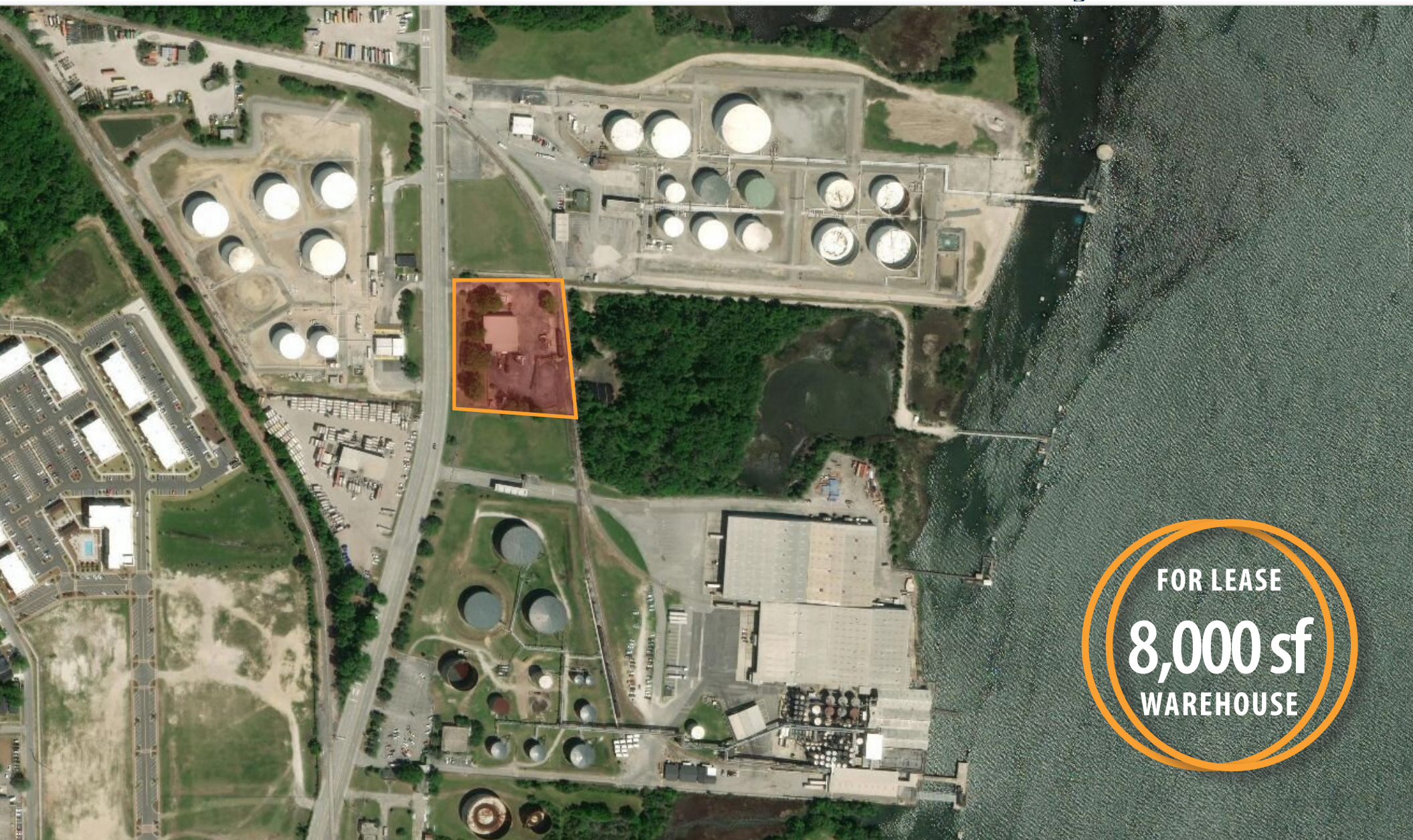


5050 Virginia Avenue North Charleston, SC 29405

+2.8 Acre Rail Transloading Yard & Warehouse



FOR LEASE
8,000 sf
WAREHOUSE

CONTENT

| | |
|--------------------------------|-----|
| THE OPPORTUNITY | 4 |
| PROPERTY HIGHLIGHTS | 5 |
| SITE SPECIFICATIONS & ZONING | 6 |
| SITE OVEVIEW | 7 |
| SURROUNDING AREAS & INDUSTRIES | 8-9 |
| FLOOR PLAN | 10 |
| PROPERTY PHOTOS | 11 |
| CONDITIONS & DISCLOSURES | 12 |
| BIM BROKERAGE TEAM | 13 |

CONTACT

Alan Bolduc, CCIM, SIOR
Senior Vice President
Industrial & Investment Services
C 843.860.9566
alan.bolduc@avisonyoung.com

Courtney L. Marous
Vice President
Industrial & Investment Services
C 216.570.0910
courtney.marous@avisonyoung.com

Kathleen Isola
Senior Associate
Industrial & Investment Services
C 407.782.3317
kathleen.isola@avisonyoung.com

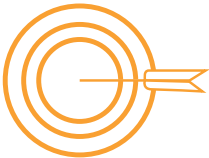
Tasha K. Horton
Marketing
Industrial & Investment Services
C 843.534.7575
tasha.horton@avisonyoung.com



KINDER MORGAN VIRGINIA AVENUE
WAREHOUSE & RAIL

REDEVELOPMENT SITE FOR LEASE WITH RAIL SERVICE

Ideal laydown or transloading yard. The site is uniquely accessible and visibly located in the upper peninsula of North Charleston, east of Park Circle, South of I-526, and North of West Montague Ave. Site access via Virginia Avenue, directly across from the Kinder Morgan North Charleston Terminal and situated in between Buckeye Terminals and Amalie Motor Oil.



WAREHOUSE / LAYDOWN YARD
8,000 SF +/-1.25 acres
RAIL SERVED
NORFOLK SOUTHERN & CSX



TOTAL ACRES
+2.8 acres

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.



THE OPPORTUNITY



KINDER MORGAN VIRGINIA AVENUE WAREHOUSE & RAIL

Avison Young is proud to present this unique opportunity to lease a +2.8 acre rail transloading yard and warehouse in the upper peninsula of Charleston, SC near the old Naval Base and marine terminals. The subject property is a portion of a 14.23 acres tract adjacent to the Kinder Morgan North Charleston Terminal, fully fenced and secured with an active rail spur on site- offering dual rail service via Norfolk Southern and CSX rail lines.

Options to lease all or a portion of the yard, along with 8,000sf +/-warehouse space. The security, on-site infrastructure, and yard-warehouse combo is ideal for basic storage of raw materials, finished goods, and other various warehouse operations; manufacturing, transloading, and related operations requiring secured laydown area and/or outside storage needs. Additional services available and options for equipment; subject to terms and ownership approval. Contact for details, terms, and pricing.

5050 Virginia Avenue, North Charleston, SC 29405

Snapshot

| | |
|----------------|------------------------|
| Tax Map | 502-09-00-004 |
| Zoning | Heavy Industrial (M-2) |
| Acres | 2.72 AC |
| Square Footage | 8,000 sf |
| County | Charleston |
| Rail Served | Norfolk Southern & CSX |
| Lease Rate | Contact |
| Lease Type | NNN, Other |
| Availability | Immediately |

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

PROPERTY HIGHLIGHTS

Rail access, dual service via CSX and Norfolk Southern

Ideal location and access: 1.5 miles from I-526, 5 miles to I-526/I-26, and less than 11 driving miles to the Wando Terminal

Ideal site for transloading, cargo handling, heavy processing, outside storage and more

Additional 3PL and handling services available upon request

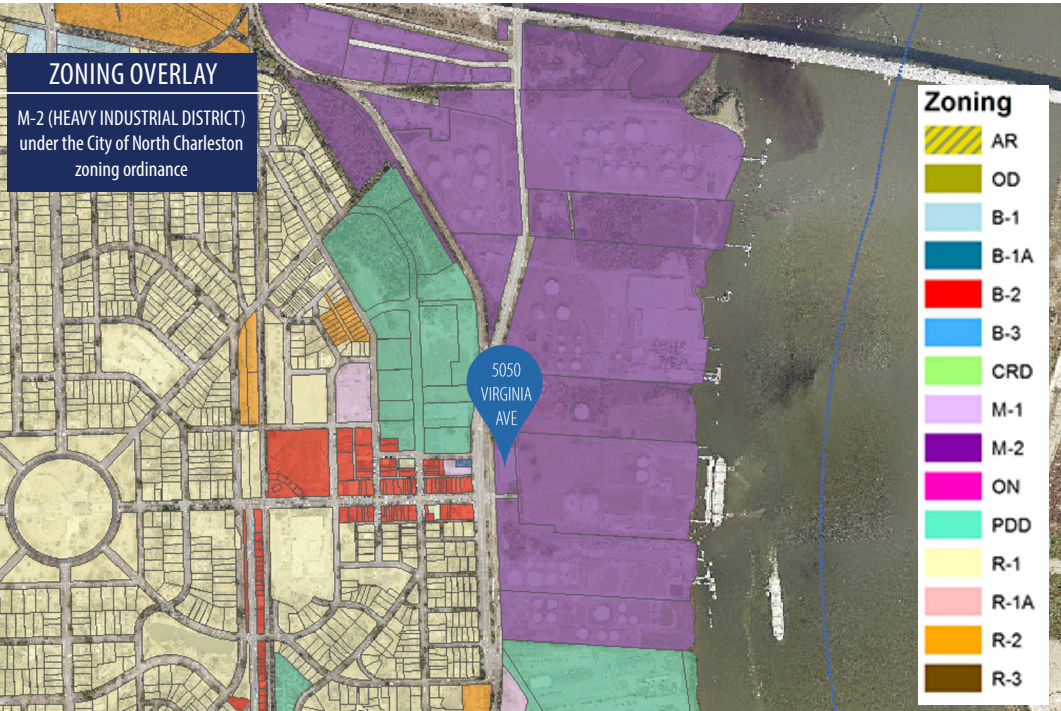
Secured yard with certified truck scale on-site

Equipment available upon request, subject to terms

The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.



SITE SPECIFICATIONS & ZONING



GENERAL INFORMATION

| | |
|----------------------------|--|
| Address | 5050 Virginia Avenue, North Charleston, SC 29405 |
| Municipality | City of North Charleston |
| State | South Carolina |
| Zip Code | 29405 |
| County | Charleston |
| Zoning | Heavy Industrial (M-2) |
| Surrounding Land Use | North (N): Heavy Industrial South (S): Heavy Industrial East (E): Heavy Industrial West (W): Transportation |
| Tax Map ID | 502-09-00-004 |
| Total Land Acreage | 2.82 acres |
| Land Splits Available | Negotiable |
| Adjacent Parcels Available | Yes |
| Nearest MSA | Charleston |
| Status | For Lease |
| Pricing | \$6,500 / monthly |
| Rail/Company | Norfolk Southern & CSX |

BUILDING INFORMATION

| | |
|-----------------------------|---|
| Property Location | Upper Peninsula of North Charleston, East of Park Circle, South of I-526, and North of West Montague Ave. Directly across from the Kinder Morgan North Charleston Terminal. 5050 Virginia Avenue, North Charleston, SC 29405 |
| Google Map Location | |
| Name of Access Road | Virginia Avenue (4 Lanes) |
| Interstate Access | I-526 (1.5 Driving miles), I-26 (5 Driving miles) |
| Nearest Truck Scale | On Site |
| Airport | Charleston International Airport |
| Latitude / Longitude | 32.888129 / -79.972214 |
| Tenancy | Single |
| Number of Building | 1 |
| Number of Floors/Stories | 1 |
| Warehouse Space SF | 8,000 sf Open Warehouse & Yard Available |
| Office/Flex Space SF | +/- 50 sf |
| Year Built | 2005 |
| Exterior Description | Metal warehouse measuring approximately 80' x 100' (A) and 78' x 25' (B) with multiple outbuildings attached |
| Parking Description | +/- 1.25 acres fenced and ROC'd |
| Truck Access | Yes |
| Trailer Parking | Yes |
| Fenced Yard/Outside Storage | Yes |
| Ceiling Height | 25' to 26' |
| Clear Height/Eave Height | 25' |
| Column Spacing | Clear Span |
| Loading Docks | 0 |
| Drive In Bays | 1 (16'h x 14'w ORSD) |
| Cranes | To Suit |
| X-Phase/Power Type | 3 Phase Heavy Power |
| Air Condition/Cooling | Office only, window unit |
| Walls | Metal |
| HVAC | Office & Mechanical/Control Rooms only |
| Ventilation Type | Ventilation Fans, Other |
| Natural Gas | Available - Dominion Energy (previously SCE&G) |
| Electric Service Provider | Dominion Energy (previously SCE&G) |
| Interior Description | Building consists of two primary spaces: +/-8,000sf open warehouse (100' x 78') located on the north side of the building, with an oversized drive-in door for access to yard. On the south side of the building is an addition to the building measuring approximately 25' x 78' (+/-1,950sf) which currently houses a rotary kiln dryer and associated components utilized by previous Tenants for drying aggregate materials. Various outbuildings connected to the building, including a small conditioned office, and conditioned mechanical/control rooms to the significant infrastructure powering this heavy industrial site. |



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.

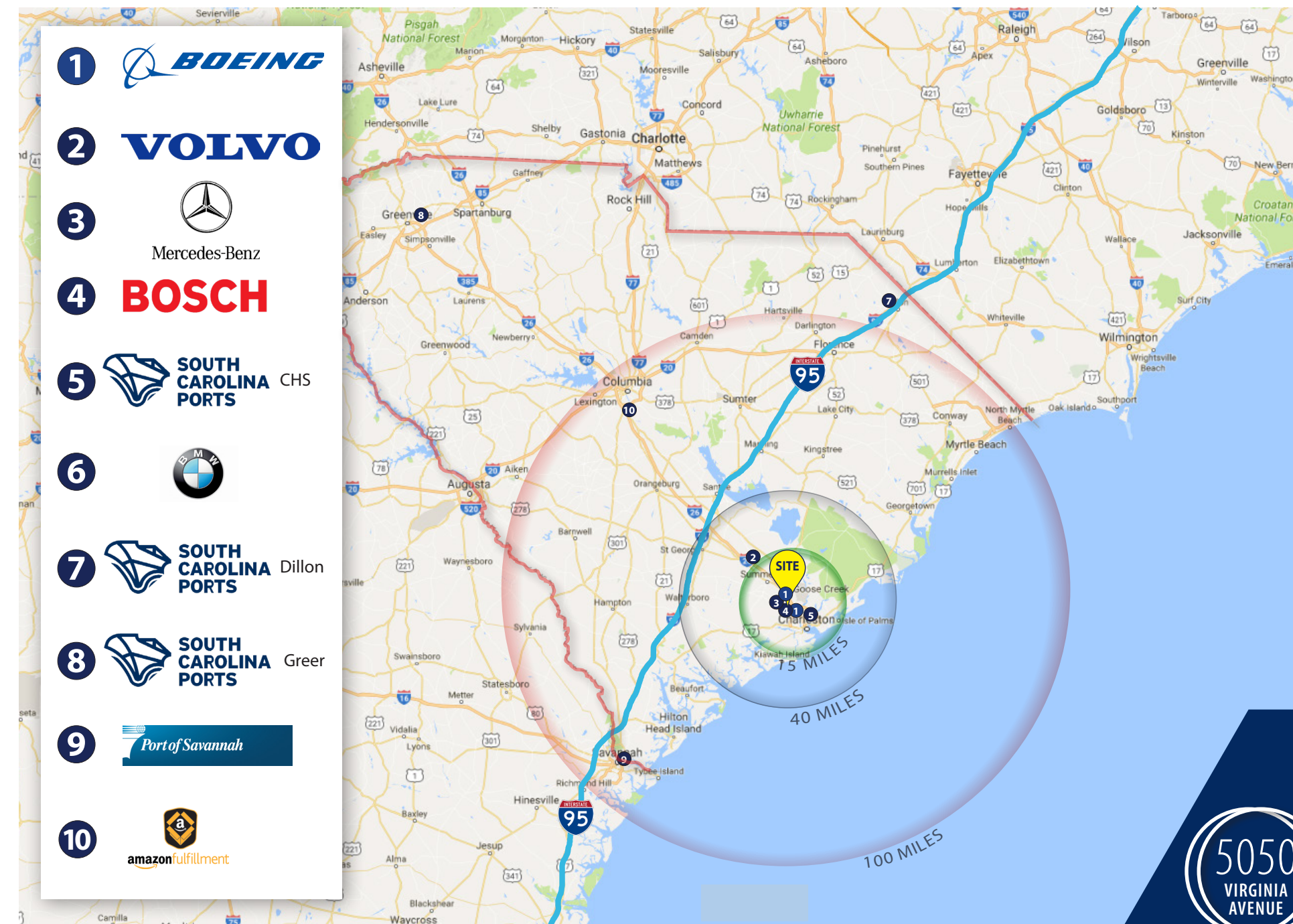
9 MIN to Charleston International Airport

8 MIN to West Ashley

15 MIN to Charleston Port

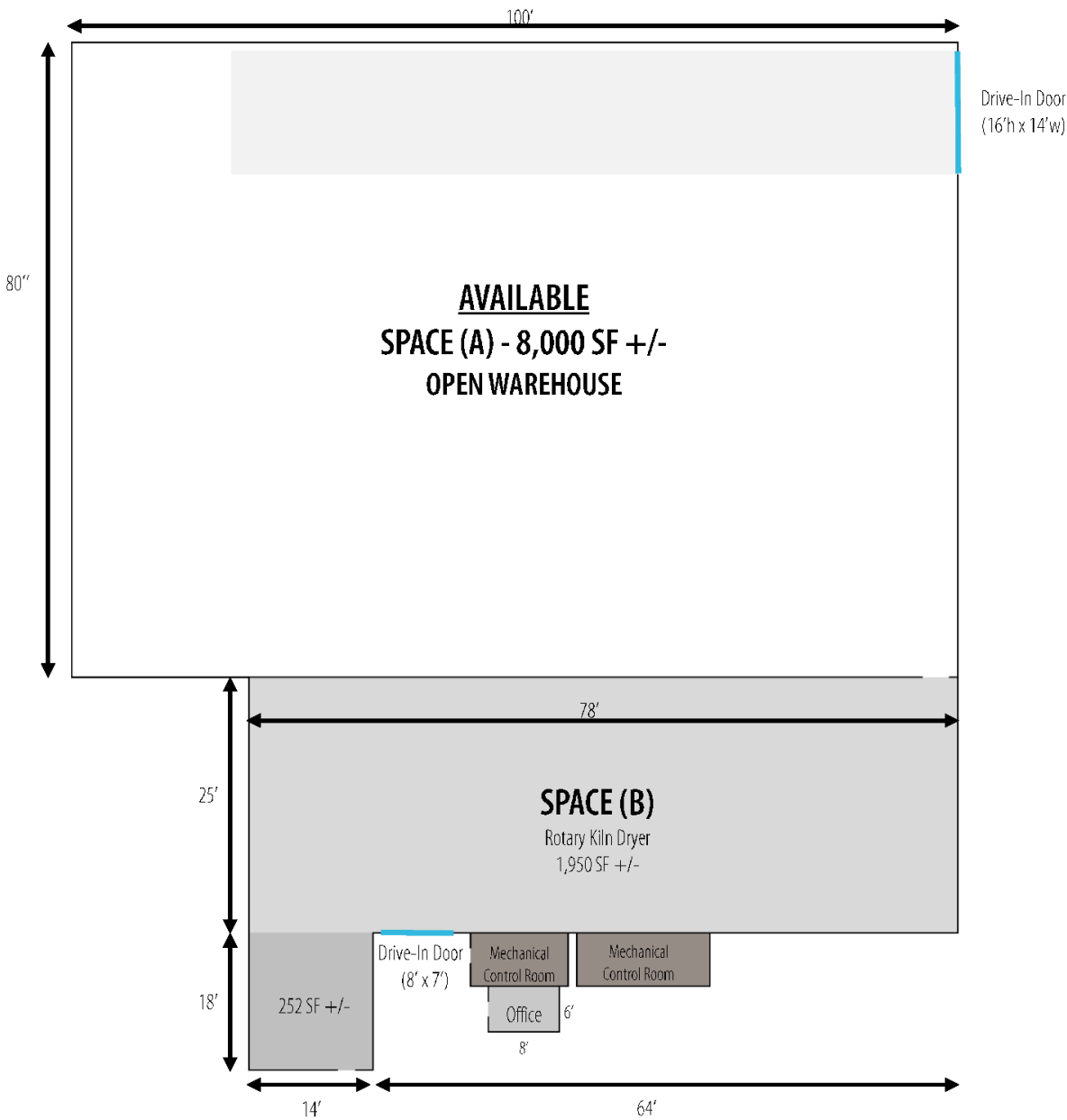
14 MIN to Mount Pleasant

Map labels include: Hanahan, Yellow House Landing, Wando, Whitehall Terrace, Dewees Island, Isle of Palms, Sullivan's Island, James Island, Morris Island, Johns Island, Rantowles, and various highway shields (642, 61, 17, 162, 700, 78, 526, 26, 41, 703, 517, 7).



FLOOR PLAN

KINDER MORGAN VIRGINIA AVENUE WAREHOUSE & RAIL



PROPERTY PHOTOS



The information contained herein was obtained from sources believed reliable, however, Avison Young makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. South Carolina, USA, Avison Young Offices are Owned and Operated by Avison Young - South Carolina, Inc.





"SOUTH CAROLINA RANKS AMONGST THE TOP 5 STATES IN THE NATION TO DO BUSINESS"

"Charleston has significant logistical advantages that reach the entire world market, enough so that it compels us to make Charleston a comprehensive launching pad for future export/import and domestic logistics needs. We believe in the strong and effective leadership that has been shown to us by both the South Carolina Ports Authority and Palmetto Railways. We are very excited to get the new Charleston facility up and running in short order and become an even larger contributor and good neighbor in the greater Charleston community."

George Cook - Frontier Logistics CEO
WWW.SCCOMMERCE.COM

KINDER MORGAN VIRGINIA AVENUE WAREHOUSE & RAIL

Conditions and Disclosures

The material contained in the marketing package is furnished solely for the purpose of considering the sale of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee.

Neither the Owner nor Avison Young, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein, or any additional information provided. This marketing package is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of leasing the Property described herein. The Owner reserves the right, at its sole discretion, to reject any or all offers to purchase the Property and/or to terminate discussions with any Prospective Lessee, at any time, with or without notice. The Owner expressly reserves the right to sell the Property on any basis or using any criteria.

Agency

Avison Young is granted by Owner the sole and exclusive right to lease or sale the real property. Avison Young represents the Owner. Refer to the [South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.](#)

Offering Process

Avison Young is pleased to present 5050 Virginia Avenue, North Charleston, SC. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.

AVISON YOUNG LISTING TEAM



South Carolina Industrial & Investment Services Brokerage Team

The Brokerage Team of Bolduc, Isola, Marous & Horton (BIM) specializes exclusively in Industrial properties, users, and investments; and focuses heavily on those Industries that have a direct impact on Economic Development and Community Engagement. Alan, Courtney, Kathleen, and Tasha work closely on each and every project. This approach allows this Power Team to leverage their skill sets and Industry experience, and ensures that the job is done, on time, the right way, the first time, and even better the second. Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal-led business resources team, we provide solutions via tools, technology and expertise to support our clients no matter how complex their challenges.

Brokerage Team



Alan Bolduc, CCIM, SIOR
Senior Vice President
Industrial & Investment Services
O 843.725.7200
C 843.860.9560
alan.bolduc@avisonyoung.com



Courtney L. Marous
Vice President
Industrial & Investment Services
O 843.725.7200
C 216.570.0910
courtney.marous@avisonyoung.com



Kathleen Isola
Senior Associate
Industrial & Investment Services
O 843.725.7200
C 407.782.3317
kathleen.isola@avisonyoung.com



Tasha K. Horton
Marketing Coordinator
Industrial & Investment Services
O 843.725.7200
C 843.534.7575
tasha.horton@avisonyoung.com



**AVISON
YOUNG**

avisonyoung.com

1315 Ashley River Road
Charleston, South Carolina 29407
O 843.725.7200
F 843.725.7201
Avison Young - South Carolina, Inc.

 **BEST
MANAGED
COMPANIES**

Platinum
member