

537 OMNI INDUSTRIAL

Summerville, South Carolina 29483

587,720 SF
FOR LEASE



GCP | GROWTH
CAPITAL
PARTNERS



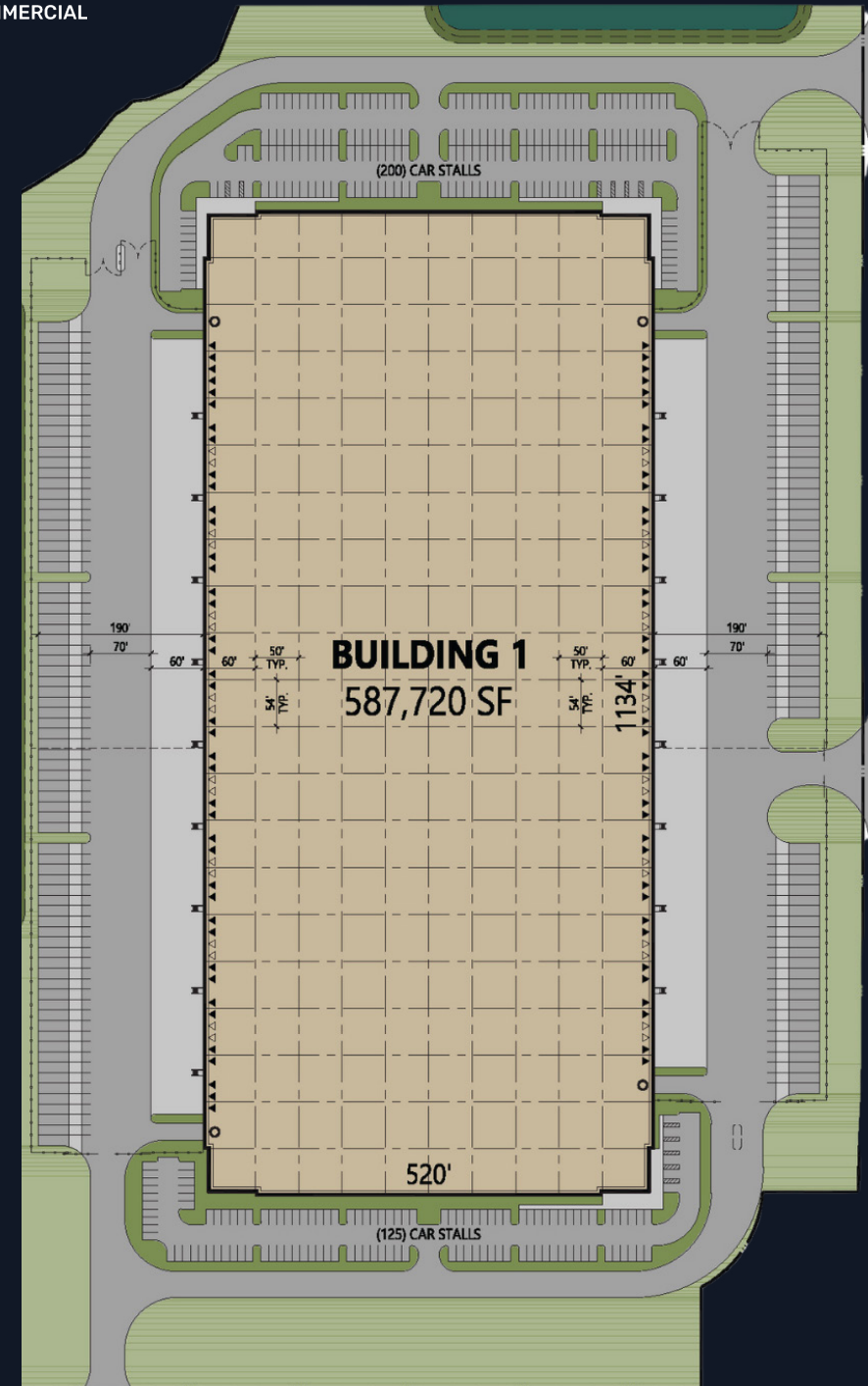
BRIDGE
COMMERCIAL



South Carolina

537 OMNI INDUSTRIAL SPECS

ADDRESS:	537 Omni Industrial Blvd
TOTAL RSF:	587,720 RSF
BUILDING DIMENSIONS:	520' X 1,134'
BAY SPACING:	50' X 54' Interior Bays 60' X 54' Speed Bays
CLEAR HEIGHT:	36'
SITE ACREAGE:	43
EXISTING OFFICE SF:	2,377 SF on South End 4,824 SF on North End
DOCK HIGH DOORS:	79 (expandable to 111)
DOCK HIGH EQUIPMENT:	79 doors equipped with 40,000# mechanical pit levelers, z-guards, dock swing lights, & dock bumpers.
DRIVE IN DOORS:	4 12' X 14' drive in doors with concrete ramps and safety rails
FIRE PROTECTION:	ESFR
ELECTRICITY:	3,000 amps with 277/480V
ROOF:	45 mil white TPO, R-20
FLOORS:	7" reinforced, 4,000 psi, Lapidolith floor sealer and caulked floor joints
LIGHTING:	LED with motion sensors, 30 FC at 36" AFF
VENTILATION:	Rooftop exhaust fans tied into wall louvers
SECURITY:	Full height fencing around truck courts and trailer parking.
EMPLOYEE PARKING SPACES:	325
OFF BLDG TRAILER STALLS:	151



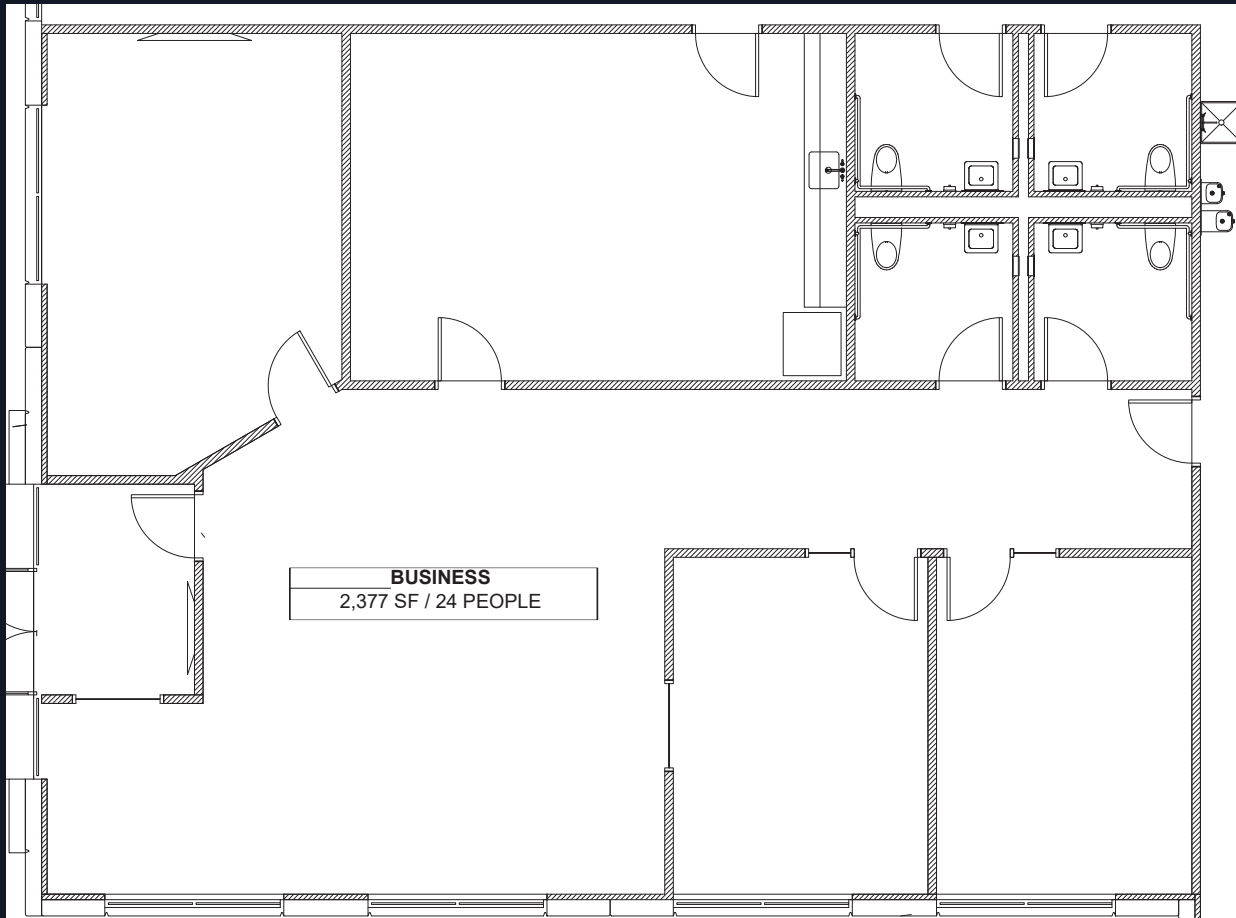
OMNI INDUSTRIAL BOULEVARD

DROP OFF DRIVE

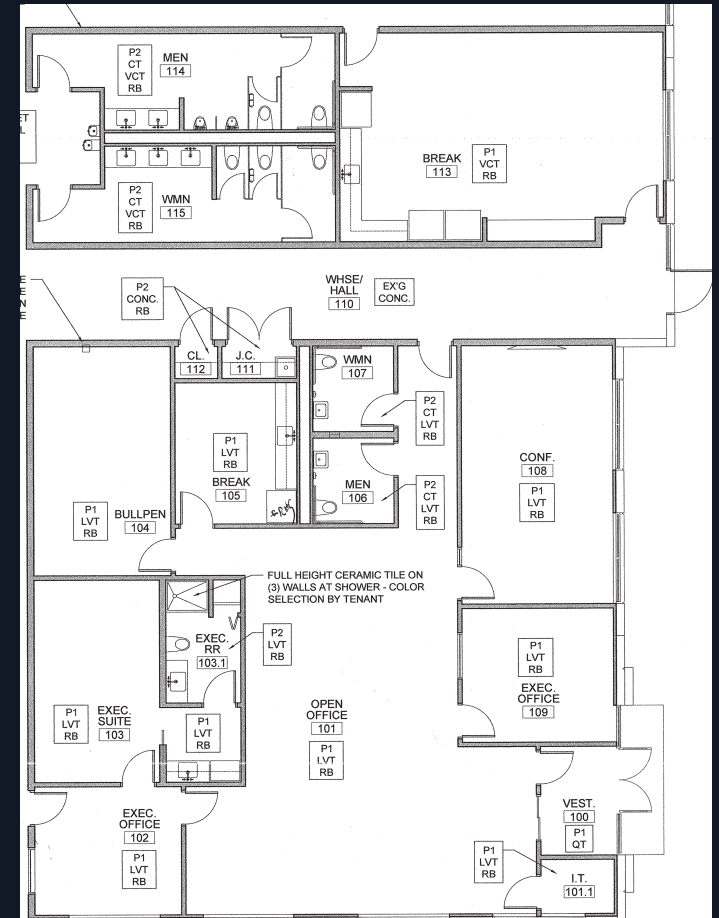
OFFICE PLANS



SOUTH END (2,377 SF) | NORTH END (4,824 SF)



SOUTH END (2,377 SF)



NORTH END (4,824 SF)



LOCATION

INTERSTATE FRONTAGE

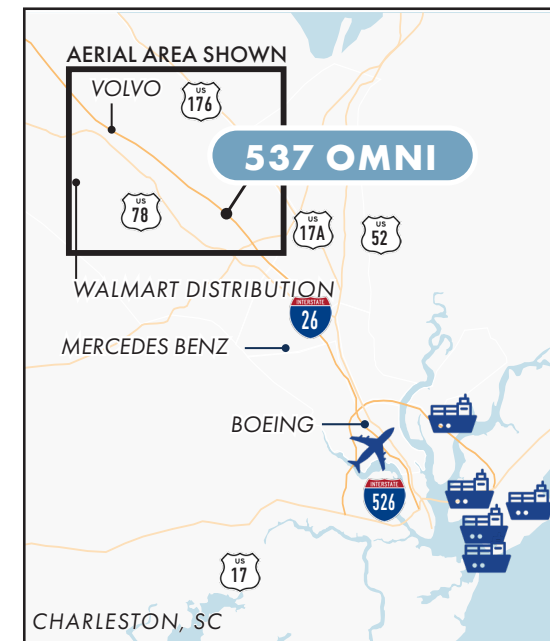
I-26, Ext 194:	0.4 miles
I-26, Ext 197:	3.0 miles
I-95:	25.0 miles

PORT ACCESS

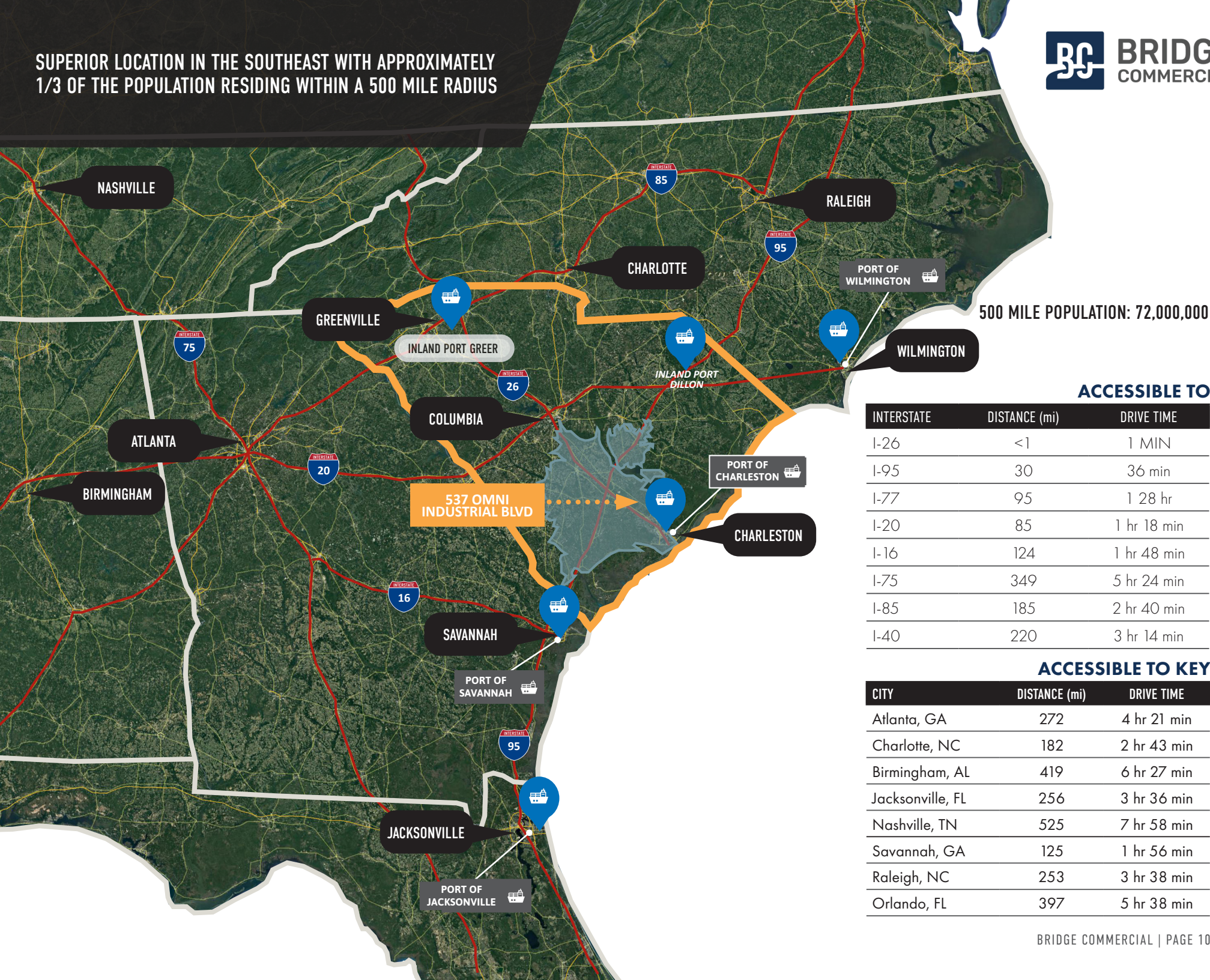
North Charleston Terminal:	22.0 miles
Hugh Leatherman Terminal:	25.0 miles
Wando Welch Terminal:	30.0 miles

NEARBY EMPLOYERS

Volvo, Ext 189:	5.2 miles
Walmart Distribution:	9.0 miles
Mercedes Benz:	13.6 miles
Boeing:	20.0 miles



SUPERIOR LOCATION IN THE SOUTHEAST WITH APPROXIMATELY
1/3 OF THE POPULATION RESIDING WITHIN A 500 MILE RADIUS



ACCESSIBLE TO

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-26	<1	1 MIN
I-95	30	36 min
I-77	95	1 28 hr
I-20	85	1 hr 18 min
I-16	124	1 hr 48 min
I-75	349	5 hr 24 min
I-85	185	2 hr 40 min
I-40	220	3 hr 14 min

ACCESSIBLE TO KEY

CITY	DISTANCE (mi)	DRIVE TIME
Atlanta, GA	272	4 hr 21 min
Charlotte, NC	182	2 hr 43 min
Birmingham, AL	419	6 hr 27 min
Jacksonville, FL	256	3 hr 36 min
Nashville, TN	525	7 hr 58 min
Savannah, GA	125	1 hr 56 min
Raleigh, NC	253	3 hr 38 min
Orlando, FL	397	5 hr 38 min

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