



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

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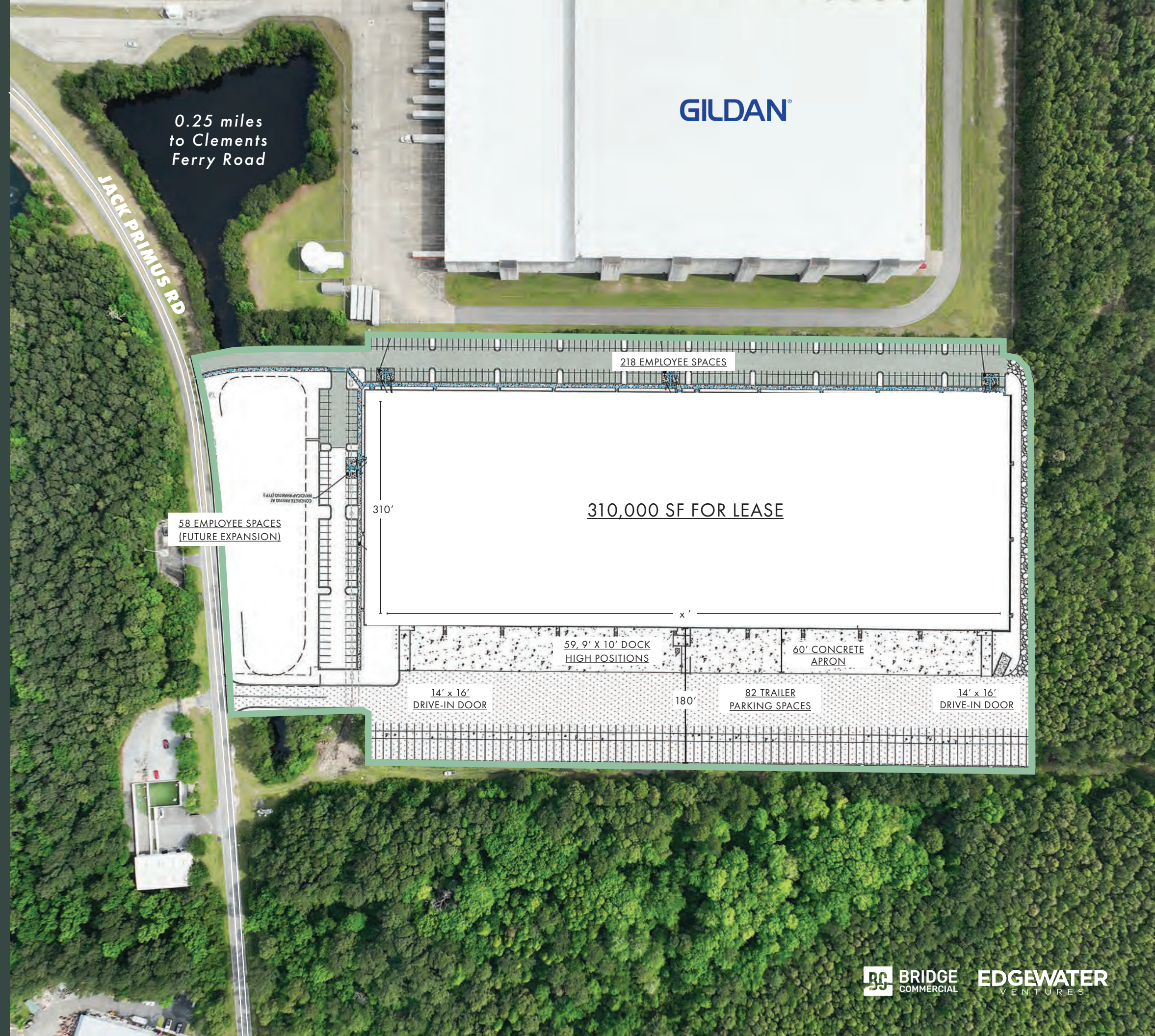
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PROPERTY INFO + SPECS

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





N. CHARLESTON TERMINAL
8.6 Miles

EDGEWATER
VENTURES

BRIDGE
COMMERCIAL

KONTANE
LOGISTICS



sam's club

KONTANE
LOGISTICS



STG Logistics

environmental
express

unis

REGAL LOGISTICS

CLEMENTS FERRY RD
3.8 miles to I-526

GILDAN

JACK PRIMUS RD

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

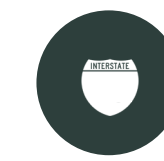


DISTANCES TO CHARLESTON SHIPPING TERMINALS

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.



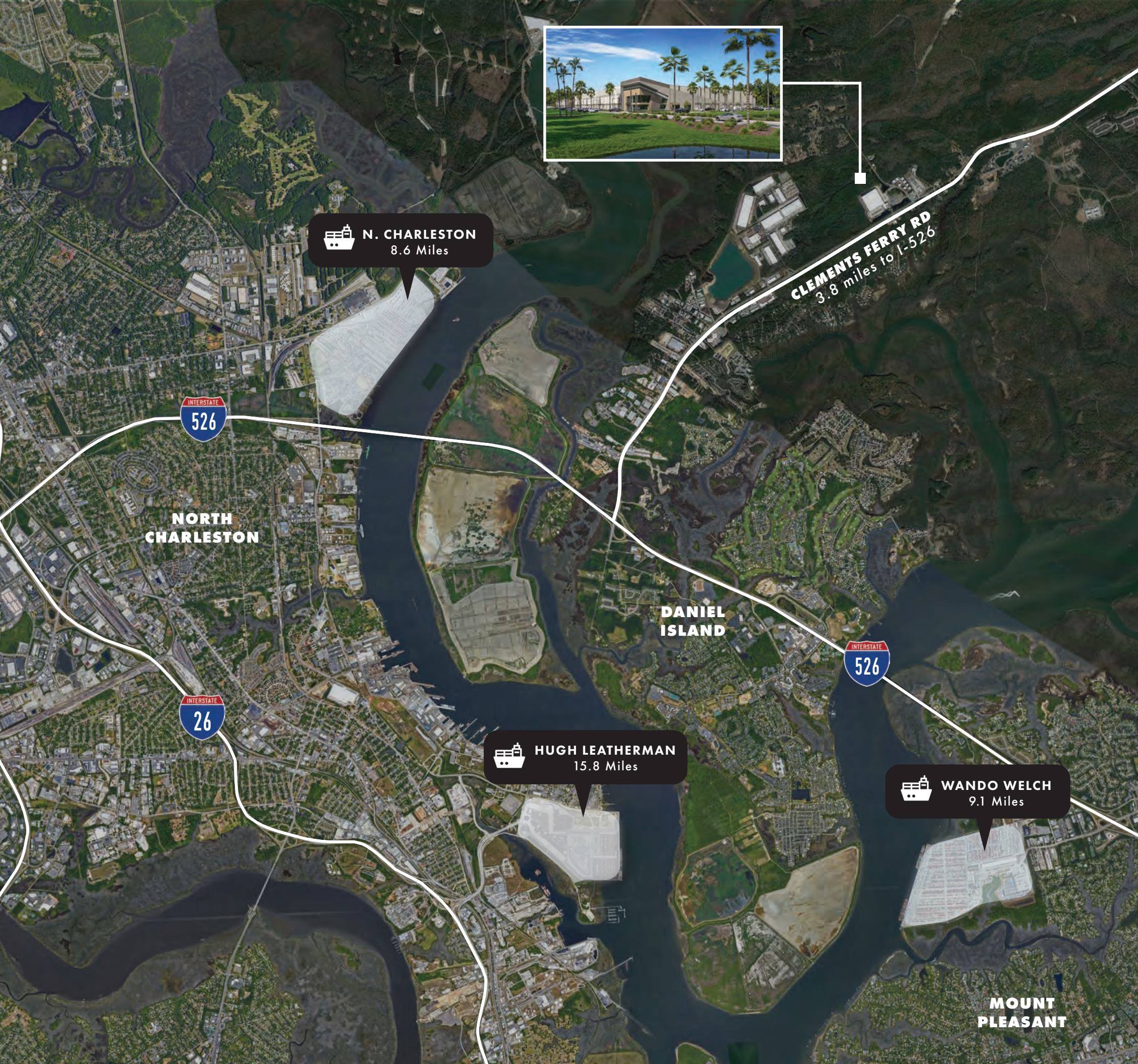
Direct access to I-526 (3.8 miles) and I-26 (8.9 miles).



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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