



PAD-READY 310,000 SF INDUSTRIAL BUILDING

# FOR LEASE

1075 JACK PRIMUS ROAD, CHARLESTON, SC 29492



IN THE CLEMENTS FERRY  
INDUSTRIAL CORRIDOR

PAD-READY 310,000 SF  
INDUSTRIAL BUILDING  
FOR LEASE

LESS THAN 10 MILES TO  
THE CHARLESTON PORTS

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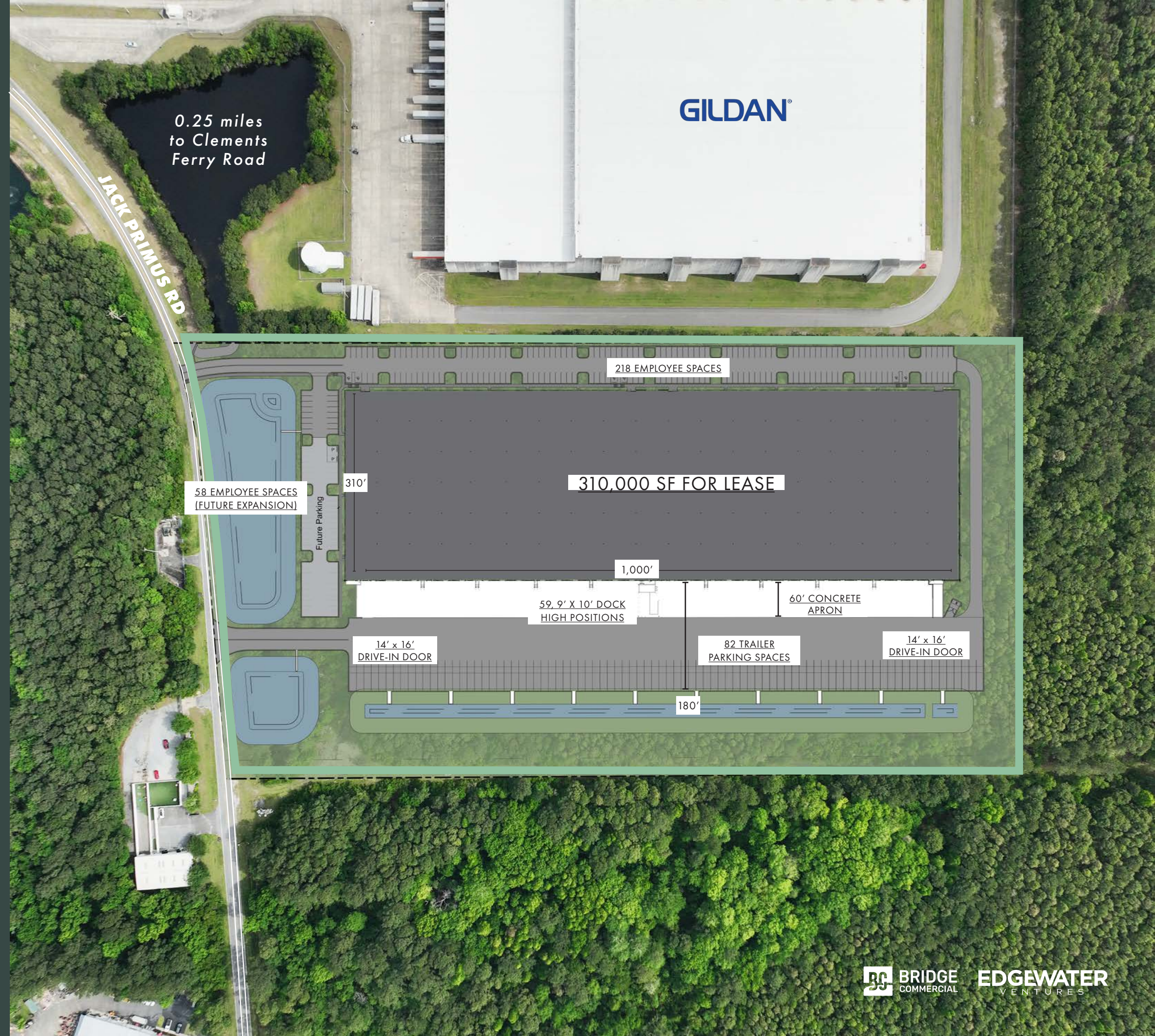
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# PROPERTY INFO + SPECS

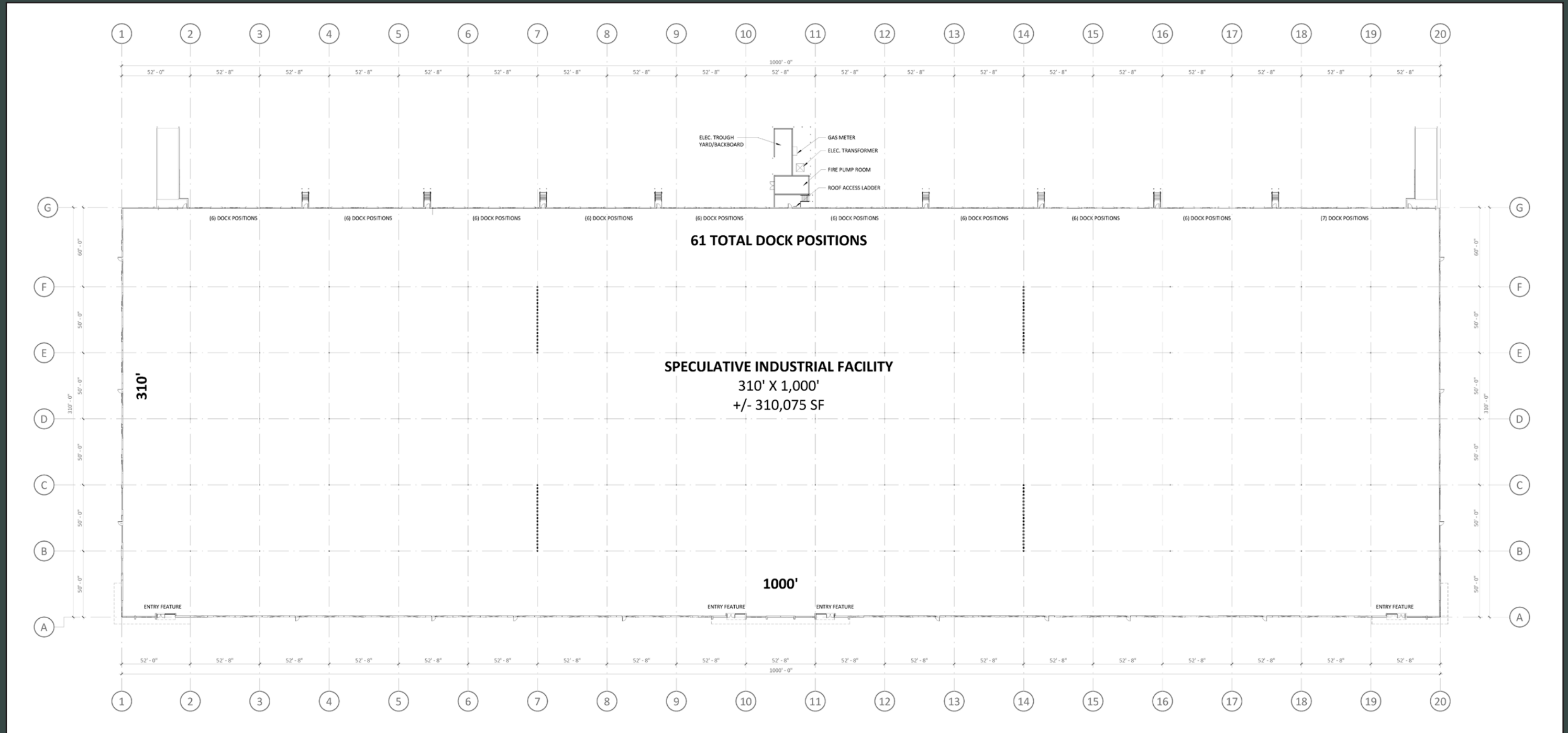
1075 JACK PRIMUS RD, CHARLESTON, SC 29492

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



# FLOOR PLAN

1075 JACK PRIMUS RD, CHARLESTON, SC 29492



↑  
WANDO WELCH TERMINAL  
9.1 Miles

↑  
N. CHARLESTON TERMINAL  
8.6 Miles



EDGEWATER  
VENTURES

BRIDGE  
COMMERCIAL

KONTANE  
LOGISTICS

Southern  
CROWN  
PARTNERS



sam's club

unis

environmental  
express

STG Logistics  
Our People. Our Difference.

REGAL LOGISTICS

←  
CLEMENTS FERRY RD  
3.8 miles to I-526

GILDAN

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.

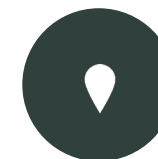
JACK PRIMUS RD

# 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.



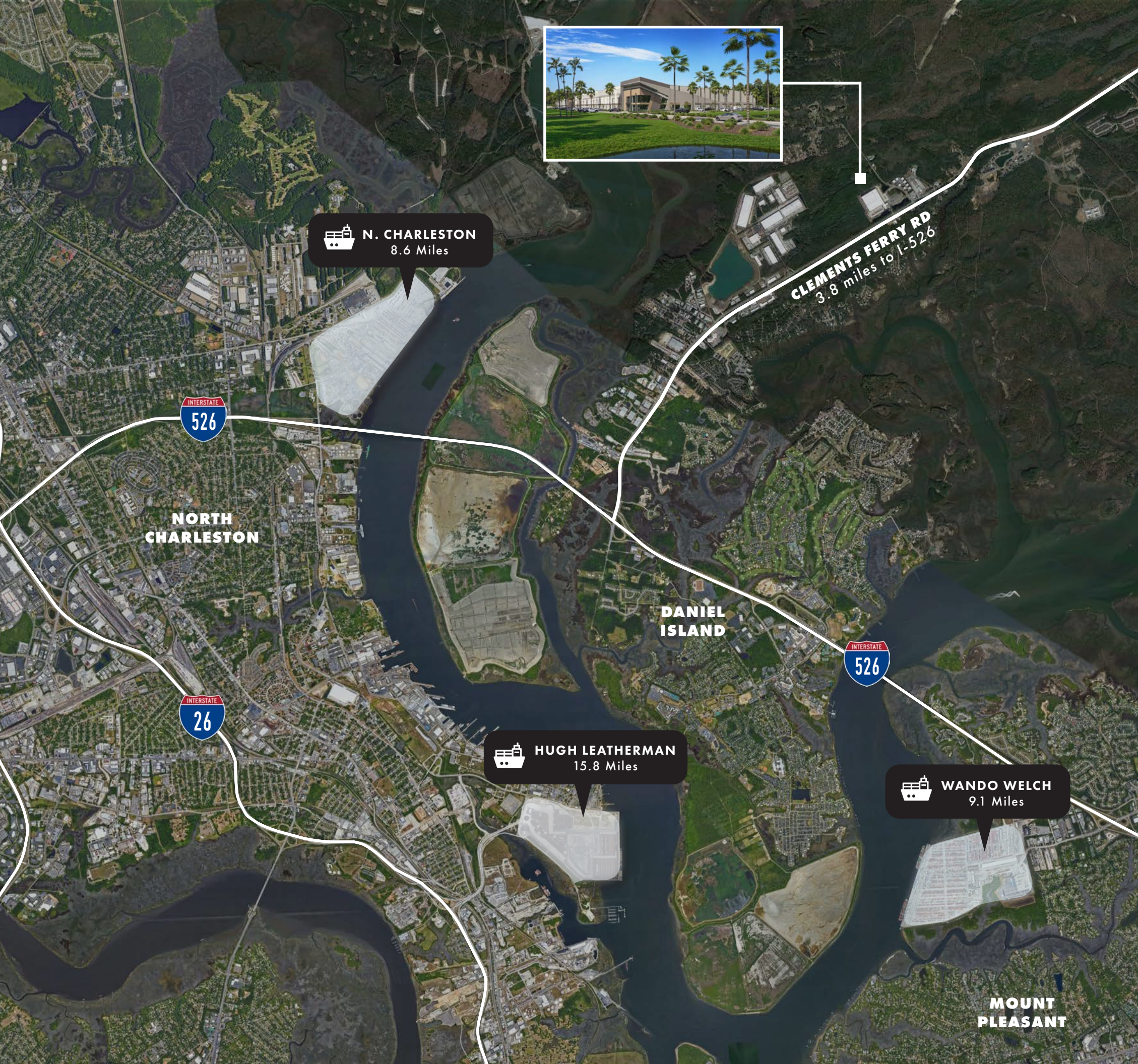
Direct access to I-526 (3.8 miles) and I-26 (8.9 miles).



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.





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