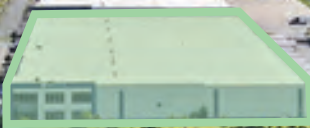


CLASS A INDUSTRIAL FOR LEASE



163,182 SF FOR LEASE



194



830 DROP OFF DRIVE

SUMMERVILLE, SOUTH CAROLINA 29485

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CLASS A INDUSTRIAL FOR LEASE

830 DROP OFF DRIVE

Charleston Logistics Center Building 100 at 830 Drop Off Drive is a Class A industrial facility with direct access of Interstate 26 via Exit 194 and 197. 830 Drop Off Drive can accommodate a variety of users, including logistics companies, aerospace and automotive suppliers, defense contractors, light manufacturers, and last-mile distribution.

KEY FEATURES -

ADDRESS: 830 DROP OFF DRIVE, SUMMERVILLE, SC

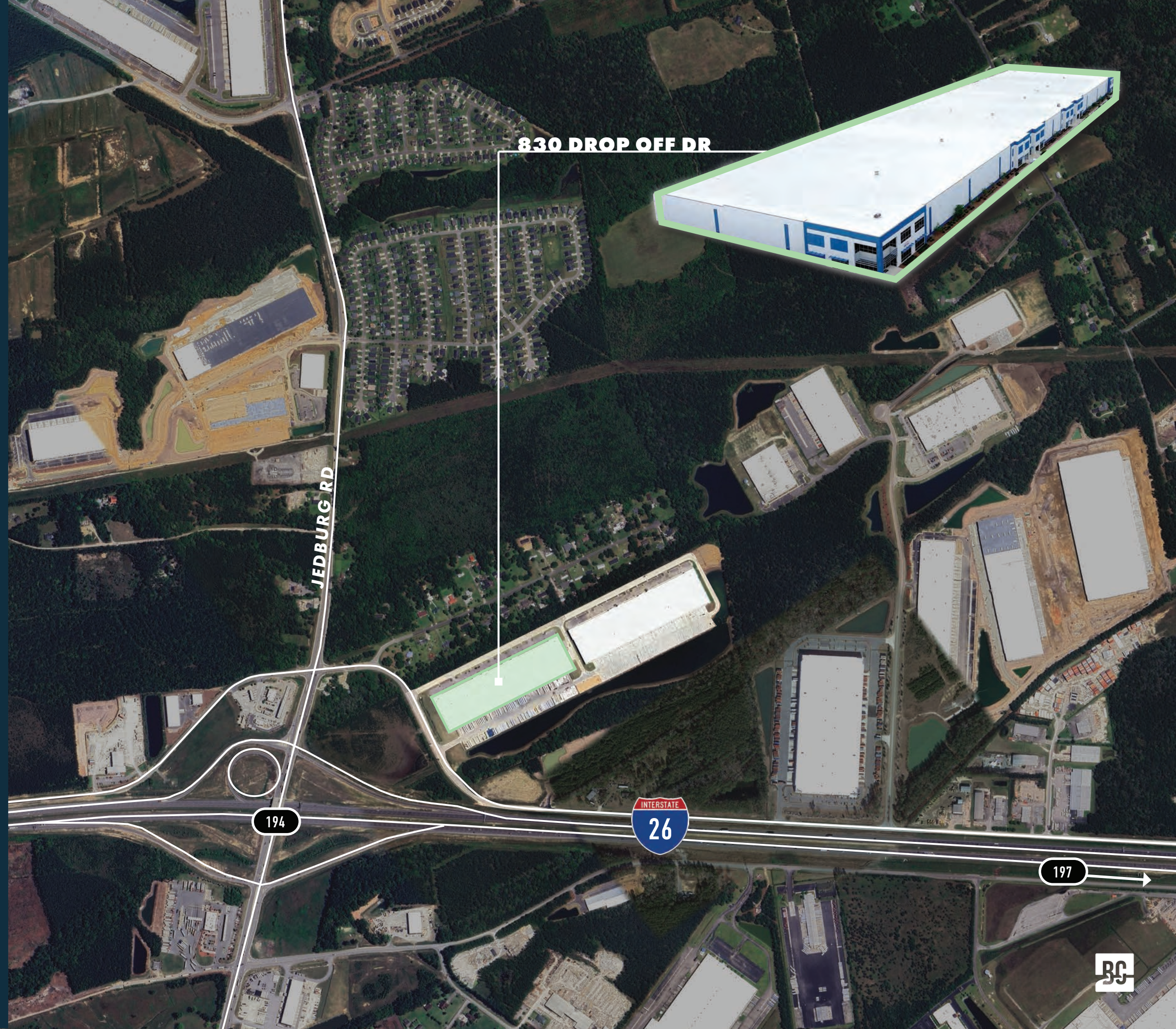
BUILDING SIZE: ±343,118 SF

AVAILABLE: BUILDING 1 (163,182 SF FOR LEASE)

EXISTING OFFICE: ±2,500 SF

LIGHTING: FULLY LIT WAREHOUSE (LED)

DOCK HIGH DOORS: 33 W/ LEVELERS + SEALS



THORNE
RESEARCH



ZINUS



±163,182 SF For Lease

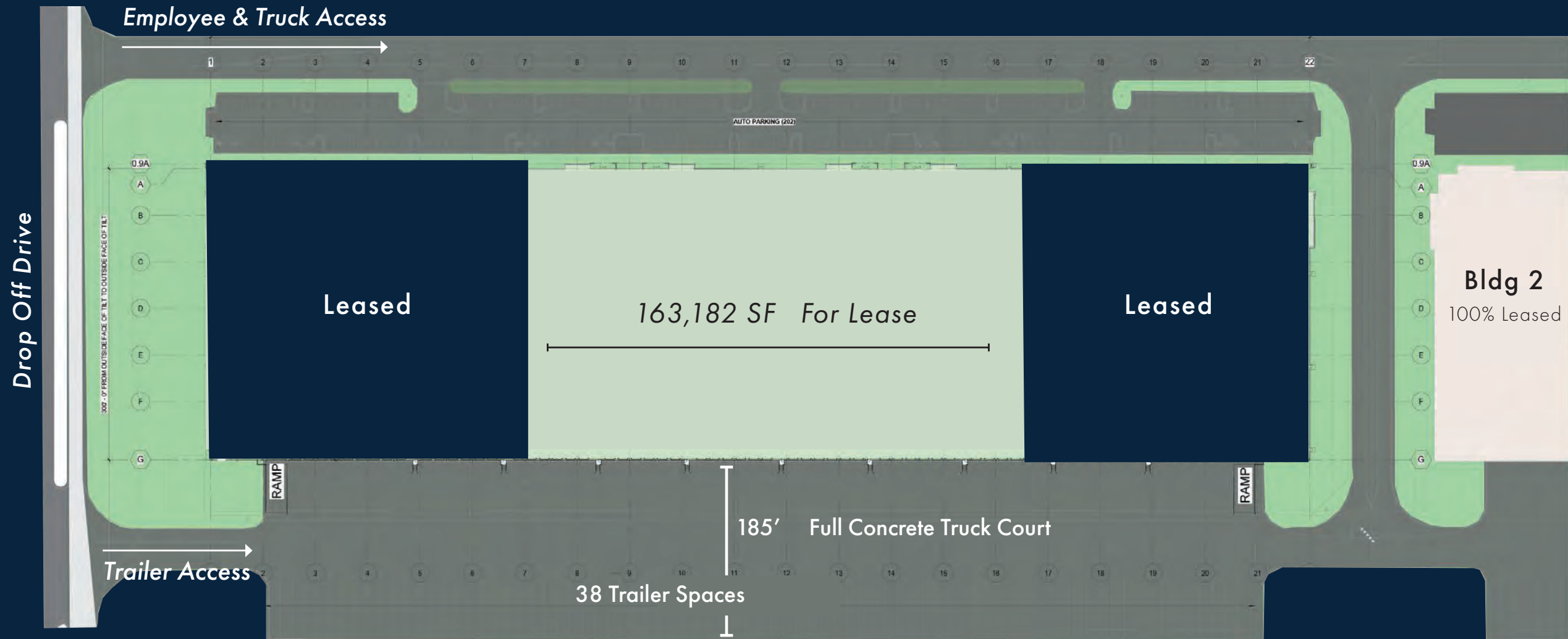
197

INTERSTATE
26

194

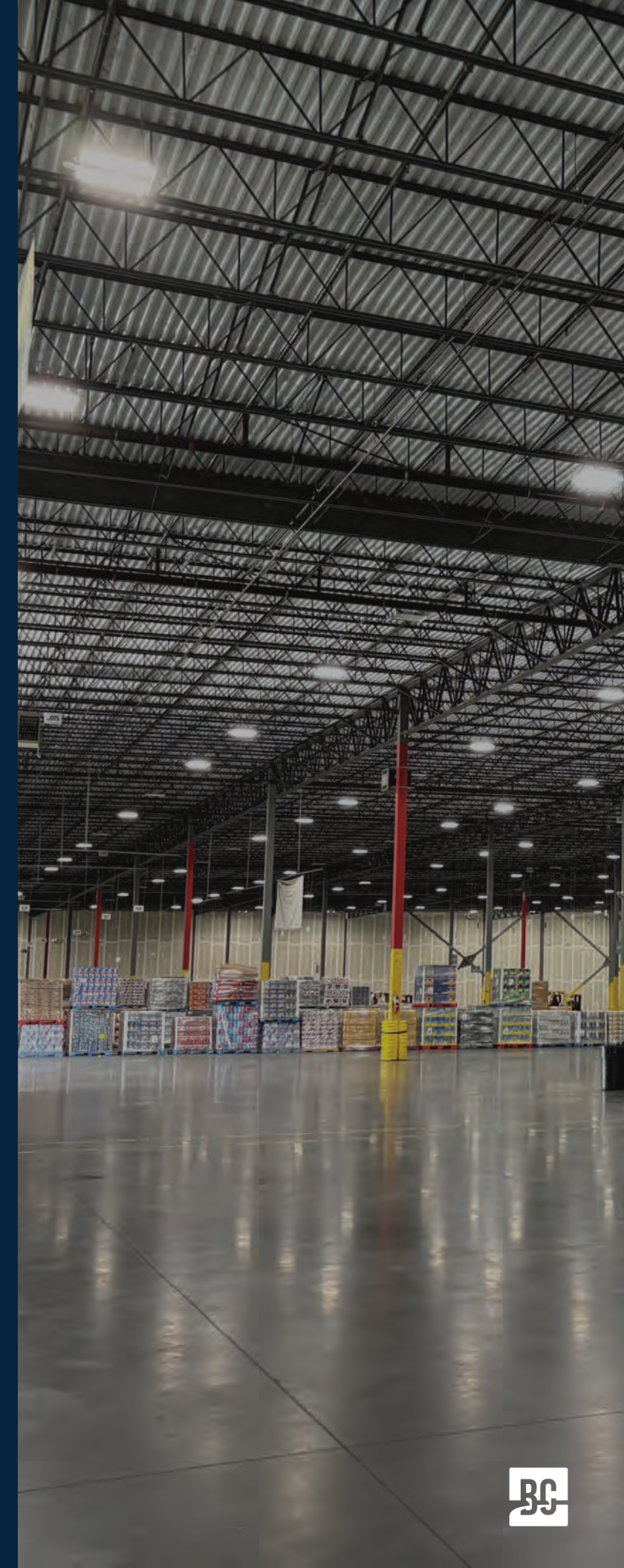
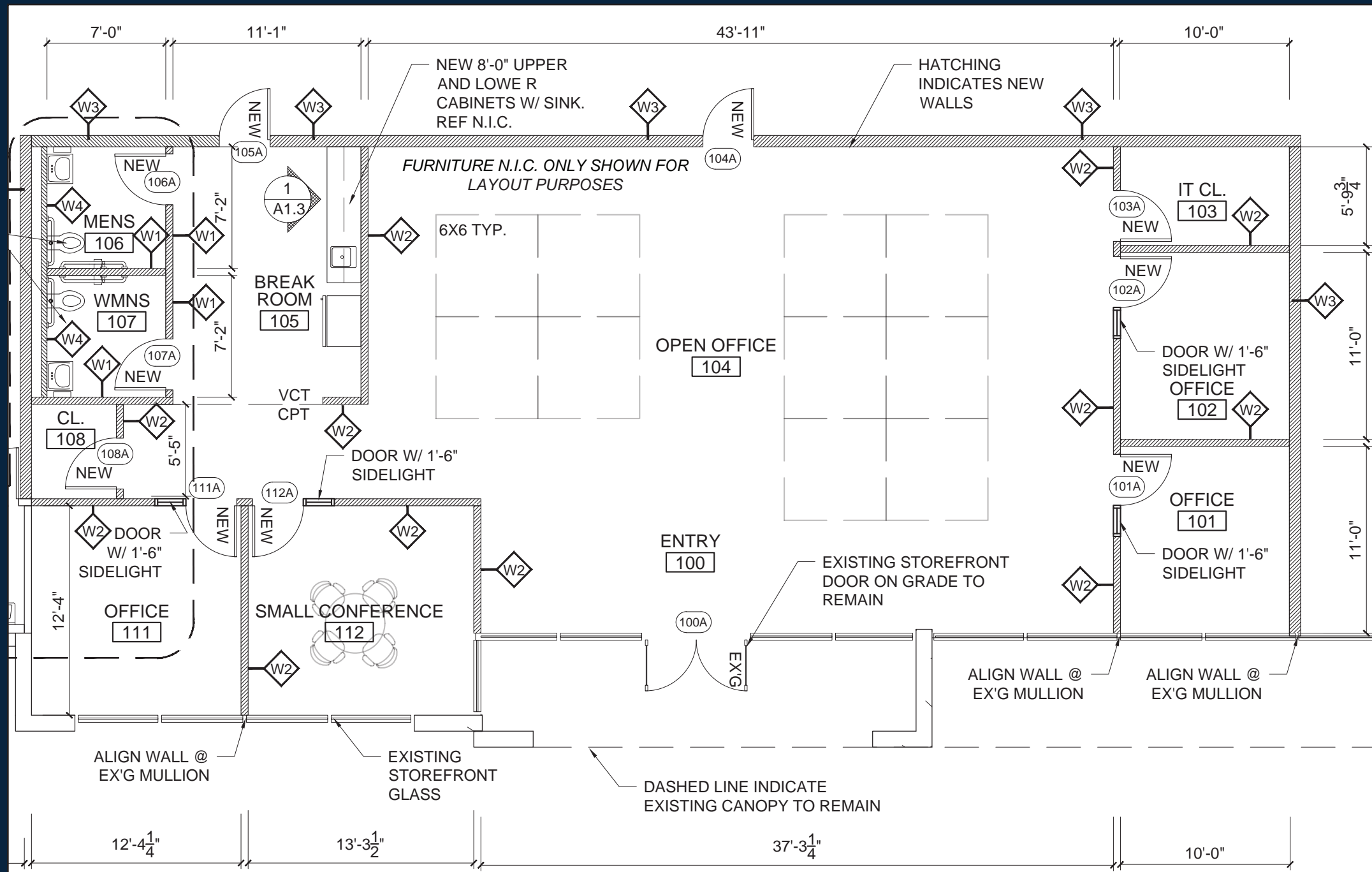


SITE PLAN + SPECS



Address:	830 Drop Off Drive	Dock Doors:	Total = Thirty-Three (33)	Column Spacing:	54' x 48'	Car Parking:	±96 spaces
Available SF:	±163,182 SF	Dock Doors:	Fifteen (15) w/ Pit Levelers	Lighting:	LED	Existing Office:	±2,500 SF
Dimensions:	300' x 1,134'	Dock Doors:	Eighteen (18) w/ EOD Levelers	Truck Court:	185' (Fully Fenced)	Office Restrooms:	Internal Office: Two (2)
Clear Height:	32'	Drive-In Doors:	One (1) w/ Concrete Ramp	Trailer Parking:	±38 spaces	Warehouse Restrooms:	External Warehouse: Four (4)

EXISTING OFFICE



LOCATION

DISTANCE TO INTERSTATES

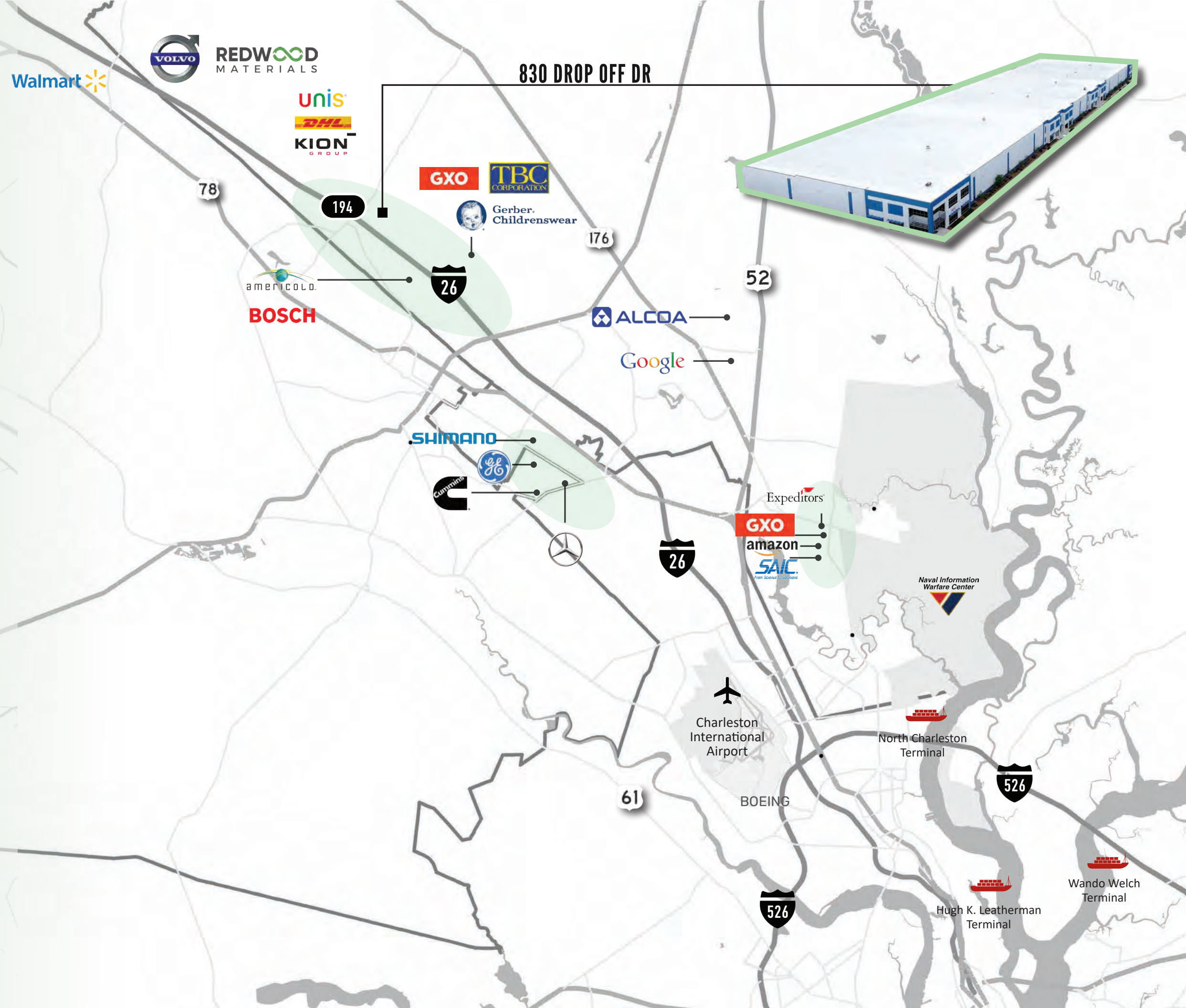
I-26, Ext 194:	0.4 miles
I-26, Ext 197:	3 miles
I-95:	25 miles

DISTANCE TO PORTS

North Charleston Terminal:	22 miles
Hugh Leatherman Terminal:	25 miles
Wando Welch Terminal:	30 miles
Wando Welch Terminal:	30 miles

NEARBY TENANTS

Volvo, Ext 189:	5.2 miles
Walmart Distribution:	9 miles
Mercedes Benz:	13.6 miles
Boeing Interiors:	14 miles
Boeing:	20 miles





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