

PATTILLO

INDUSTRIAL REAL ESTATE



7054

WEBER BLVD

LADSON, SC

FOR LEASE

CLASS A INDUSTRIAL | PALMETTO INDUSTRIAL PARK

298,352 SF BUILDING | DIVISIBLE TO 46,800 SF

OPTIMAL
LOCATION

NEW
CONSTRUCTION

FLEXIBLE
CONFIGURATION

235,401 SF
AVAILABLE

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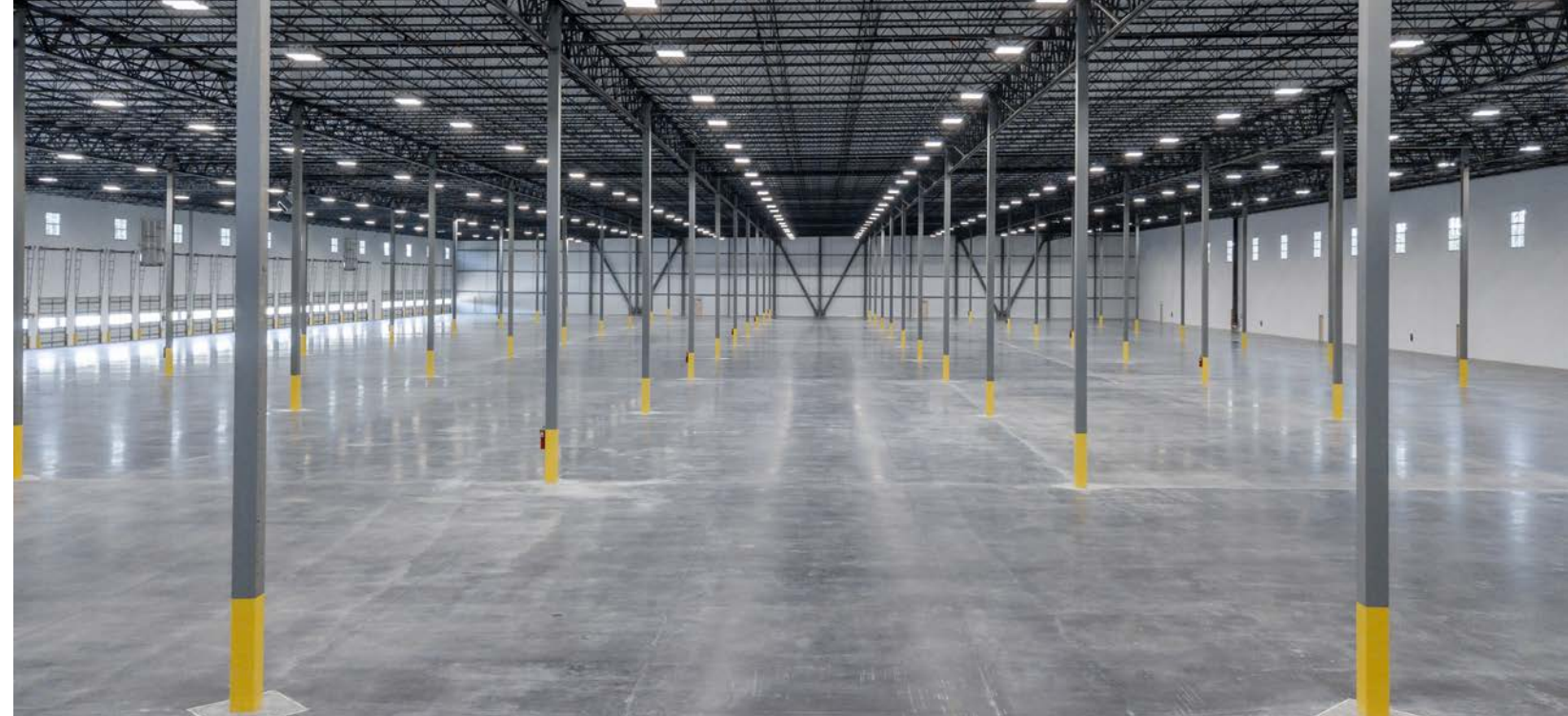
LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROJECT OVERVIEW

Pattillo Industrial Real Estate is the largest privately held industrial development operation based in the Southeastern United States. They specialize in development, acquisition and management of industrial buildings that provide superior locations and operating efficiency to occupiers.

7054 WEBER EPITOMIZES THIS OBJECTIVE.

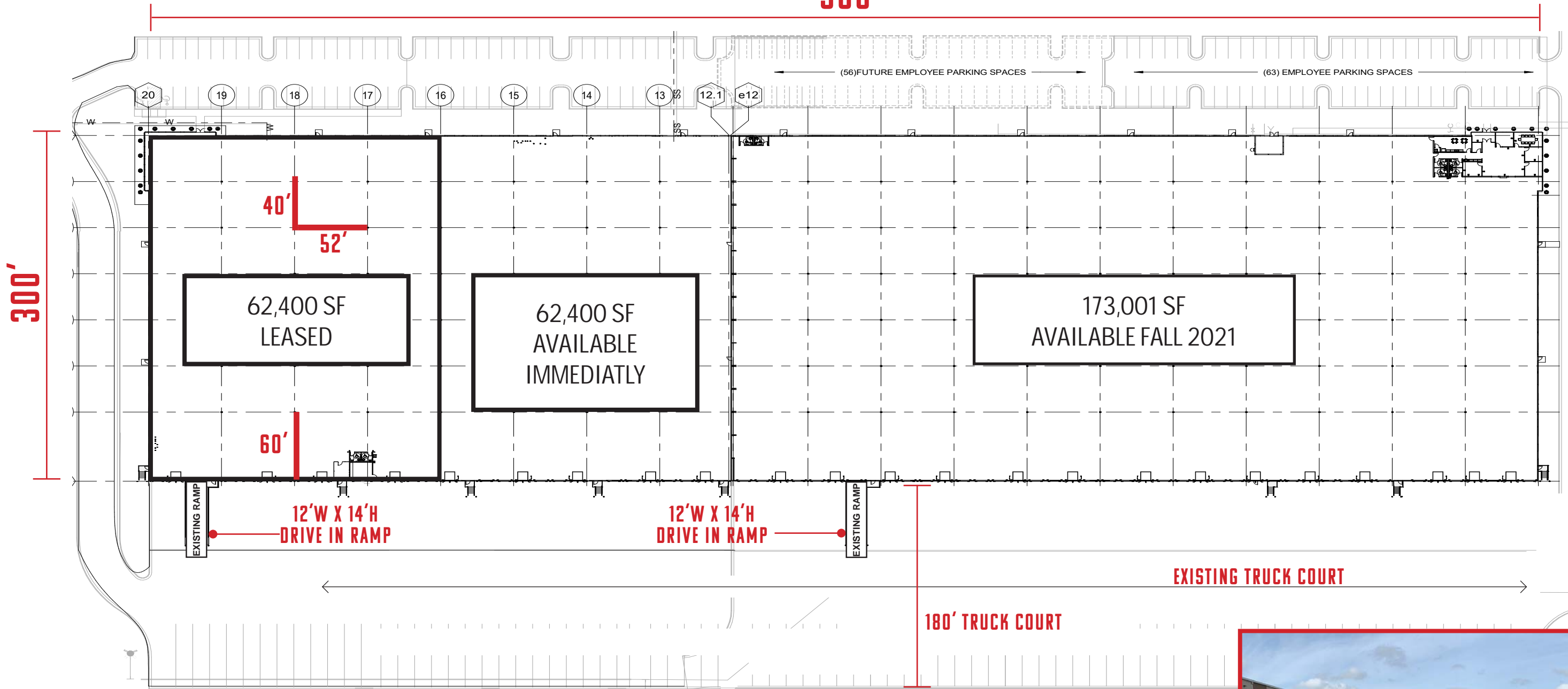
Located within Palmetto Commerce Park, one of Charleston's most exciting industrial growth centers, this property offers a variety of benefits including proximity to major economic drivers, robust surrounding workforce and modern industrial construction.



- ⊕ AVAILABLE BUILDING AREA: 46,800 - 235,401 SF
- ⊕ LEASE RATE: TO SUIT, CONTACT AGENT FOR DETAILS
- ⊕ BUILDING CONSTRUCTION: CONCRETE PANEL WALLS
- ⊕ DIMENSIONS: 300' X 988'
- ⊕ ROOF TYPE: TPO
- ⊕ LIGHTING: LED
- ⊕ HEATING: GAS FIRED
- ⊕ COLUMN SPACING: 52' X 40' WITH 60' SHIPPING BAY
- ⊕ CLEAR HEIGHT: 32' MINIMUM
- ⊕ SPRINKLER SYSTEM: ESFR
- ⊕ EXHAUST FANS: EXHAUST FANS WITH INTERLOCKED INTAKE LOUVERS DESIGNED TO PROVIDE 3 AIR CHANGES PER HOUR FULLY RACKED
- ⊕ OFFICE: TO SUIT (3,225 SF EXISTING)
- ⊕ ELECTRICAL: 2000 AMPS, 277/480V
- ⊕ DOCK LOADING: 66 - 9' X 10' DOCK HIGH DOORS (22 - W/ PIT LEVELERS) [1/5,000 SF]
- ⊕ DRIVE-IN DOOR: 2 - 12'W X 14'H RAMP DOOR
- ⊕ TRUCK COURT: 180' (60' CONCRETE, 120' HEAVY DUTY ASPHALT)
- ⊕ CAR PARKING: 71, EXPANDABLE
- ⊕ FLOOR SLAB: 7" REINFORCED CONCRETE SLAB
- ⊕ CLERESTORY WINDOWS: ENTIRE BUILDING
- ⊕ ZONING: M1, LIGHT INDUSTRIAL
- ⊕ MUNICIPALITY/COUNTY: NORTH CHARLESTON/CHARLESTON

FLOOR PLAN

988'



SITE OVERVIEW



PALMETTO COMMERCE PKWY

PATRIOT BLVD

WEBER BLVD

7054
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LADSON, SC

ACCESS OVERVIEW

Charleston County is managing the construction of a new interchange along I-26 between US 78 (University Boulevard) and Ashley Phosphate Road. The project will connect travelers to Palmetto Commerce Parkway directly from I-26. This new interchange will:

- Reduce congestion at surrounding intersections
- Offer additional travel routes
- Provide access to existing and planned developments
- Improve mobility

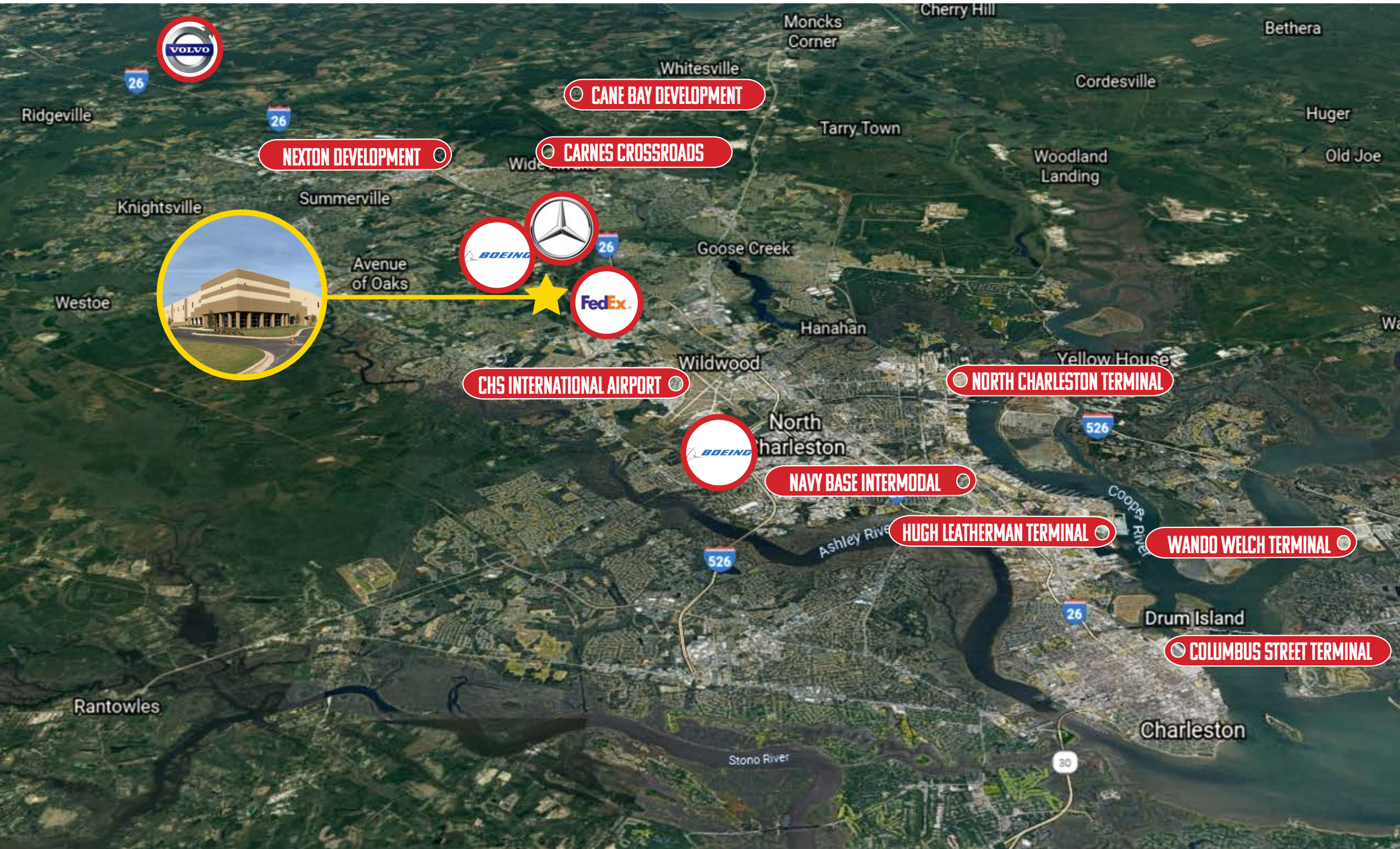
The completion of the National Environmental Policy Act process has determined the County will construct an urban diamond interchange. This alternative will best meet the goals of the project while having the least amount of impact to the surrounding environment.

The County anticipates beginning construction in May 2021.

www.palmettocommerceinterchange.com



MARKET OVERVIEW



NORTH CHARLESTON TERMINAL
15 miles

HUGH LEATHERMAN TERMINAL
13 miles

WANDO WELCH TERMINAL
18 miles

I-26
2.2 miles

I-526
6.5 miles

I-95
40 miles

CHS INTERNATIONAL AIRPORT
8.5 miles

BOEING (MAIN PLANT)
7.5 miles

VOLVO PLANT
23 miles

MERCEDES PLANT
<1 mile

\$37.2B
SC ECONOMIC IMPACT
OF LOGISTICS INDUSTRY

\$392M
ECONOMIC IMPACT OF 2019-
2020 ANNOUNCEMENTS

600+
SC LOGISTICS
COMPANIES

22%
POPULATION GROWTH
OVER LAST DECADE

30
NEW RESIDENTS
DAILY



7054

WEBER BLVD

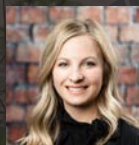
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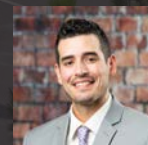
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