

310,000 SF INDUSTRIAL BUILDING
FOR LEASE

1075 JACK PRIMUS ROAD, CHARLESTON, SC 29492



* EXAMPLE RENDERING

310,000 SF INDUSTRIAL
BUILDING FOR LEASE

IN THE CLEMENTS FERRY
INDUSTRIAL CORRIDOR

LESS THAN 10 MILES TO
THE CHARLESTON PORTS

PROPERTY INFO + SPECS

1075 JACK PRIMUS RD, CHARLESTON, SC 29492

PARCEL AREA: 21.387 Acres

BUILDING SIZE: 310,000 SF

DIMENSIONS: 310' deep x 1,000' wide

CLEAR HEIGHT: 36'

COLUMN SPACING: 50' deep x 52' 8" wide, 60' speed bays

SPRINKLER SYSTEM: ESFR

FLOOR THICKNESS: 7" concrete, 4,000 PSI

ELECTRICAL SERVICE: 2,000 amp

HVAC: Fans & louvres for one (1) air change/hr

DOCK HIGH DOORS: Fifty-Nine (59) 9' x 10'

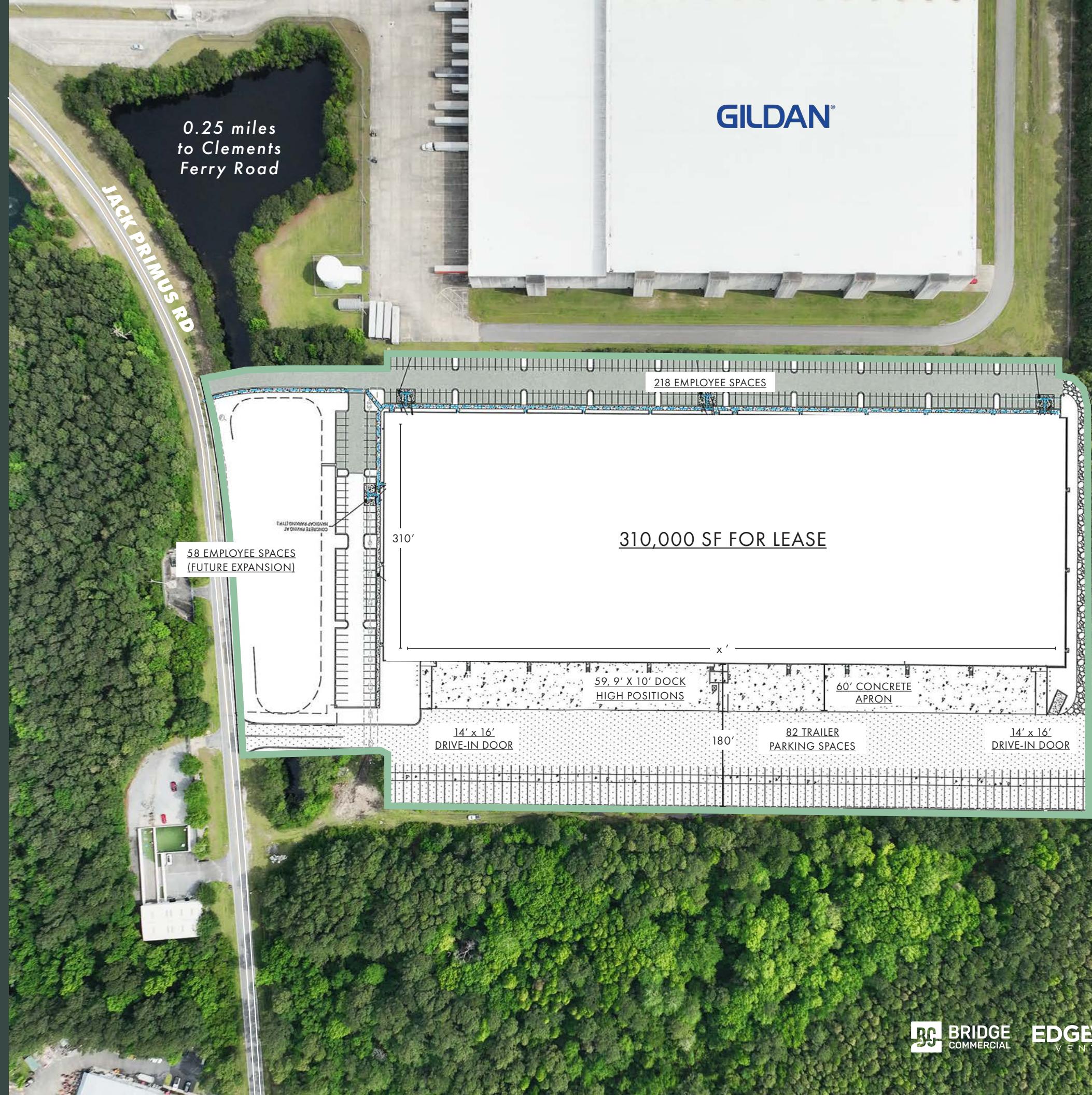
DRIVE-IN DOORS: Two (2) 14' x 16'

TRUCK COURTS: 180' deep with 60' concrete apron

TRAILER PARKING: 82 trailer spaces

EMPLOYEE PARKING: 218 (Expandable to 276)

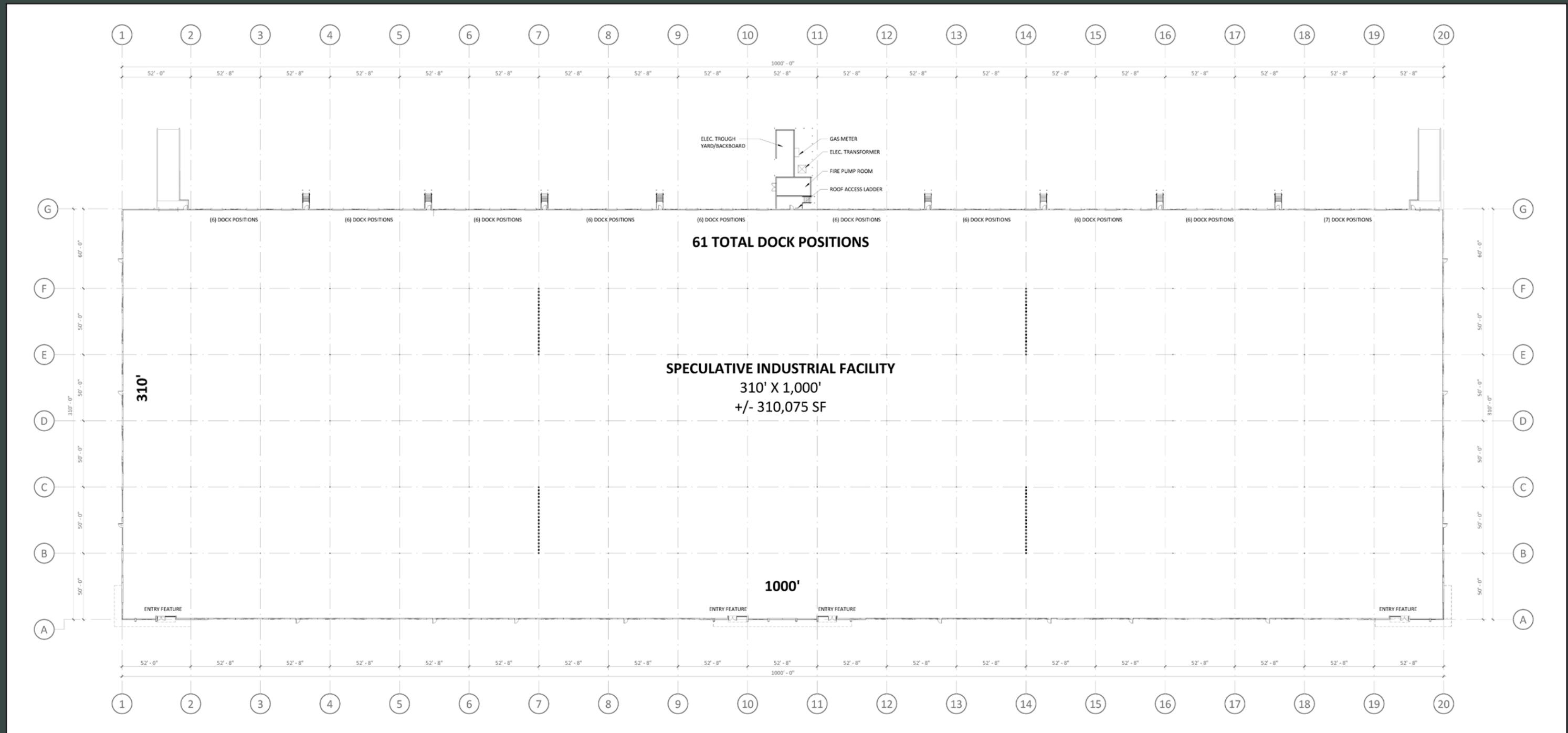
ROOF: 60 Mil TPO with 20 year warranty



GILDAN®

FLOOR PLAN

1075 JACK PRIMUS RD, CHARLESTON, SC 29492





N. CHARLESTON TERMINAL
8.6 Miles

EDGEWATER
VENTURES

BC
BRIDGE
COMMERCIAL

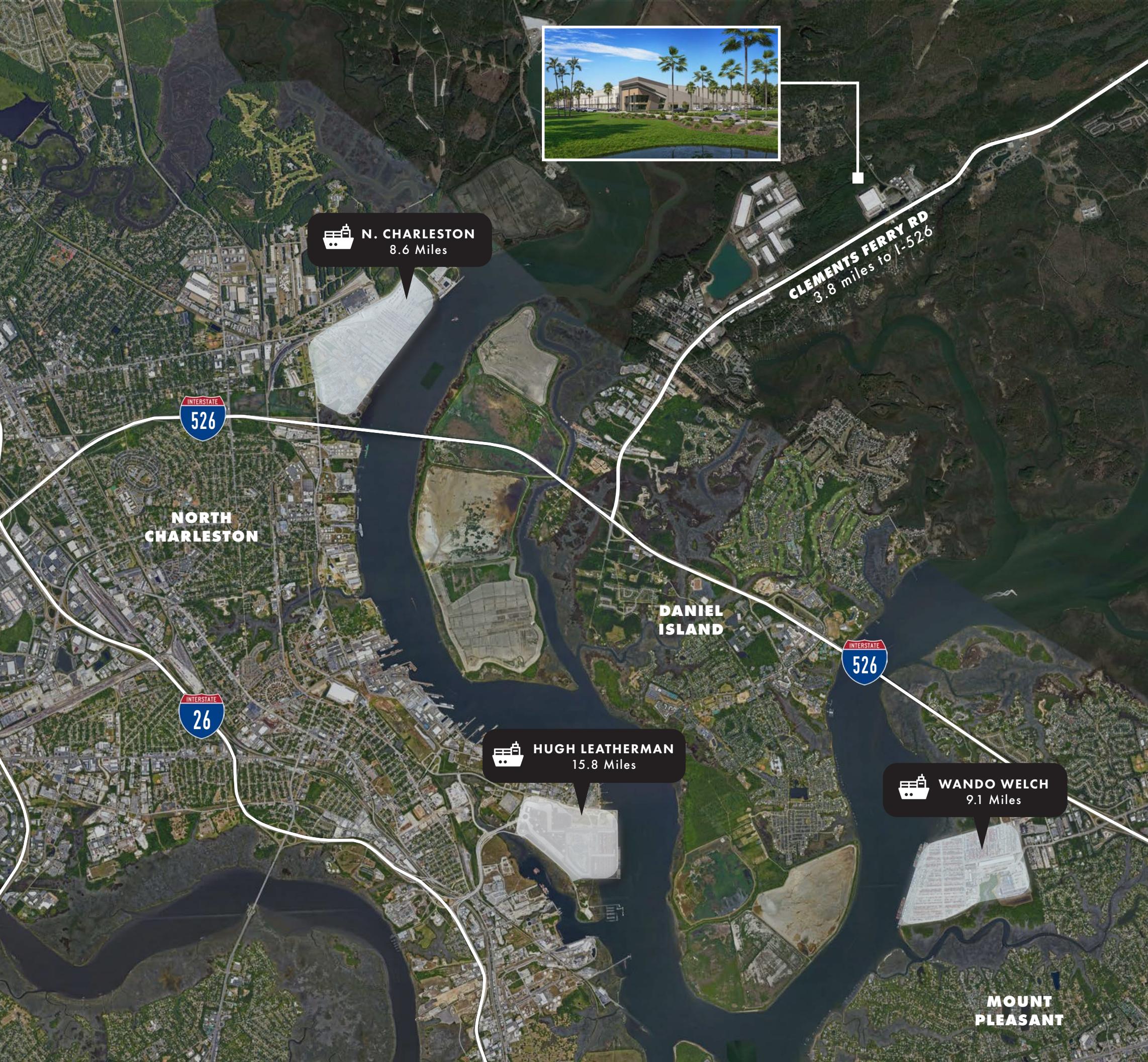
CLEMENTS FERRY RD
3.8 miles to I-526

1075 JACK PRIMUS RD, CHARLESTON, SC 29492

SITE ACCESS

Located along Clements Ferry Road, the site has full access with a traffic light at the intersection of Jack Primus Road & Clements Ferry Road.

SITE LOCATION



DISTANCES TO CHARLESTON SHIPPING TERMINALS

North Charleston Terminal	8.6 Miles
Wando Welch Terminal	9.1 Miles
Hugh K Leatherman Terminal	15.8 Miles



Located in the Clements Ferry industrial submarket surrounded by a skilled labor force.



Direct access to I-526 (3.8 miles) and I-26 (8.9 miles).



Superior logistics location with the Charleston Port terminals being minutes away.



The Clements Ferry submarket is home to many corporate tenants such as Sam's Club, Lowe's and UPS.



N. CHARLESTON TERMINAL
8.6 Miles



CLEMENTS FERRY RD
3.8 miles to I-526

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