

# EASTPORT DISTRIBUTION CENTER



## FOR LEASE

**±27,078 SF - Building 1**  
115 Horton Drive, Summerville, SC 29483

**±112,820 SF - Building 2**  
157 Belgian Way, Summerville, SC 29483

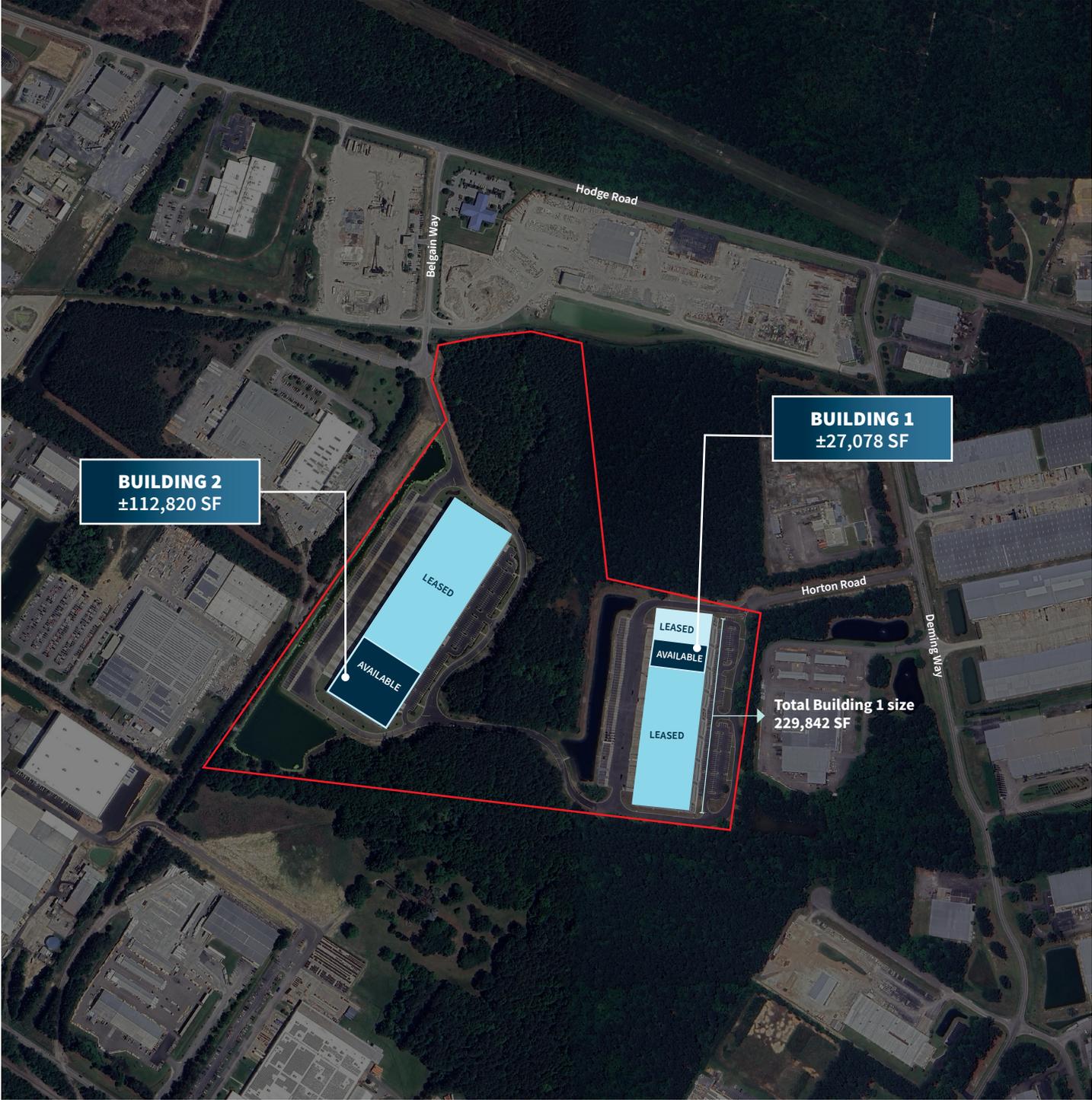
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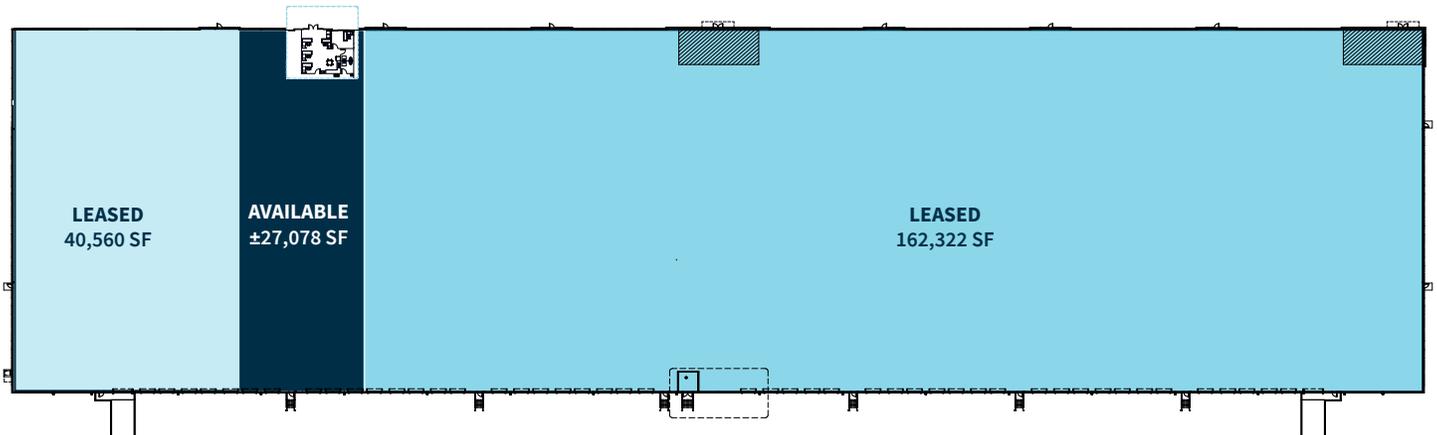
# MASTER PLAN



# BUILDING 1

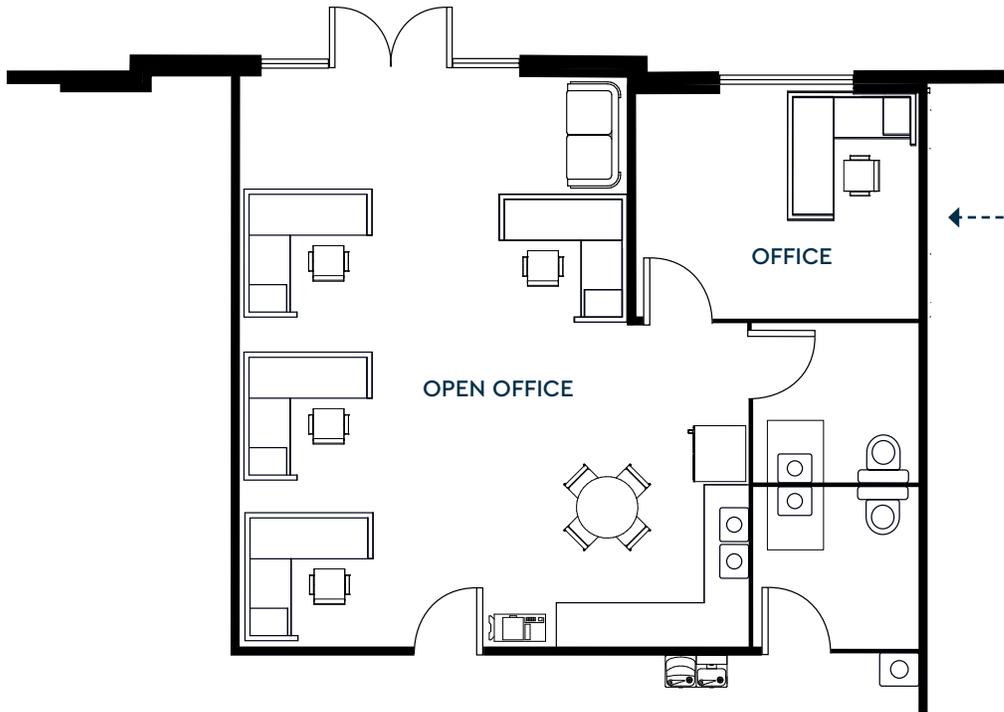
115 HORTON DRIVE, SUMMERVILLE SC 29483

Size:	±27,078 SF Available
Spec office:	952 SF
Site Agerage:	±24.1
Dimensions:	260' x 884'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	(7) 9' X 10'
Format:	Rear load
Drive-In Doors:	0
Trailer Parking:	7
Truck court	185'
Car Parking:	25
Sprinklers:	ESFR sprinkler system
Lighting:	Full LED lighting to 30 FC
Roofing:	R-20 mechanically attached 60 mil TPO roof with NDL warranty included
Floors:	4,000 psi - 6" unreinforced concrete
Electrical:	277/480V, 3-phase 2,000s amp service
Zoning:	Light industrial / Dorchester County

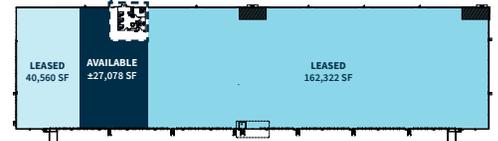


# BUILDING 1 SPEC OFFICE

115 HORTON DRIVE, SUMMERVILLE SC



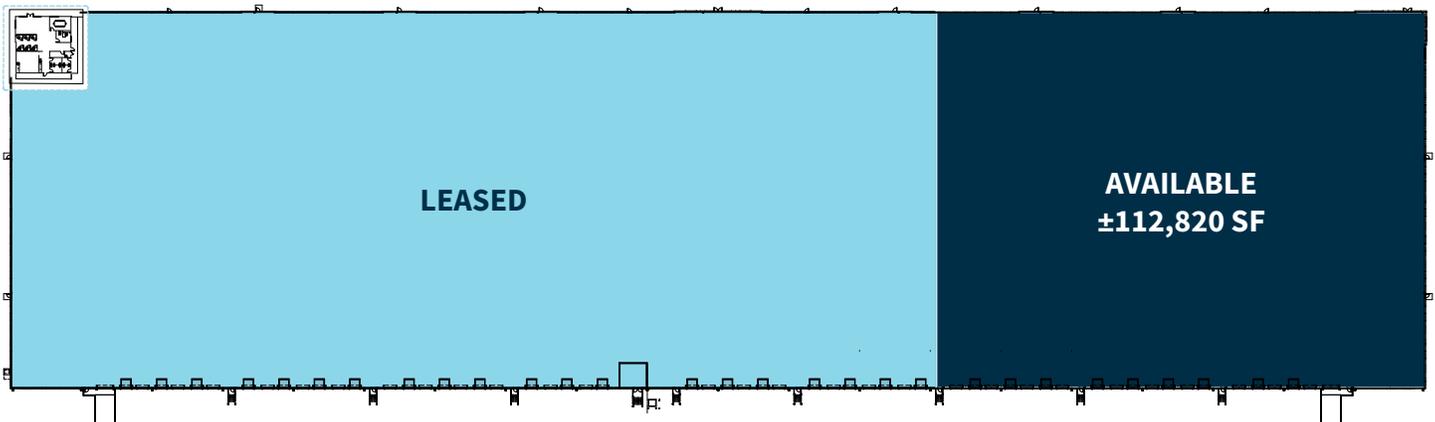
← SPEC OFFICE LAYOUT  
**952 SF**



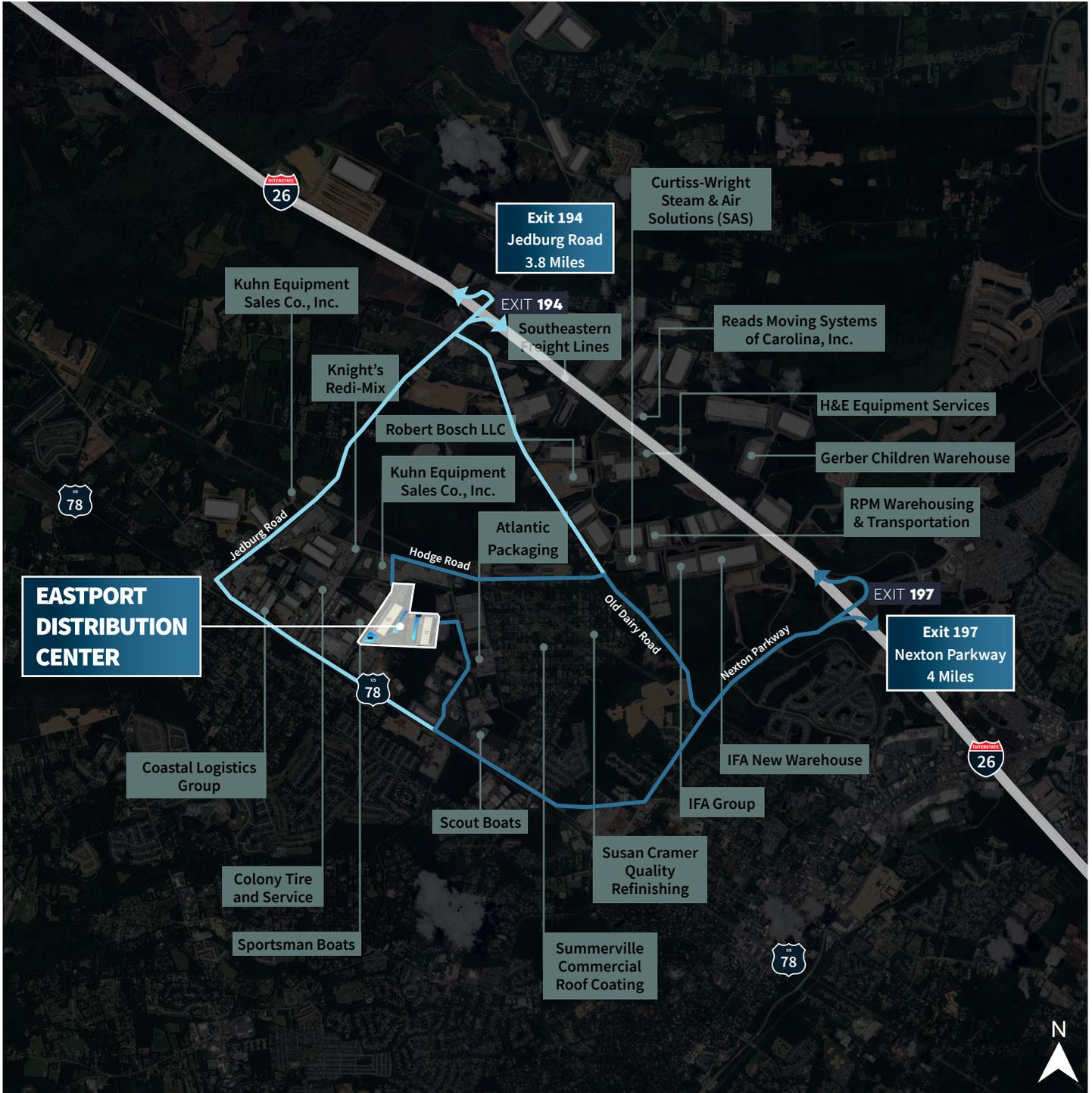
# BUILDING 2

157 BELGIAN WAY, SUMMERVILLE SC 29483

Size:	±112,820 SF
Site Acreage:	±24.1
Dimensions:	310' x 1040'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	19, 9' x 10' with (9) 35,000 lbs pit levelers
Format:	Rear load
Drive-In Doors:	(2) 12' x 14'
Trailer Parking:	31
Truck court	185'
Car Parking:	83
Sprinklers:	ESFR sprinkler system
Lighting:	Full LED lighting
Roofing:	R-20 mechanically attached 60 mil TPO roof with NDL warranty included
Floors:	4,000 psi - 7" unreinforced concrete
Electrical:	277/480V, 3-phase 3,000 amps service
Zoning:	Industrial / Dorchester County



# LOCAL ACCESS MAP







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