

Ready for Occupancy!



PHOTO TAKEN ON NOV. 16, 2020

P PORTSIDE DISTRIBUTION CENTER

140 Portside Park Drive, Summerville, SC
±189,418 SF to ±400,000 SF Available

Class-A Industrial Office / Showroom / Warehouse

Located with South Carolina Foreign Trade Zone (FTZ-21)
Tenants eligible for lower costs and expedited processing of FTZ status

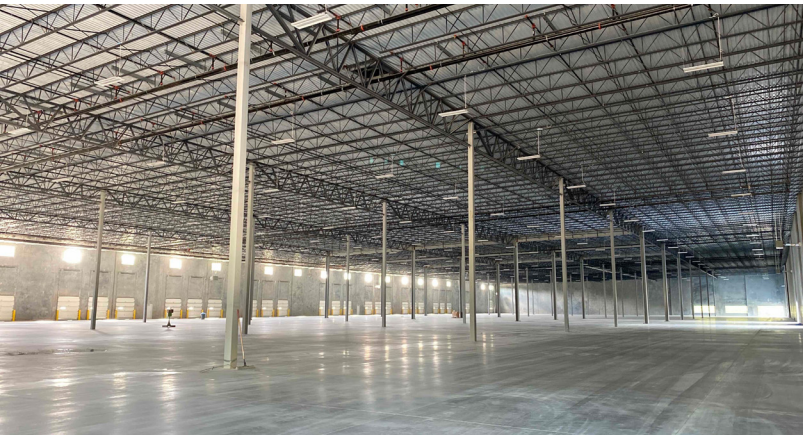
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BUILDING ONE | Portside Distribution Center



All photos taken on Nov. 16, 2020

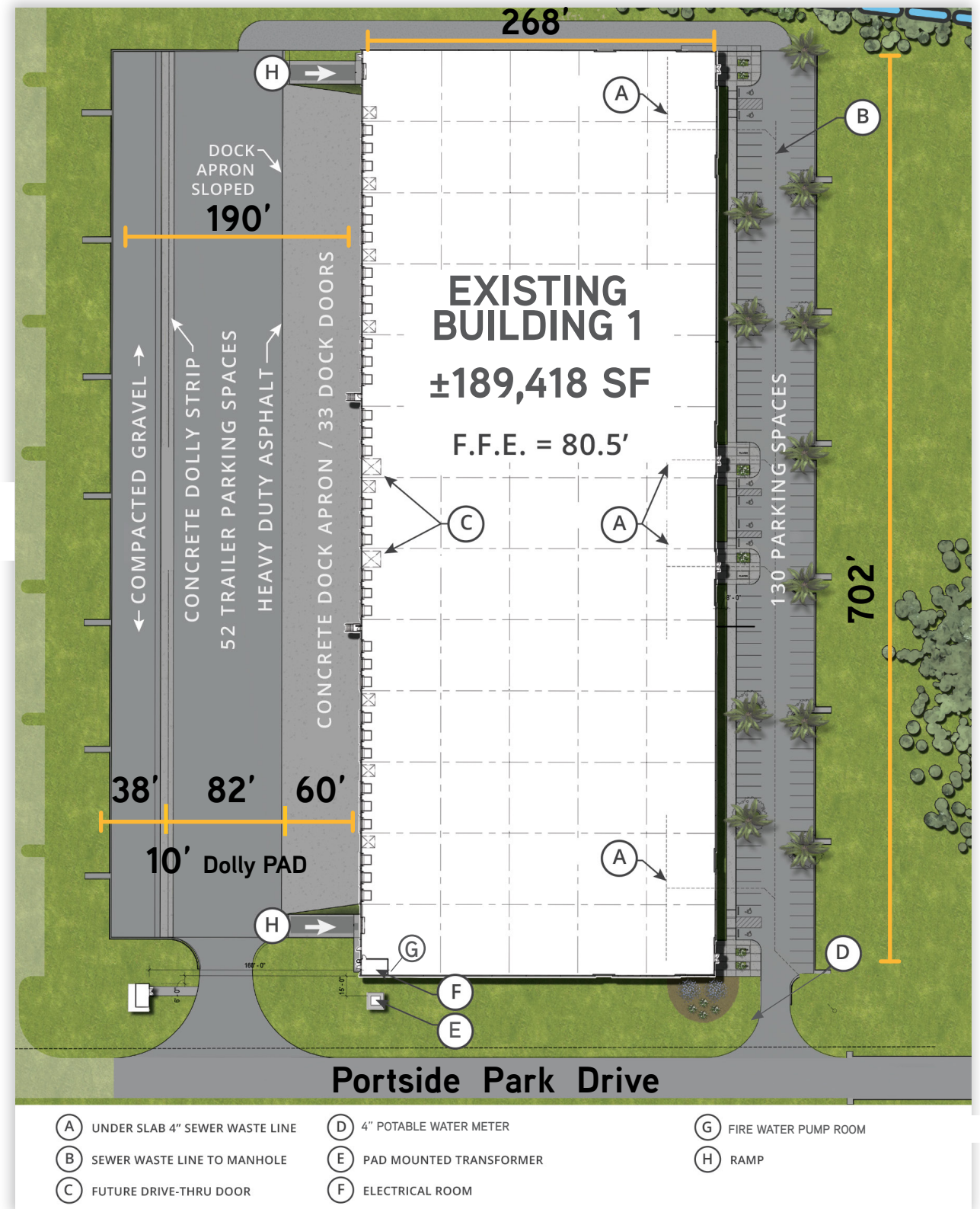
THE DETAILS

Project Completion	Completed - Dec. 2020
Site Acreage	±31 acres
Building 1 Dimensions	±189,418 SF Rear Loaded 268' x 702' Divisible to ±28,944 SF
(Future) Building 2 Dimensions	±206,300 SF
Clear Height	32' minimum
Auto Parking	128 spaces (8 handicap)
Trailer Parking	190' truck court with additional space for dolly parking 55 spaces - 12'x53'
Dock Doors	(33) 9' x '10' dock-high doors (2) 20' x 20' drive-in doors

Spec Office	±2,700 SF Open Office Plan Design
Walls	Tilt-up concrete panels
Roofing	White TPO 60-mil roofing membrane
Floors	6" concrete -4,000 PSI- Super Flat Composite Flatness (Ff) = 65.92 Composite Levelness (Fl) = 44.75
Fire Protection	ESFR Sprinkler System
Zoning	Heavy Industrial / Berkeley Co
Lighting	LED fixtures / 4 Per Bay - 30 FC
Column Spacing	52' x 54' Typical / 60' x 54'- Speed Each bay is ± 14,472 SF
Lease Rate	\$6.25 (Negotiable)
Access to I-26	Business Park Road via Jedburg Road (North) and Nexton Pkwy (South)

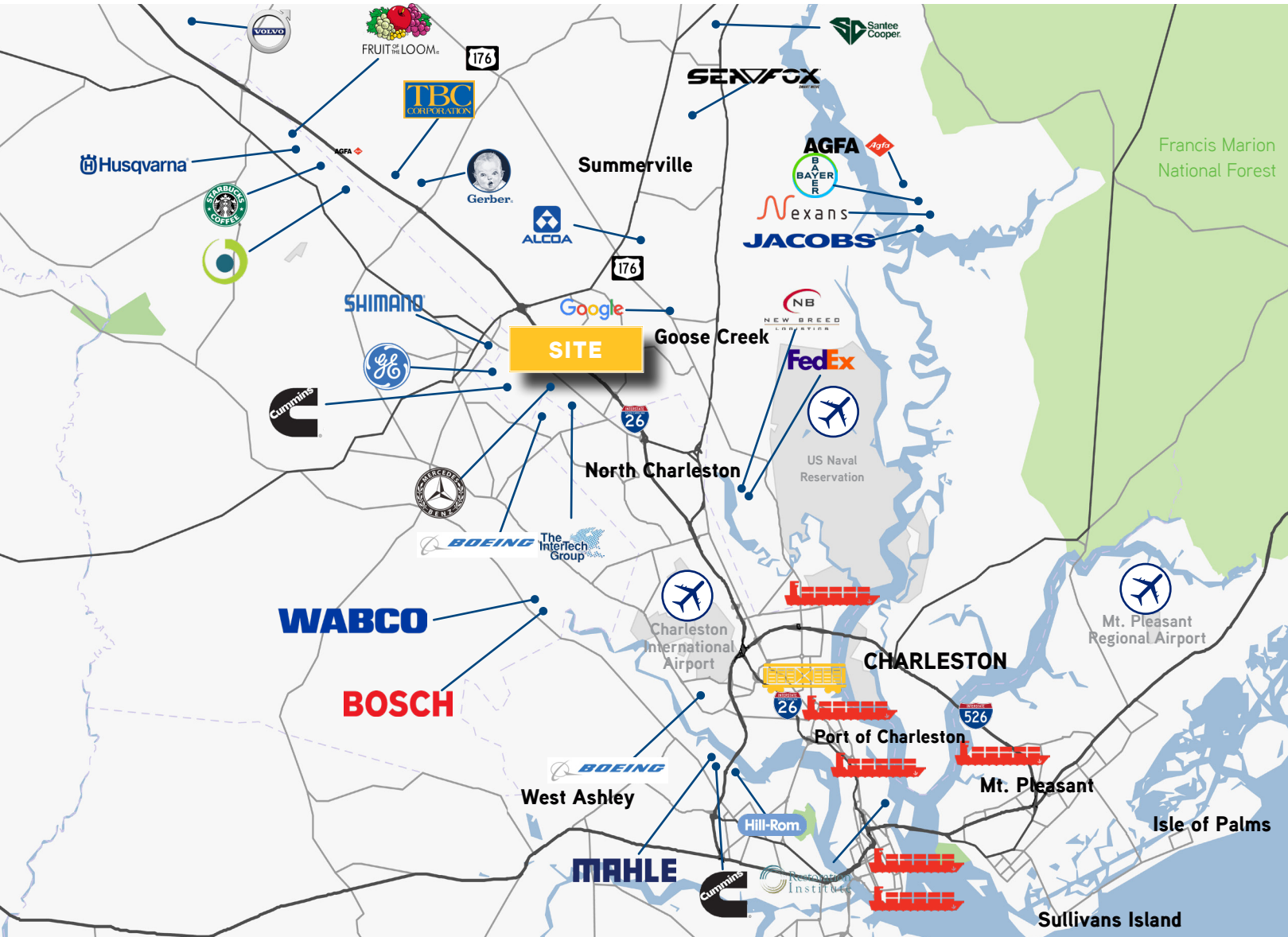
BUILDING ONE | Illustrative Site Plan

140 Portside Park Drive



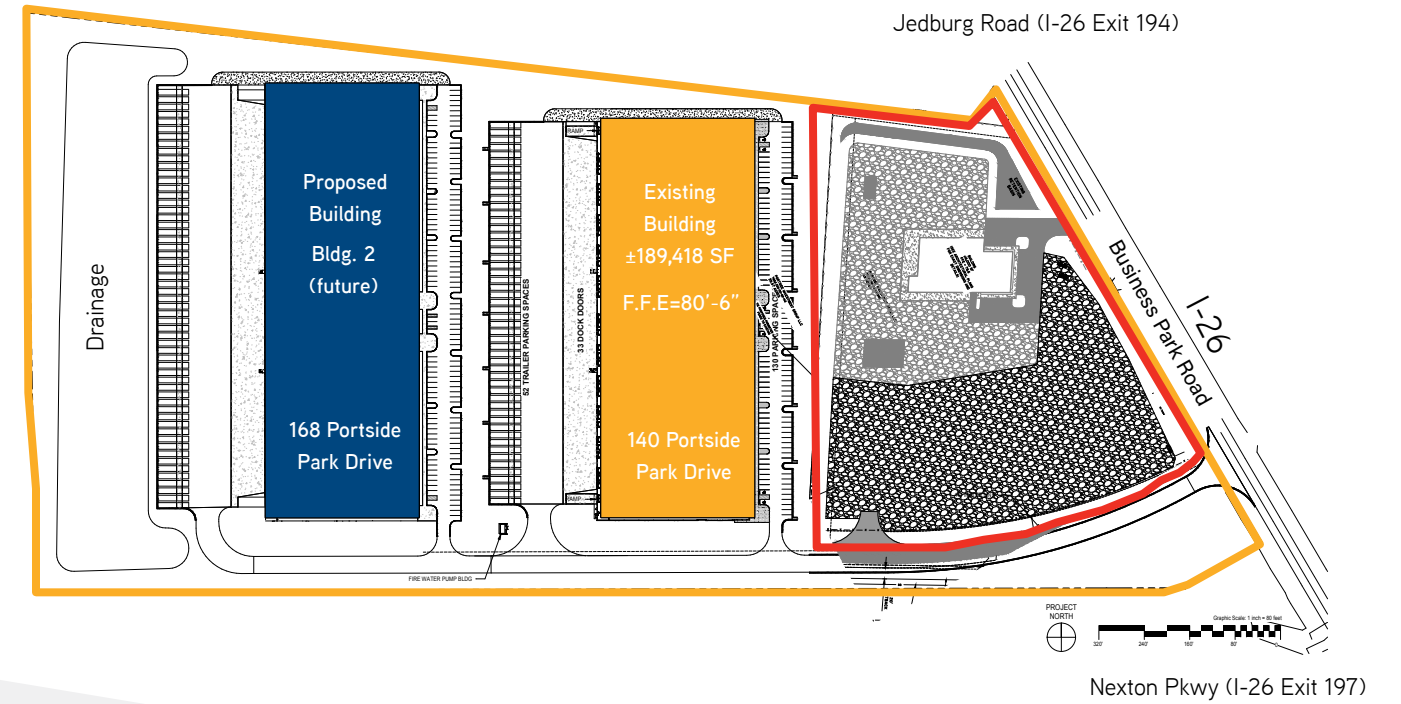
LOCATION IS KEY

The project's strategic location in the Charleston Distribution Corridor provides 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 project is within 30 miles of all Port of Charleston terminals and there are approximately 30,000 housing units within four miles of the project.



North Charleston Terminal	21.1 miles	I-526	19.5 miles
Wando Welch Terminal	28.9 miles	I-26	±1 miles
Columbus Street Terminal	25.8 miles	I-95	32.8 miles
Union Pier Terminal	26.7 miles	CHS Airport	19.8 miles
Veteran's Terminal	22.3 miles	Norfolk Southern & CSX Hubs	10.1 miles
Leatherman Terminal	25.0 miles		

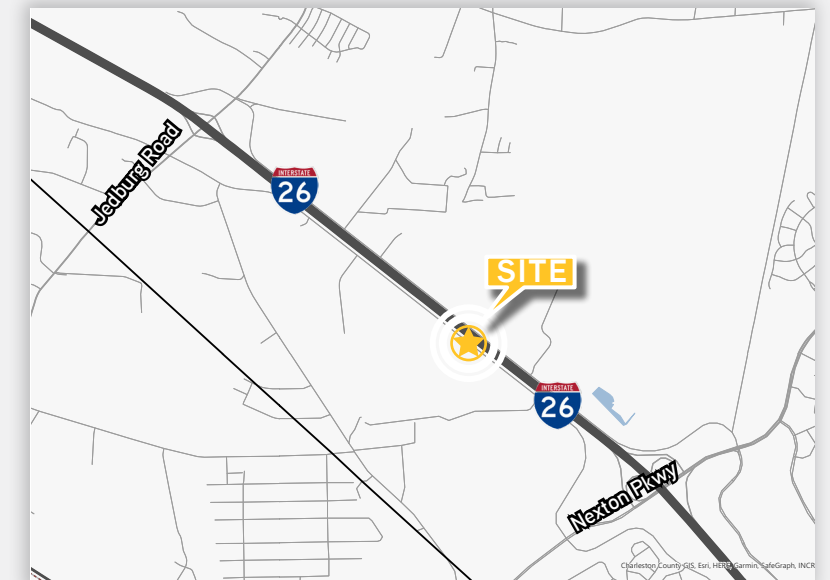
MASTER SITE PLAN



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. Situated along Business Park Road immediately adjacent to I-26 with full access to I-26 from both Jedburg Road and Nexton Pkwy.

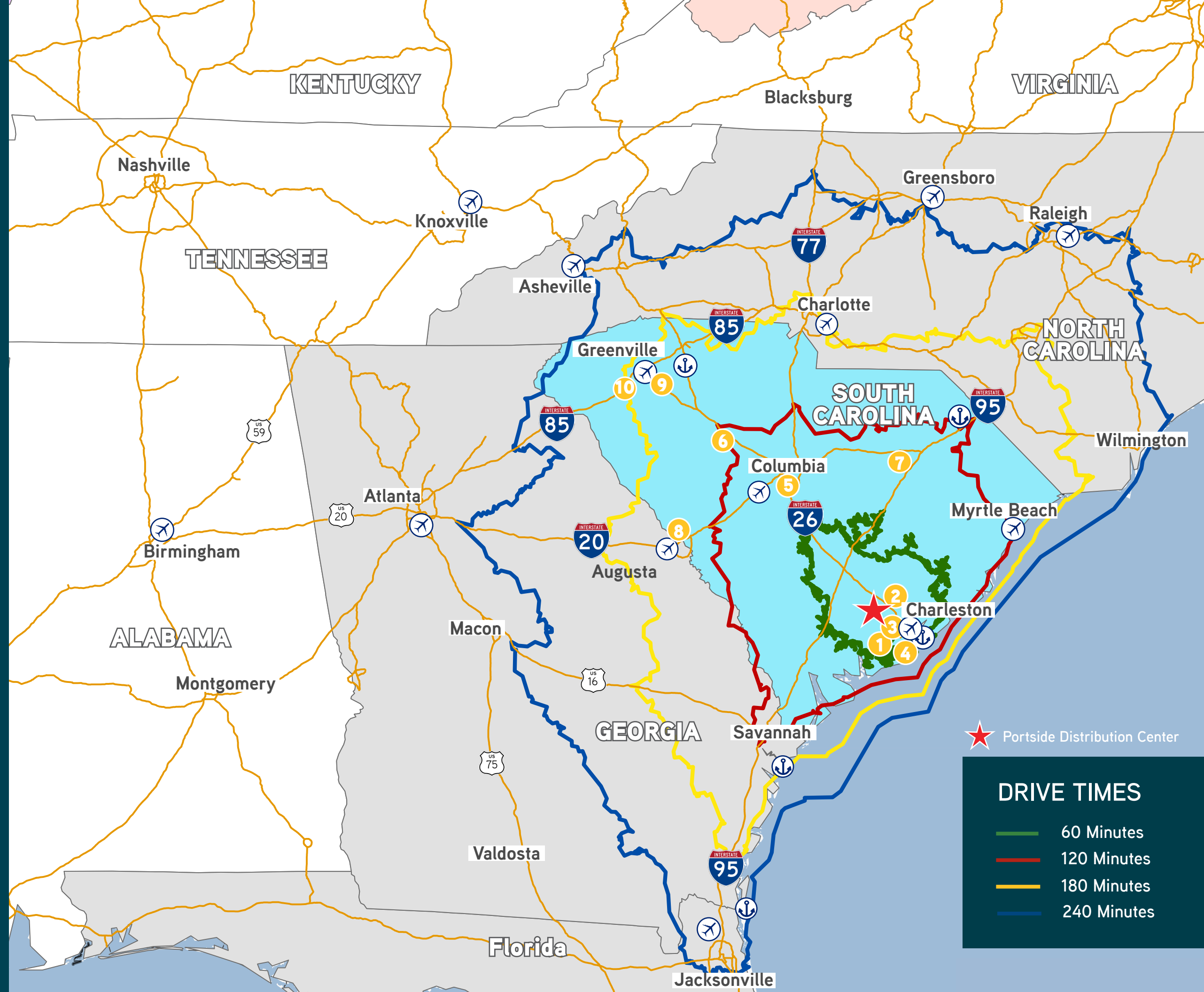
The new development is able to accommodate a variety of users, including logistics and bulk storage warehouse companies, aerospace and automotive suppliers, defense contractors, light manufacturers and last-mile distribution.



DRIVE TIME MAP

LEGEND

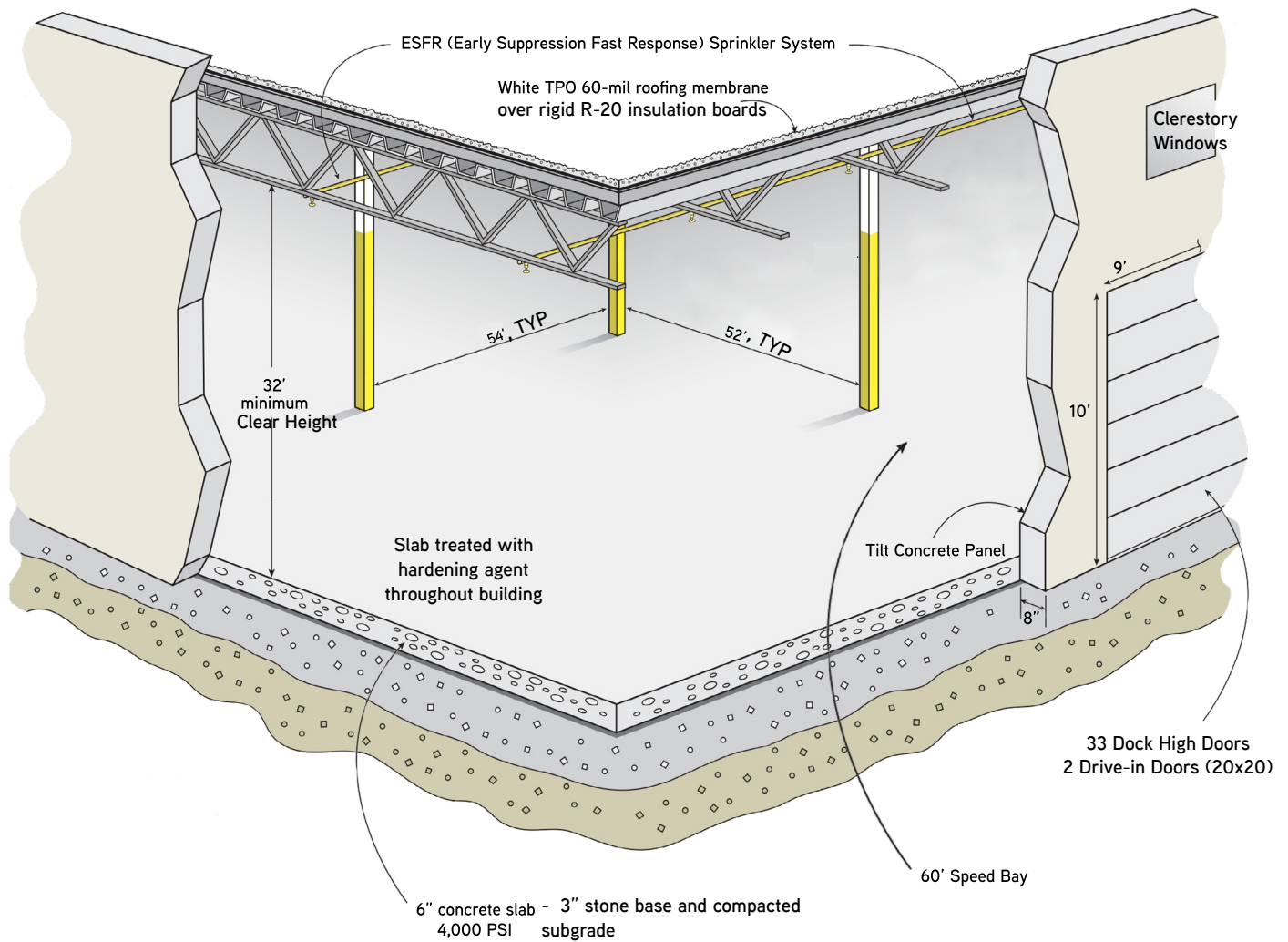
- 1  **BOEING**
25 minutes
- 2  **VOLVO**
10 minutes
- 3  **MERCEDES-BENZ**
18 minutes
- 4  **MAHLE-BEHR**
25 minutes
- 5  **JUSHI**
76 minutes
- 6  **SAMSUNG**
88 minutes
- 7  **HONDA**
83 minutes
- 8  **BRIDGESTONE**
142 minutes
- 9  **BMW**
159 minutes
- 10  **MICHELIN**
160 minutes



 Portside Distribution Center

DRIVE TIMES

-  60 Minutes
-  120 Minutes
-  180 Minutes
-  240 Minutes



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