



# 7101 BRYHAWKE

North Charleston, South

**CAN SUBDIVIDE DOWN TO 2 ACRES**

**2-18 ACRES INDUSTRIAL OUTDOOR STORAGE | CONSTRUCTION DELIVERING FALL 2024**

**ALEX SHIELDS**

+1 904 377 9963

[alex.shields@bridge-commercial.com](mailto:alex.shields@bridge-commercial.com)

**WILL CROWELL SIOR**

+1 504 975 1099

[will.crowell@bridge-commercial.com](mailto:will.crowell@bridge-commercial.com)

**PETER FENNELLY SIOR, MCR, SLCR**

+1 843 425 0186

[peter.fennelly@bridge-commercial.com](mailto:peter.fennelly@bridge-commercial.com)



**BRIDGE  
COMMERCIAL**

# 7101 BRYHAWKE CIRCLE

## Available Lots -

Lot 1 ±10.00 Acres

Lot 2 ±8.00 Acres

Total ±18.00 Acres

*\*Can be subdivided*



M-2 Heavy  
Industrial Zoning



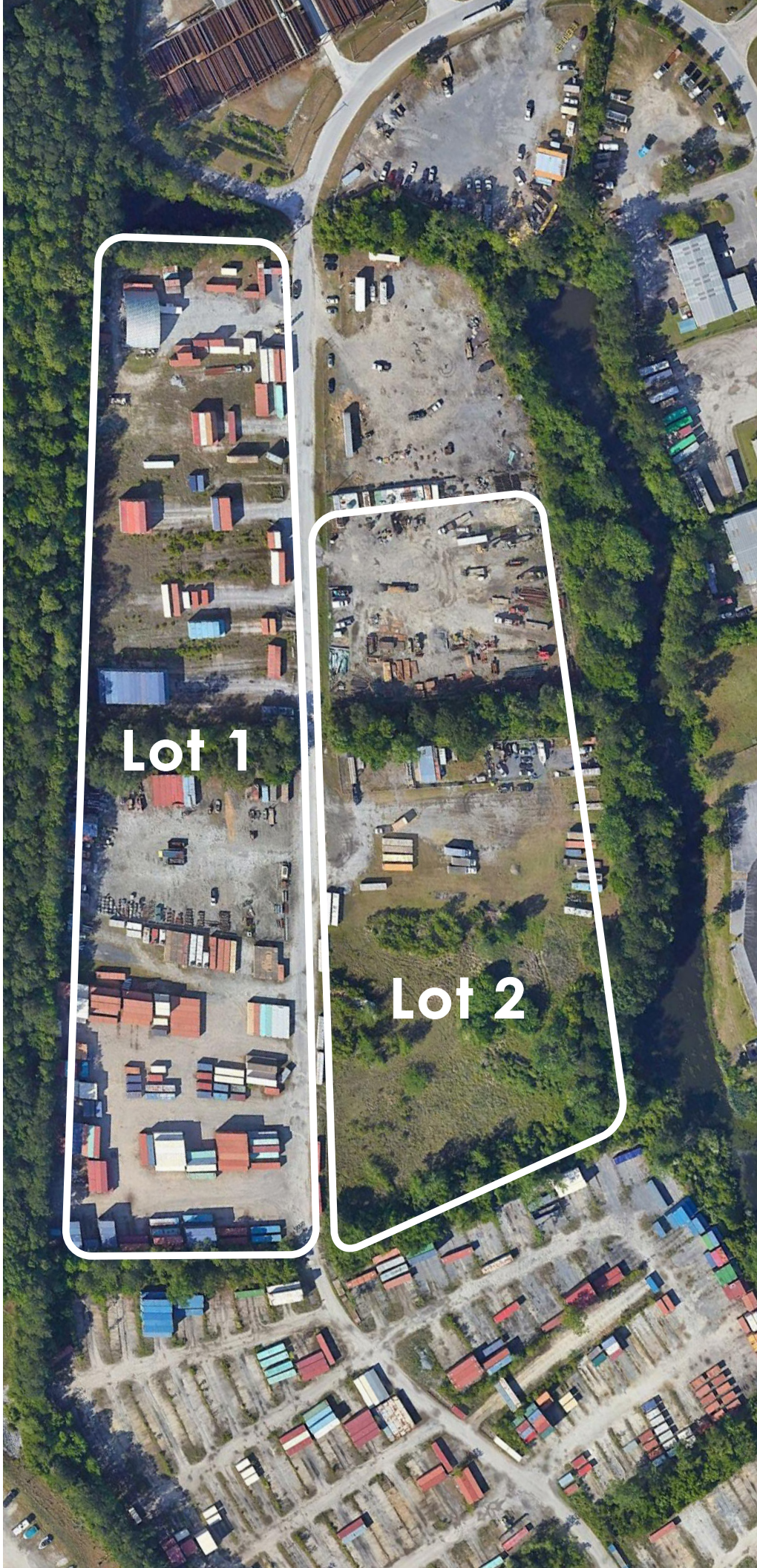
Wide variety of uses  
and sizes for poten-  
tial tenants

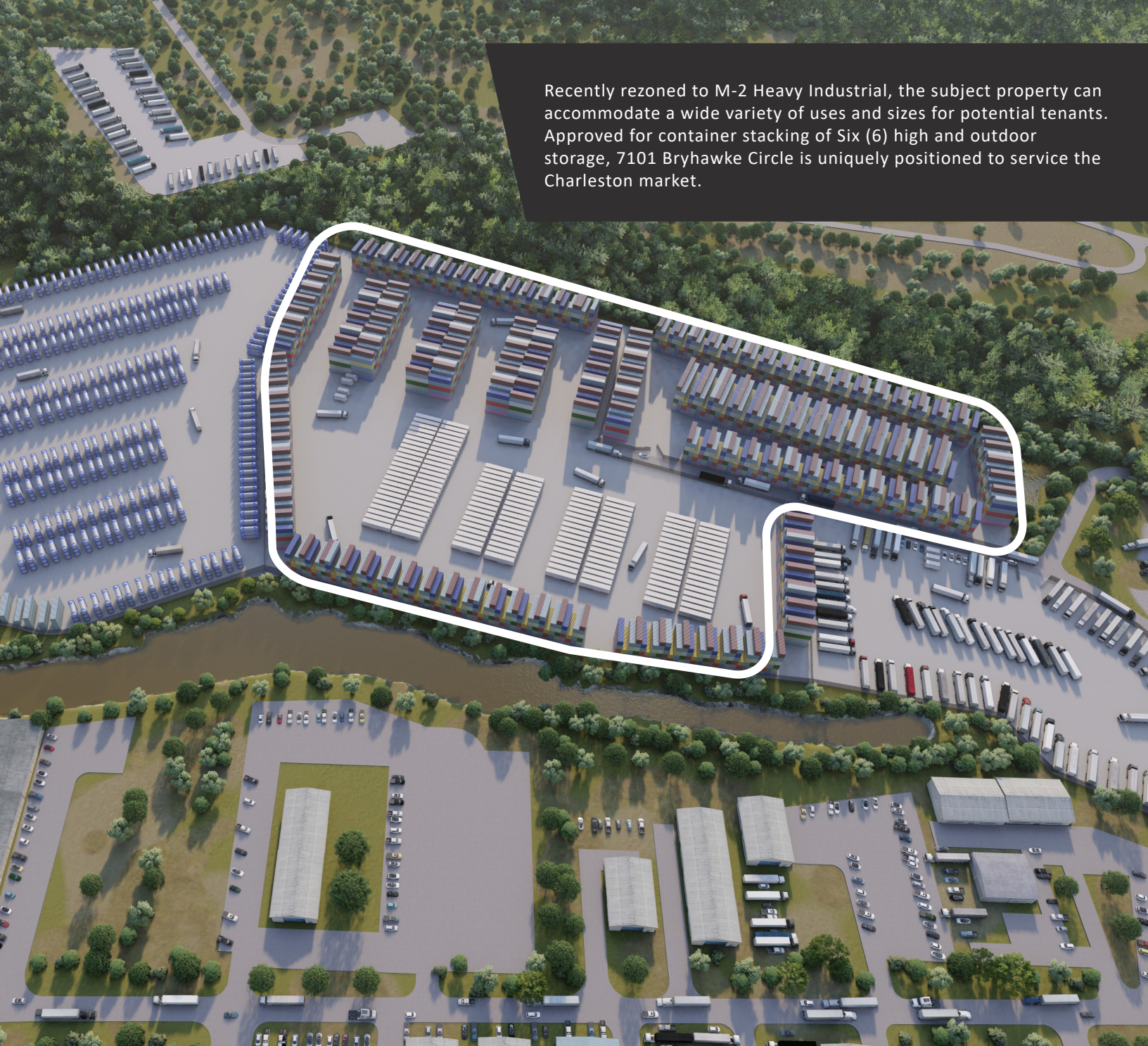


Strategically  
positioned to  
service the Charleston



Container stacking  
and  
Outdoor Storage





Recently rezoned to M-2 Heavy Industrial, the subject property can accommodate a wide variety of uses and sizes for potential tenants. Approved for container stacking of Six (6) high and outdoor storage, 7101 Bryhawke Circle is uniquely positioned to service the Charleston market.

## PROPERTY

<b>SITE ACREAGE</b>	±18.00 Acres (divisible to ±2.0 Acres)	<b>SITE CONDITION</b>	Under Construction
<b>ADDRESS</b>	7101 Bryhawke Circle, North Charleston, South Carolina	<b>LOCATION</b>	Close proximity to I-26 between Ashley Phosphate and Dorchester Rd
<b>ZONING</b>	M-2 Heavy Industrial (rezoned 2023) Ability to ground and stack up to six (6) containers high	<b>USE</b>	Container storage, Container Depot, Truck and Trailer parking. Zoning Verification letter for container stacking Six (6) high
<b>POWER</b>	Dominion Energy South Carolina	<b>PLANNED IMPROVEMENTS</b>	Site will be delivered cleared, graded, graveled, fenced, and lit.

# LOCATOR MAP

 **DAIMLER XPO Logistics**

To Palmetto Commerce Park:  
Home to Fortune500 and Fortune Global  
Companies: Boeing, Daimler, Cummins,  
XPO, etc.

 **Professional  
BUILDERS SUPPLY**

ASHLEY PHOSPHATE RD

 **Ryder**

 **G&D Integrated**  
Smart. Efficient. Logistics.

 **QC**  
Quality Carriers

 **mobile mini**  
SOLUTIONS

 **liquid transport corp**

GROSS COUNTRY RD

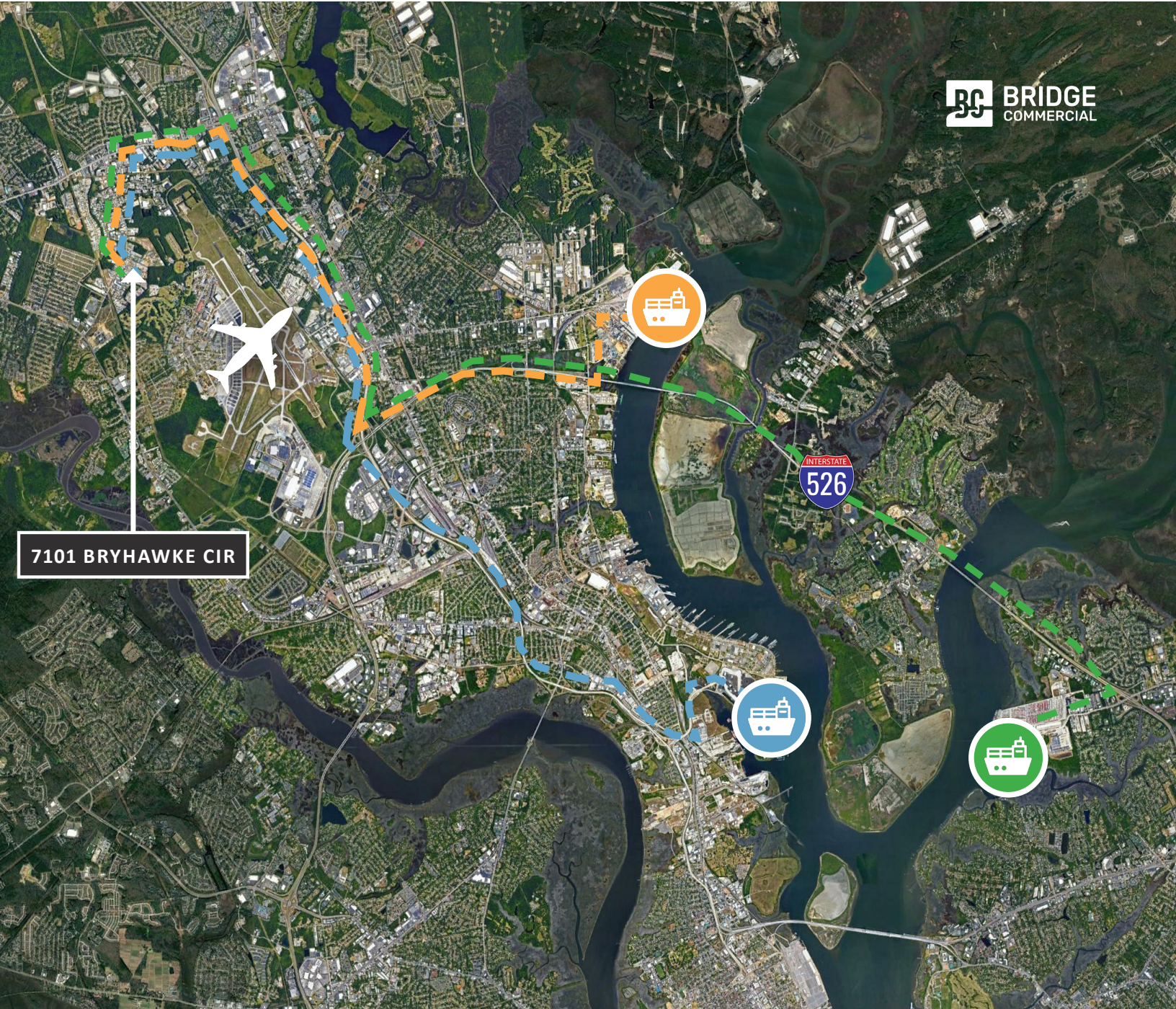


 **CHARLESTON  
INTERNATIONAL AIRPORT**

**7101 BRYHAWKE CIR**

 **BRIDGE  
COMMERCIAL**

INTERSTATE  
**26**



# DISTANCE MAP

7101 Bryhawke is positioned with superior access to I-26, I-526 & the Port of Charleston.

	N. Charleston Terminal	9.6 Miles	Interstate 26	3.2 Miles
	Hugh Leatherman Terminal	12.7 Miles	Interstate 526	7 Miles
	Wando Welch Terminal	18.4 Miles	Columbia	103 Miles



# 7101 BRYHAWKE CIRCLE

## INDUSTRIAL IOS FOR LEASE

**ALEX SHIELDS**

Senior Associate

+1 904 377 9963

[alex.shields@bridge-commercial.com](mailto:alex.shields@bridge-commercial.com)

**WILL CROWELL SIOR**

Vice President

+1 504 975 1099

[will.crowell@bridge-commercial.com](mailto:will.crowell@bridge-commercial.com)

**PETER FENNELLY SIOR, MCR, SLCR**

President

+1 843 425 0186

[peter.fennelly@bridge-commercial.com](mailto:peter.fennelly@bridge-commercial.com)



**CONTACT BROKER FOR PRICING.**

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.