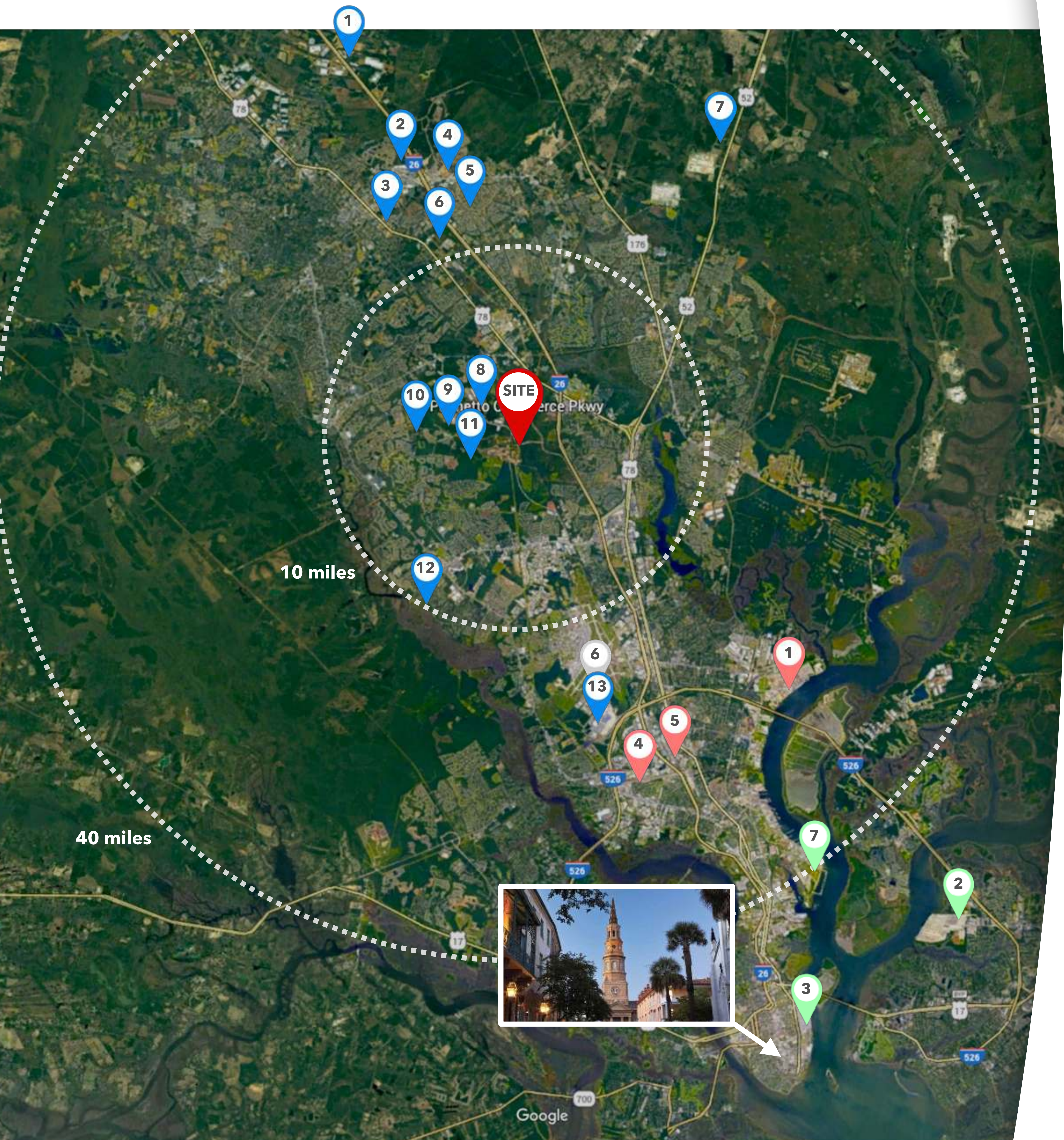
LOCATION



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 1
- Wando Welch Terminal 2
- Columbus Street Terminal 3
- CSX Yard 4
- Norfolk Southern Yard Charleston 5
- International Airport 6
- Navy Yard Veterans Terminal 7

MANUFACTURING & DISTRIBUTION

- Volvo 1
- Fruit of the Loom 2
- BAE Systems 3
- TBC Tire Kingdom 4
- Gerber Children's Wear Distribution Center 5
- Agro 6
- Google 7
- Cummins 8
- Boeing Interiors 9
- Shimano 10
- Mercedes-Benz Vans 11
- Bosch 12
- Boeing Main 13

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

avisonyoung.com

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Platinum member

Updated 04/03/18