

Ready for Occupancy!



PORTSIDE DISTRIBUTION CENTER

140 Portside Park Drive, Summerville, SC
±190,000 SF to ±400,000 SF Available

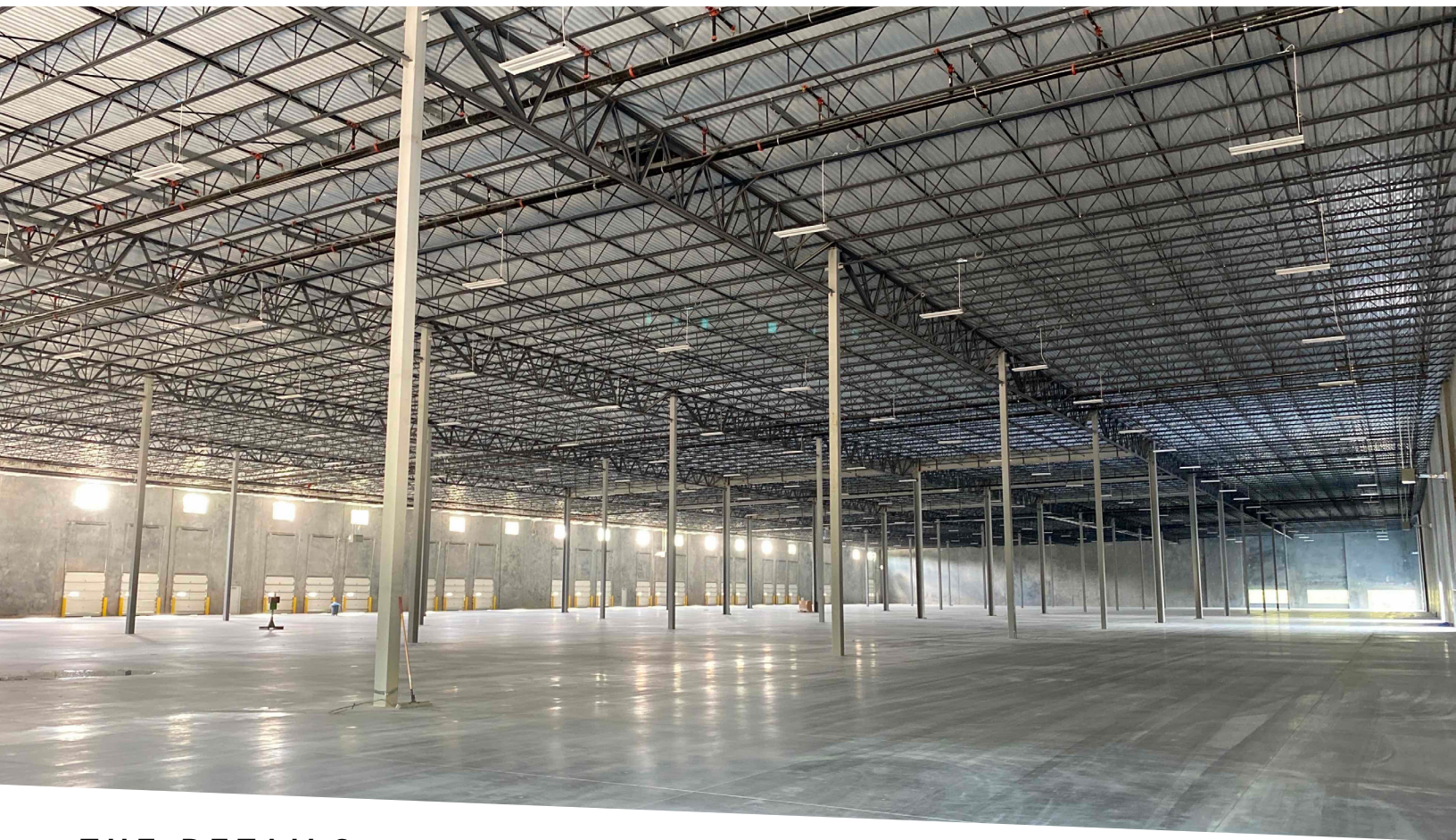
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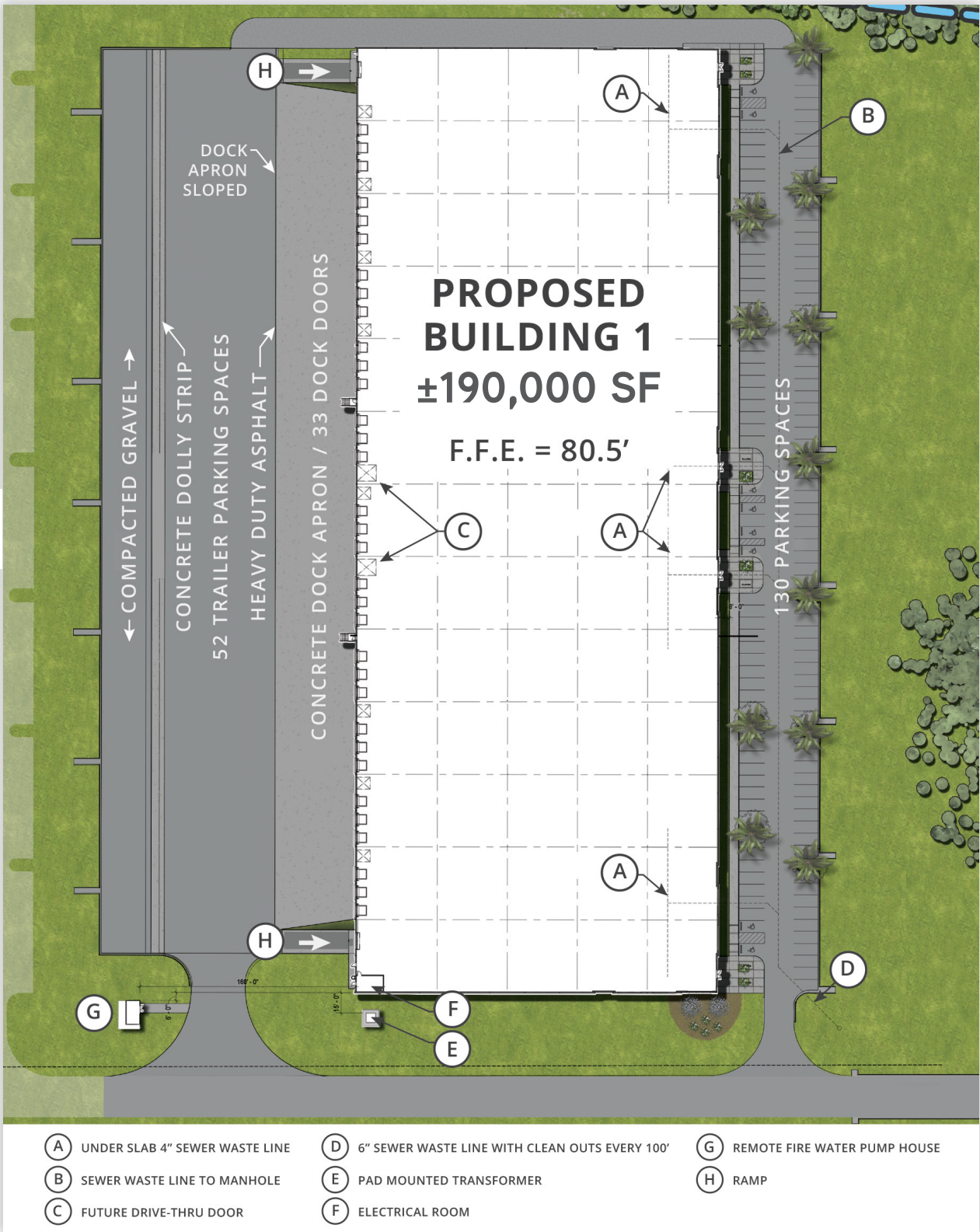




THE DETAILS

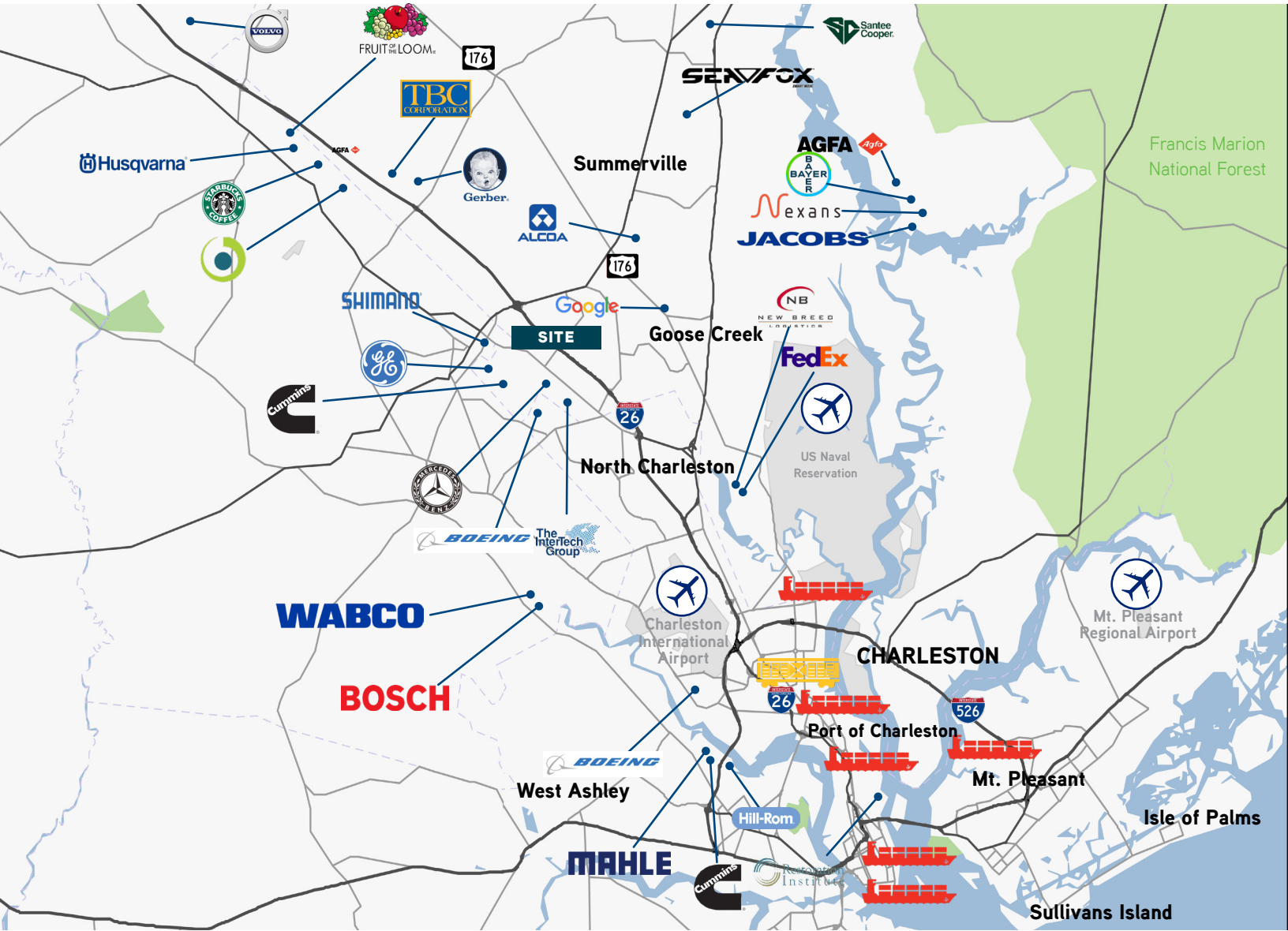
Project Completion	Completed
Site Acreage	±31 acres
Building 1 Dimensions	±190,000 SF 268' x 702' Divisible to ±28,944 SF
Building 2 Dimensions	±200,000 SF
Clear Height	32' minimum
Auto Parking	123 spaces
Trailer Parking	190' truck court with additional space for dolly parking 52 spaces
Dock Doors	(33) 9' x '10' dock-high doors (2) 20' x 20' drive-in doors

Walls	Tilt-up concrete panels
Roofing	White TPO 60-mil roofing membrane
Floors	6" concrete slab 4,000 PSI
Fire Protection	ESFR Sprinkler System
Zoning	Heavy Industrial
Lighting	LED fixtures
Column Spacing	54' x 52' spacing Each bay is ±14,472 SF 60' speed bay
Lease Rate	\$6.25 PSF NNN



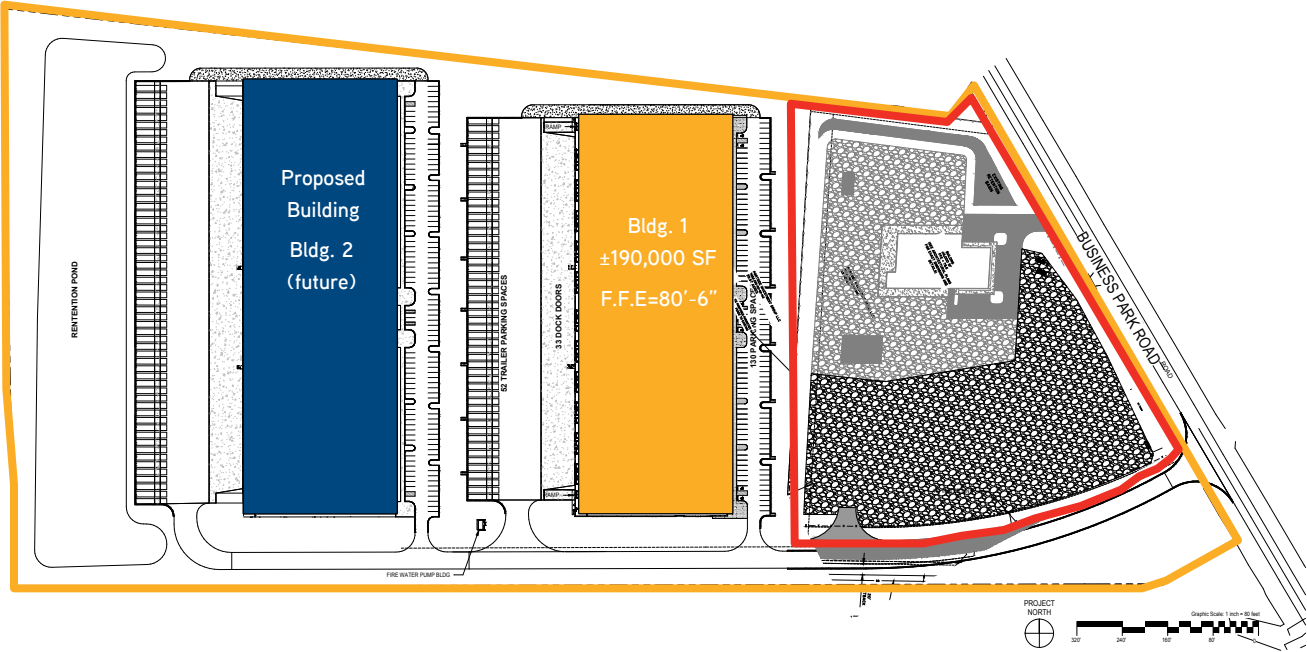
LOCATION IS KEY

The strategic location in the Charleston Distribution Corridor has superb access by land, air or sea. Charleston is connected to three interstates, I-26, I-526 and I-95, which provide short drive-time access to major markets like Charlotte, NC; Atlanta, GA; Columbia and Greenville, SC; as well as most of the East Coast within a matter of hours. The property is within 30 miles of all Port of Charleston terminals.



North Charleston Terminal	21.1 miles
Wando Welch Terminal	28.9 miles
Columbus Street Terminal	25.8 miles
Union Pier Terminal	26.7 miles
Veteran's Terminal	22.3 miles
Leatherman Terminal	25.0 miles

I-526	19.5 miles
I-26	±1 miles
I-95	32.8 miles
CHS Airport	19.8 miles
Norfolk Southern & CSX Hubs	10.1 miles



ABOUT

Portside Distribution Center is a brand new, Class A industrial development totaling nearly 400,000 SF and situated on 31 acres in the Charleston Distribution Corridor. Portside is being developed by Randolph Development.


The new development is able to accommodate a variety of users, including logistics companies, aerospace and automotive suppliers, defense contractors, light manufacturers and last-mile distribution.





DRIVE TIME MAP


LEGEND


- 1



25 minutes
- 2



24 minutes
- 3



18 minutes
- 4



25 minutes
- 5



76 minutes
- 6

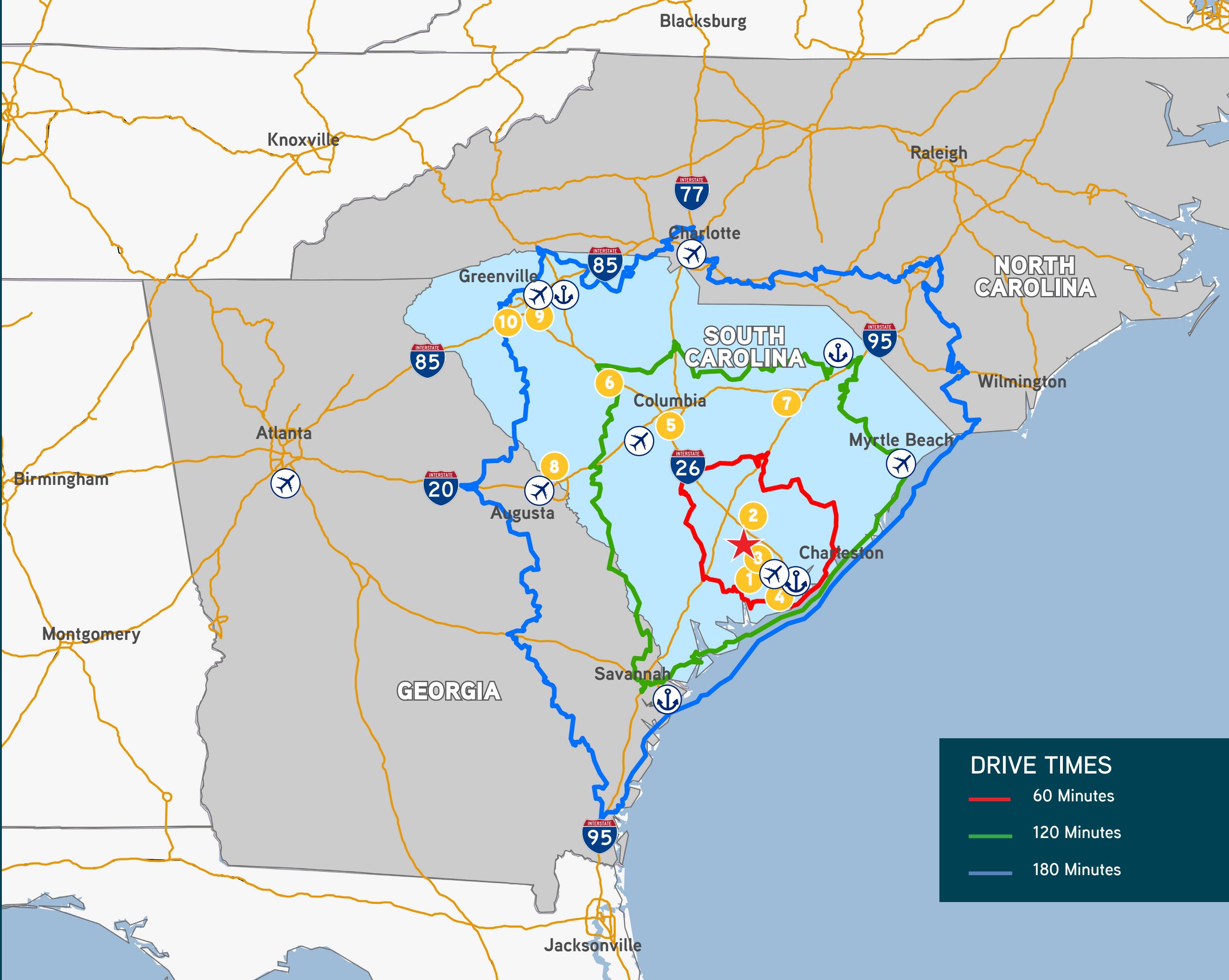

88 minutes
- 7


83 minutes
- 8





142 minutes
- 9

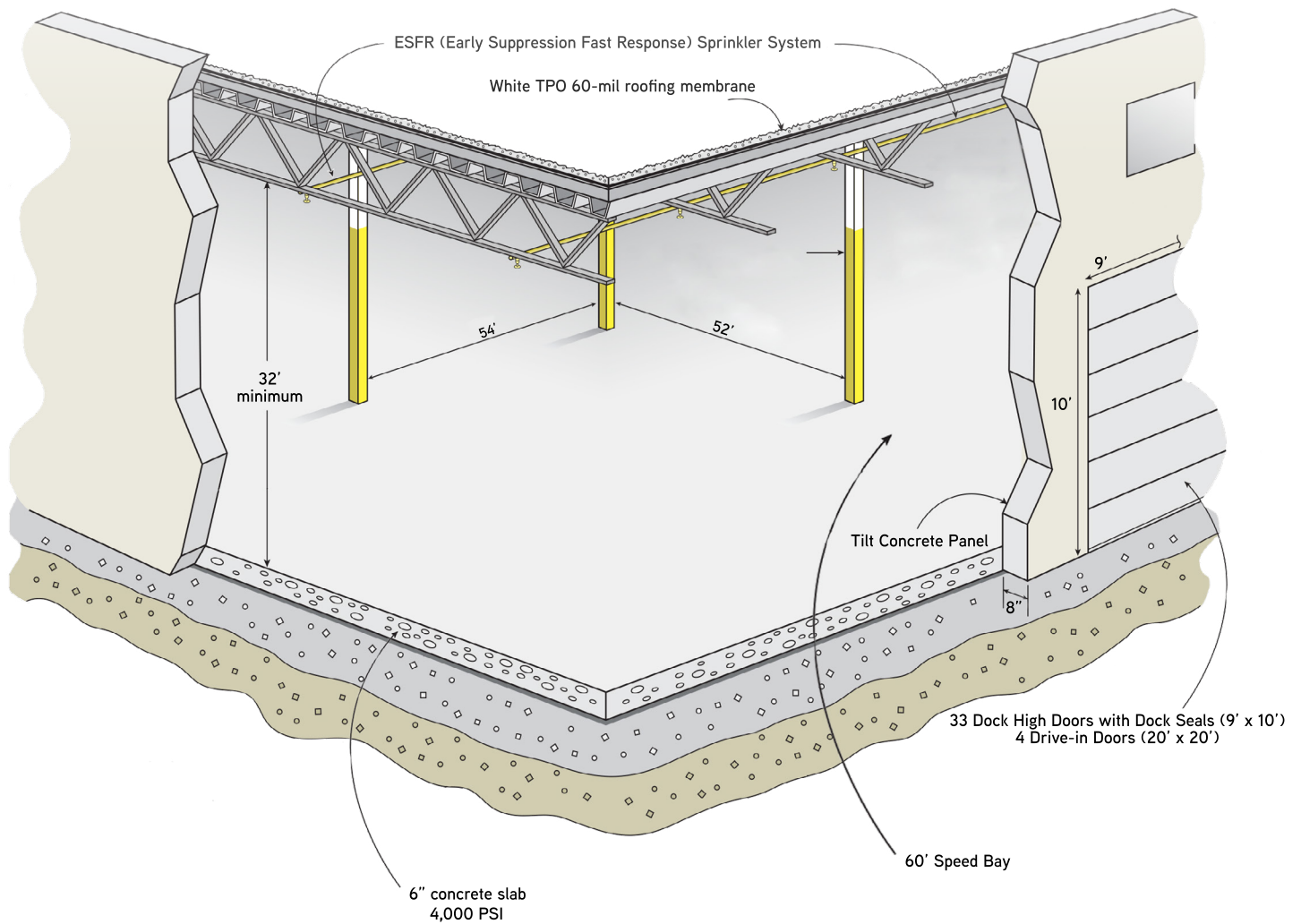

159 minutes
- 10


160 minutes



DRIVE TIMES

-  60 Minutes
-  120 Minutes
-  180 Minutes



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