

1025

North Pointe Industrial Boulevard

Hanahan, SC 29410



±145,803 SF AVAILABLE

BUILDING OVERVIEW

- **CLASS A CROSS DOCK INDUSTRIAL SPACE**
- ±6,144 SF OFFICE
- LOCATED DIRECTLY OFF I-26
- PORT CENTRIC CROSSDOCK

CONTACT US

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SITE PLAN OVERVIEW



AVAILABLE SPACE

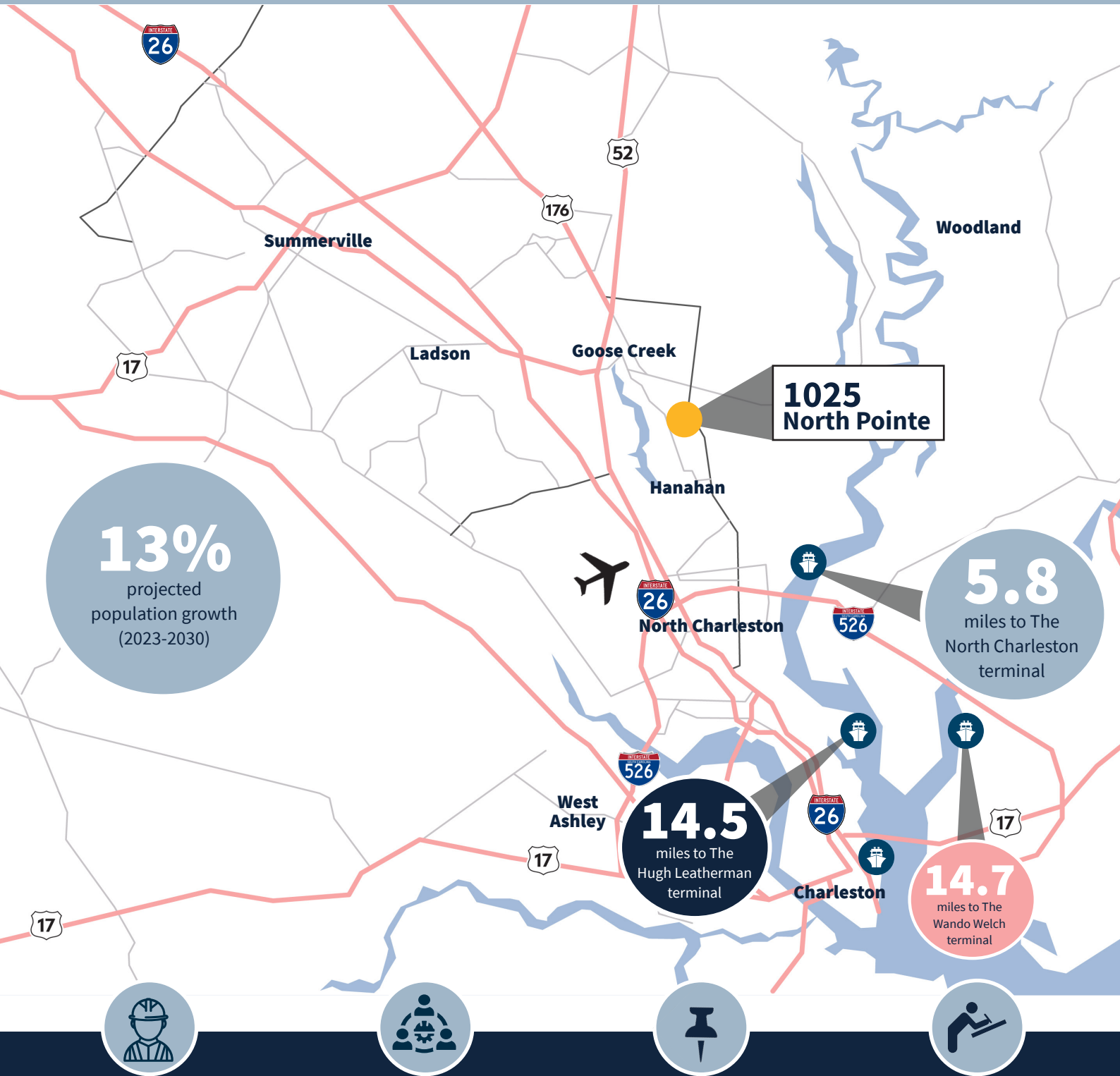
DIMENSIONS	369' x 395'
CLEAR HEIGHT	32'
COLUMN SPACING	50' W x 45.10"D 60' D speed bays
DOCK DOORS	41
DRIVE IN DOORS	(1) 12' x 14'
TRUCK COURT DEPTH	180'
TRAILER PARKING	49
AUTO PARKING	19
FORKLIFT CHARGING STATION	7
ELECTRICAL SERVICE	2,000 Amps 480/270 Watt 3 Phase
FIRE PROTECTION	ESFR System
NOTES	2 HVLS Fans, Fenced truck Courts

KEY HIGHLIGHTS

- **±145,803 SF**
- **±6,144 SF OFFICE**
- CLASS A BUILDING WITH EXCELLENT INTERSTATE ACCESS
- EXISTING PARK TENANTS INCLUDE: XPO, MANTECH, AMAZON, SAIC

LOCATION OVERVIEW

Charleston, SC



13%

projected
population growth
(2023-2030)

5.8

miles to The
North Charleston
terminal

14.5

miles to The
Hugh Leatherman
terminal

14.7

miles to The
Wando Welch
terminal



Access to reliable
and economical
utility services
to accommodate
diverse opera-
tions



The area provides
Multi-modal
Transportation
options -
Rail, Ports, and
The Charleston
Airport



8%
Industrial employment
growth from 2022-2028



100,000+
Civilian Labor
Force
Growing labor
capacity

LOCATION OVERVIEW

SUPERIOR SOUTHEAST CONNECTIVITY

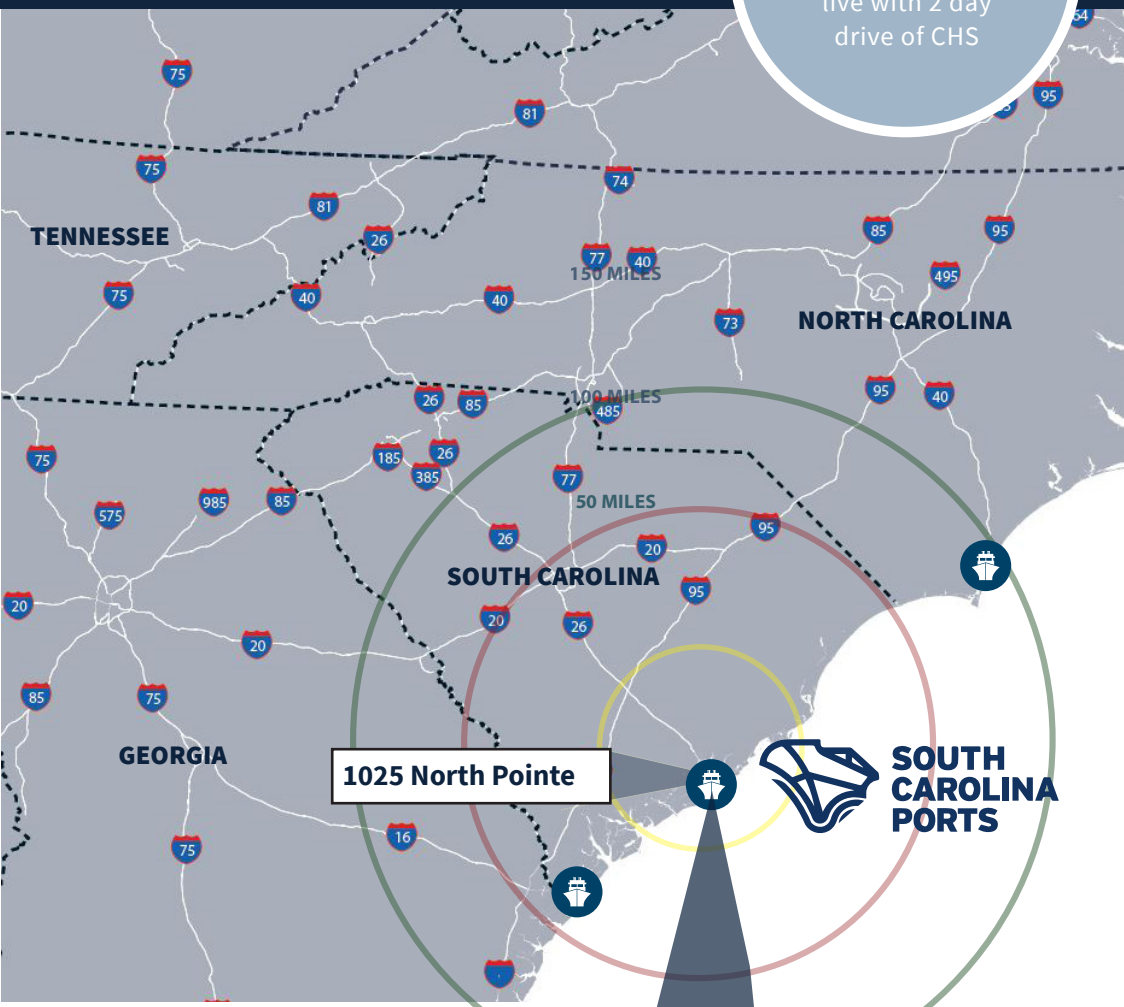
Distance (mi) Drive Time (hrs.)

DISTANCES TO CITIES

Philadelphia	82	1 hr. 30 min.
Baltimore	120	2 hr.
New York City	121	2 hr.
Washington, DC	160	2 hr.
Boston	341	5 hr. 15 min.

72%

of US consumers
live with 2 day
drive of CHS



SOUTH CAROLINA PORTS

SCPA has invested more than \$2 billion in port infrastructure in recent years to ensure capacity at the state's marine terminals and rail-served inland ports. SC Ports has invested in the necessary capacity, technology and equipment to handle the bigger container ships and cargo volumes seen today.

19%

year-over-year
volume
growth CY 2021

2.75M

20' equivalent
container units (TEUs)
handled by SC Ports
in CY 2021

1 in 10

SC jobs created by
port operations

\$63.4B

annual economic
impact generated in SC
by port operations



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STOCKBRIDGE



JLL

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