

100,000-257,000 SF Available For Sublease

3290 & 3298 BENCHMARK DRIVE

LADSON, SC 29456

BUILDING 2
+/-100,000 SF

BUILDING 1
+/-157,000 SF

Buildings can be rented together or separate. Building 1 will be 100% climate-controlled space.

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PROPERTY INFO + SPECS

BUILDING 1: 3290 Benchmark Drive

TOTAL SIZE: 157,067 SF

CLEAR HEIGHT: 24' (eaves)

DOCK HIGH DOORS: 17 (9'-6" x 10')

CONDITIONING: Full air conditioning under way.

EXISTING DOCK EQUIPMENT: All dock high doors equipped with pit levelers and dock fans.

DRIVE-IN DOORS: 1 (12' x 14')

LIGHTING: LED and T-5 fluorescent mix in the warehouse. LED lighting in the office.

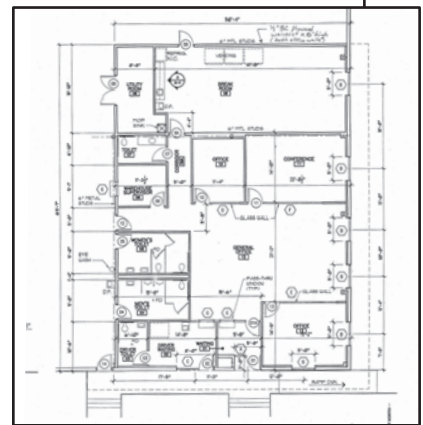
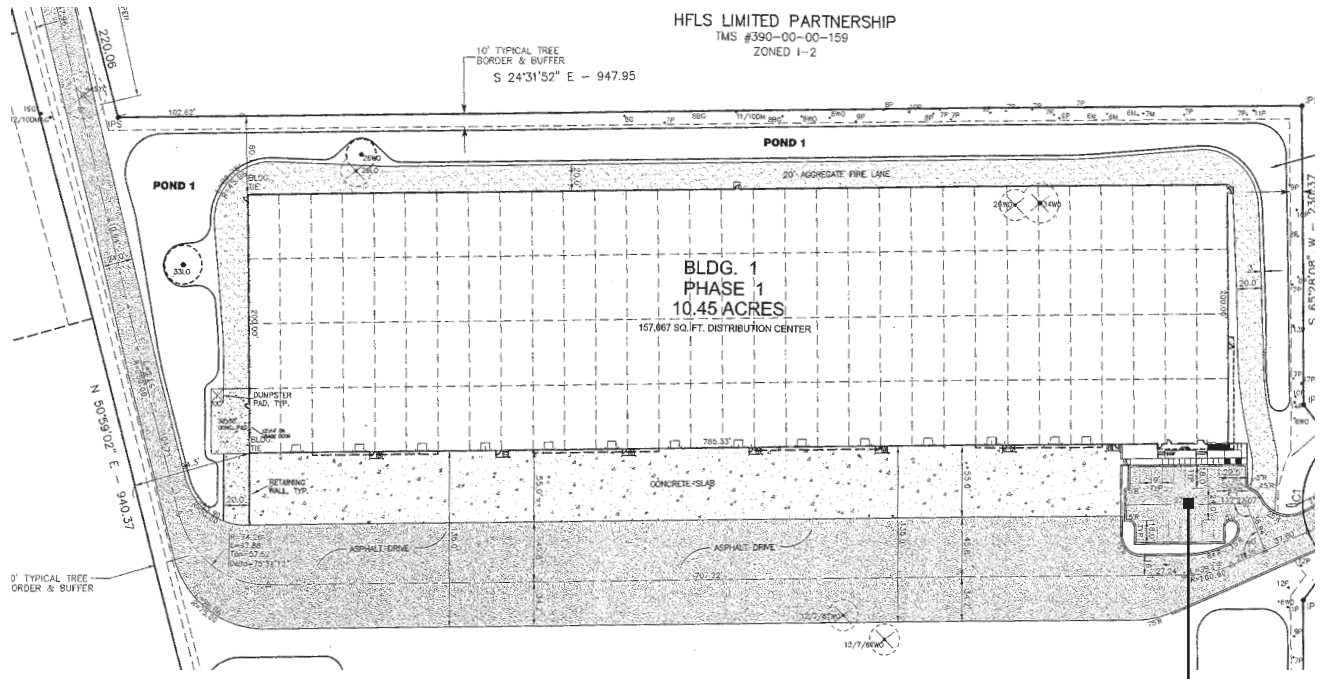
AIR-CONDITIONING: Ownership is planning to install systems to climate control the entire warehouse.

VENTILATION: Seven (7) HVLS fans and Six (6) exhaust fans

FIRE SUSPENSION SYSTEMS: Wet System

ELECTRICAL: 277 / 480V, 3 phase service

BUILDING 1 SITE PLAN:



Office Floorplan: 3,423 SF

BUILDING 2 SITE PLAN:

PROPERTY INFO + SPECS

BUILDING 2: 3298 Benchmark Drive

TOTAL SIZE: 100,000 SF

CLEAR HEIGHT: 24' (eaves)

DOCK HIGH DOORS: 16 (9' x 10')

EXISTING DOCK EQUIPMENT: All dock high doors equipped with pit levelers and dock fans.

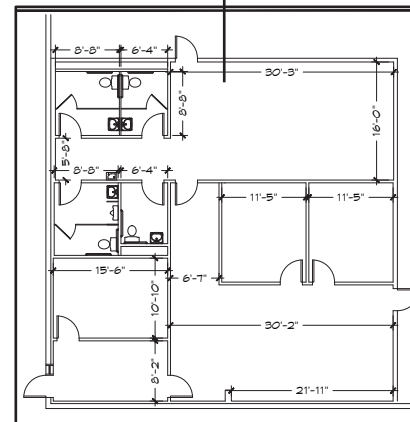
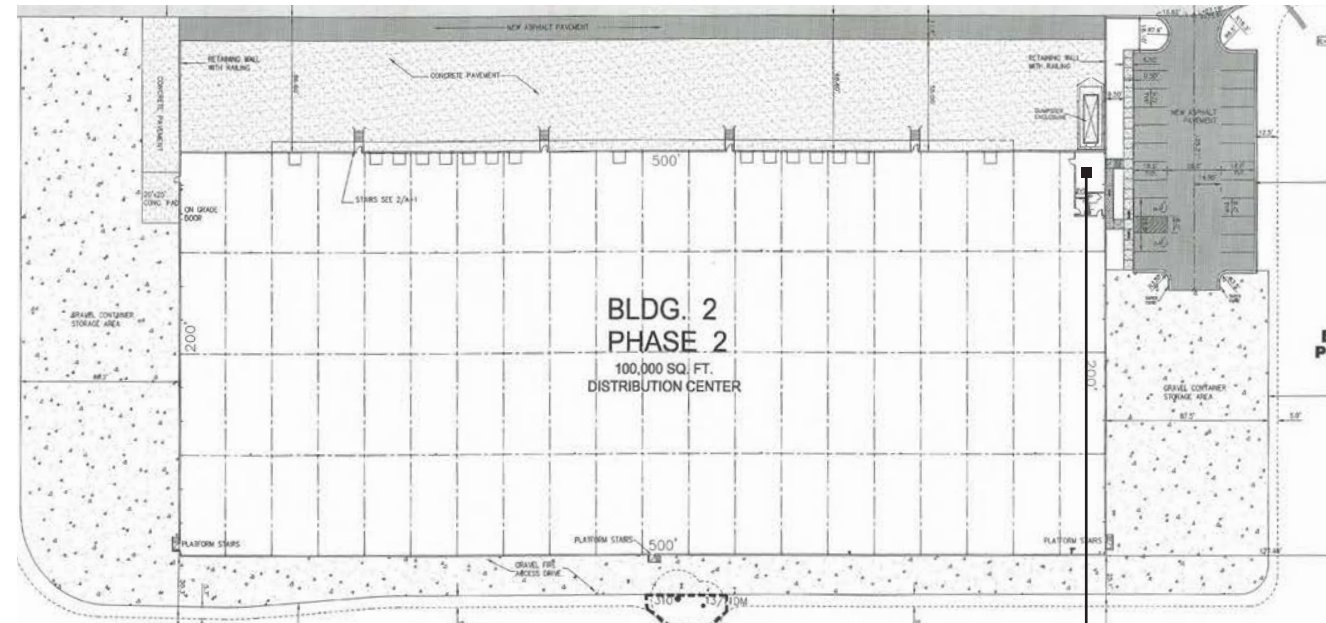
DRIVE-IN DOORS: 1 (12' x 14')

LIGHTING: LED and T-5 fluorescent mix in the warehouse. LED lighting in the office.

VENTILATION: Four (4) HVLS fans and Four (4) exhaust fans

FIRE SUSPENSION SYSTEMS: Wet System

ELECTRICAL: 277/480V, 3 phase service



Office Floorplan: 2,260

3290 BENCHMARK DRIVE



3298 BENCHMARK DRIVE



LOCATION & ACCESS

NORTH CHARLESTON TERMINAL:	14 Miles/20 Minutes
WANDO WELCH TERMINAL:	22 Miles/30 Minutes
HUGH K. LEATHERMAN TERMINAL:	16 Miles/ 25 Minutes

- **Prime Connectivity:** Located near I-26, offering swift access to key transportation routes.
- **Port Access:** Just 20-30 minutes from North Charleston, Hugh K. Leatherman, and Wando Welch terminals.
- **Industrial Advantage:** Ideal for warehousing, manufacturing, and distribution operations.





Warehouses For Sublease

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