



BERKELEY CHARLESTON
TRADEPORT

BUILDING 3 | ±354,202 SF FOR LEASE
607 Tradeport Drive, Summerville, SC



KEY ADVANTAGES



PRIME LOCATION

Located off of I-26 with close proximity to Port of Charleston, Volvo, Mercedes-Benz Complex, Charleston Int. Airport and I-95.



ACCESS TO PORT

The Port of Charleston has grown at double the rate of other US ports in the last few years. The SC Port Authority has implemented the Post-45 Harbor Deepening Project which will make the Port of Charleston the deepest port on the east coast.



HIGH GROWTH

Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.



BUILD TO SUIT

Multiple BTS opportunities; ability to build over 1.5 million SF under one roof.



CAPITALIZED + EXPERIENCED

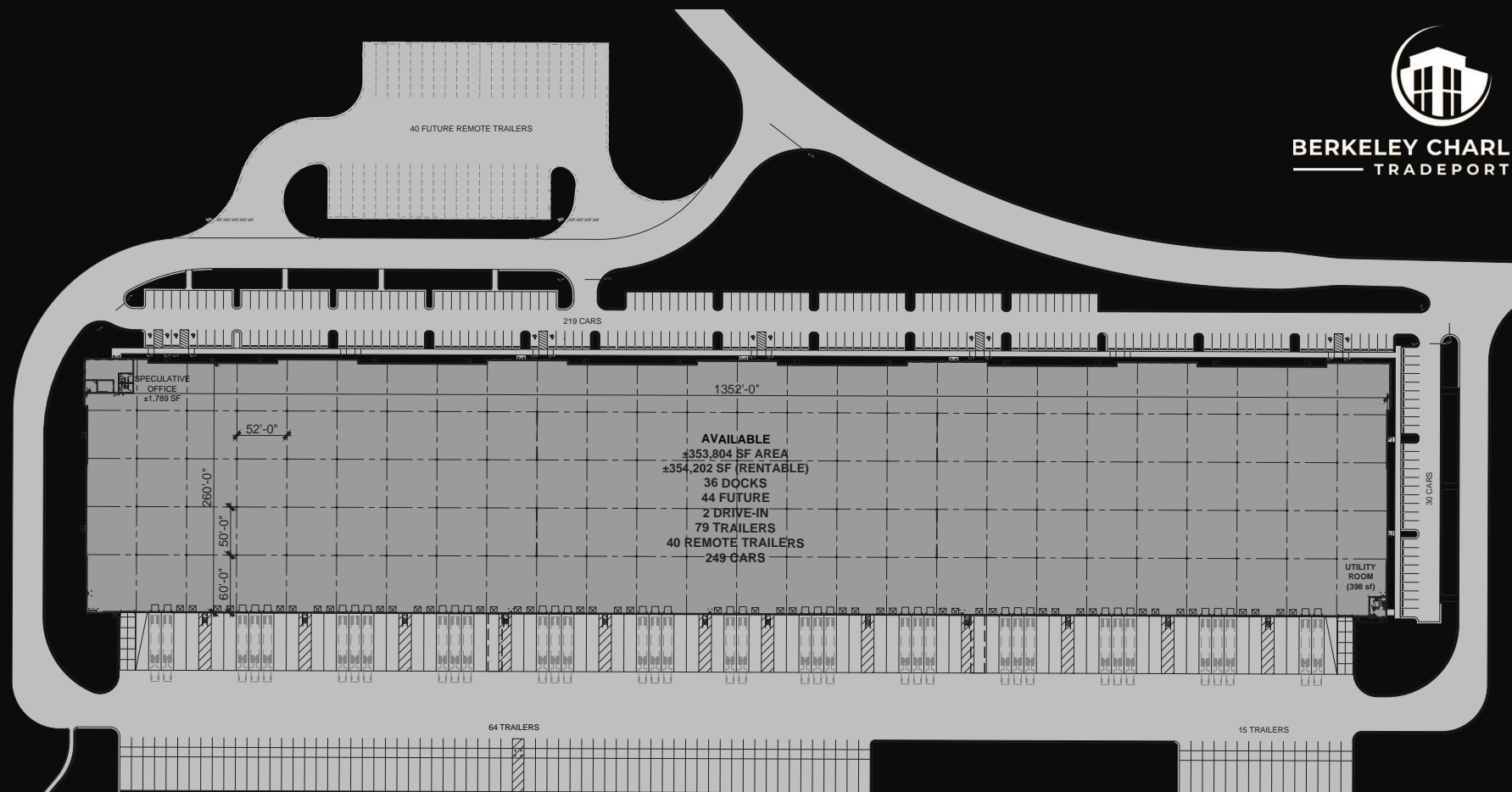
Landlord/developer with extensive in-house engineering expertise. NorthPoint has developed +149 Million SF for tenants such as Amazon, Lowes, UPS, & Ford.

Site Area	±494 Acres
Total Building Area	±4,743,225 SF

BUILDING	SIZE	STATUS
Building 1	±247,775 SF	Leased
Building 2	±353,000 SF	Leased
Building 3	±354,000 SF	Available
Building 5	±761,661 SF	Leased
Building 6	±574,789 SF	Leased
Building 7	±739,000 SF	BTS Site
Building 8	±230,000 SF	BTS Site
Building 9	±466,000 SF	BTS Site
Building 10	±415,000 SF	BTS Site
Building 11	±415,000 SF	BTS Site
Building 12	±187,000 SF	BTS Site

* BTS = Build to Suit Site

JEDBURG ROAD



BUILDING 3 SPECS

BUILDING SIZE:	±354,202 SF	BLDG CONFIGURATION:	Rear Load	TRUCK COURT DEPTH:	185'
BUILDING DIMENSIONS:	260' x 1352'	CLEAR HEIGHT:	36'	LIGHTING:	LED with motion sensors, 30 FC avg; 30" AFF
DIVISIBLE SIZE:	±40,000 SF	DOCK DOORS:	36 dock doors (Exp. 80)	CONSTRUCTION:	100% Concrete Tilt Panel
EXISTING OFFICE:	±1,789 SF	DRIVE-IN DOORS:	2	ELECTRICAL SERVICE:	(3) 600 A distribution panels
COLUMN SPACING:	52' x 50'	TRAILER PARKING:	79 (Expandable)	SPRINKLER SYSTEM:	ESFR
SPEED BAY SPACING:	60'	AUTO PARKING:	249	YEAR BUILT:	2024

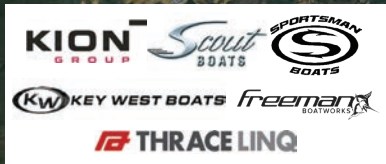
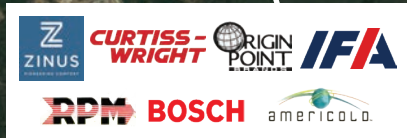


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RIDGEVILLE



Jedbrug Rd



SUMMERVILLE

LADSON

LOCATION

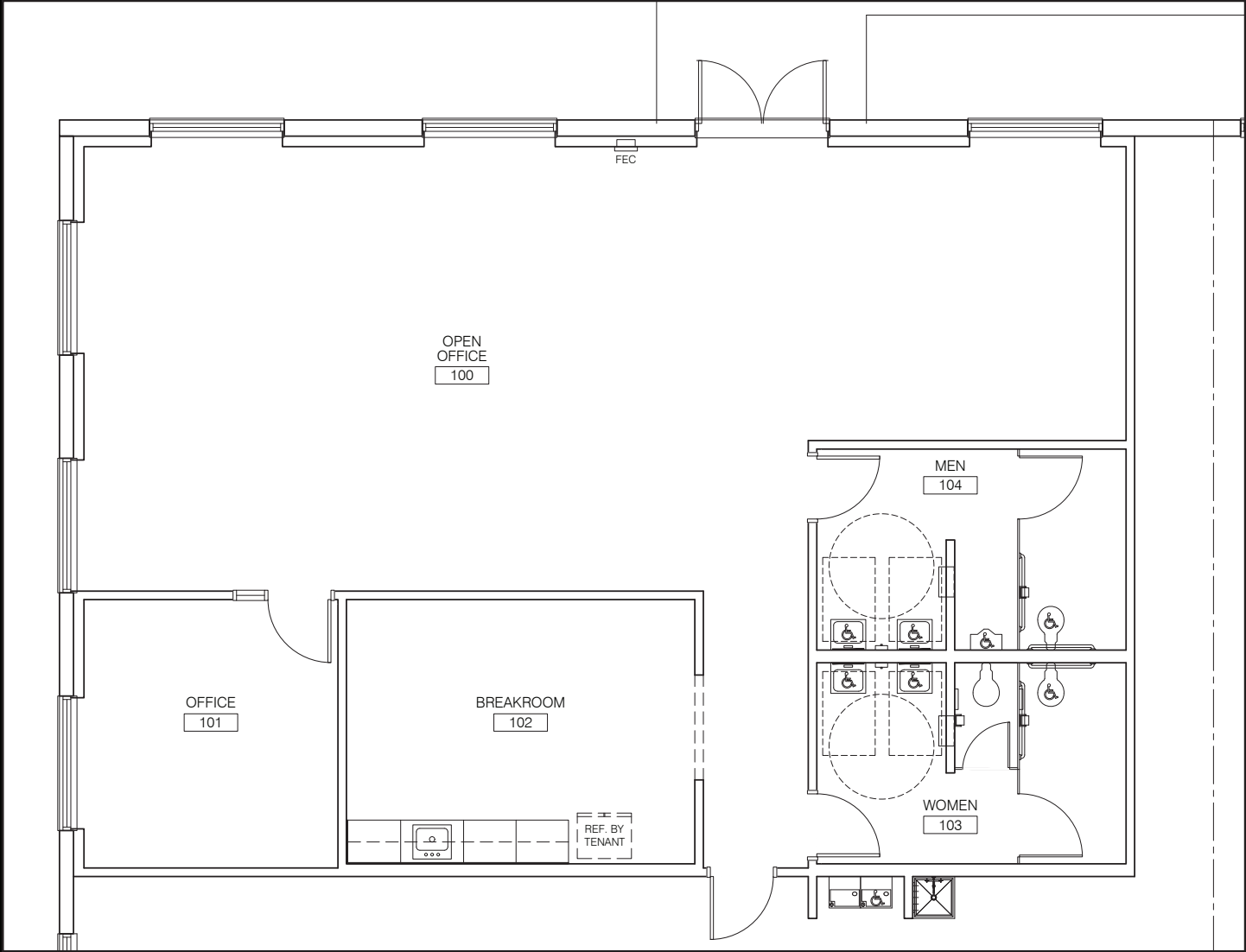
Located in Summerville's industrial corridor, this BCT is just one mile from I-26, 30 miles from I-95, 25-30 miles from the Port of Charleston, and 15 miles from Charleston International Airport. It is also close to major OEMs like Volvo, Mercedes-Benz Vans, and Boeing.

SPEC OFFICE + INTERIOR

EXISTING OFFICE | ±1,789 SF



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