

537 OMNI INDUSTRIAL

Summerville, South Carolina 29483

587,720 SF
FOR LEASE



GCP | GROWTH
CAPITAL
PARTNERS

BC 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

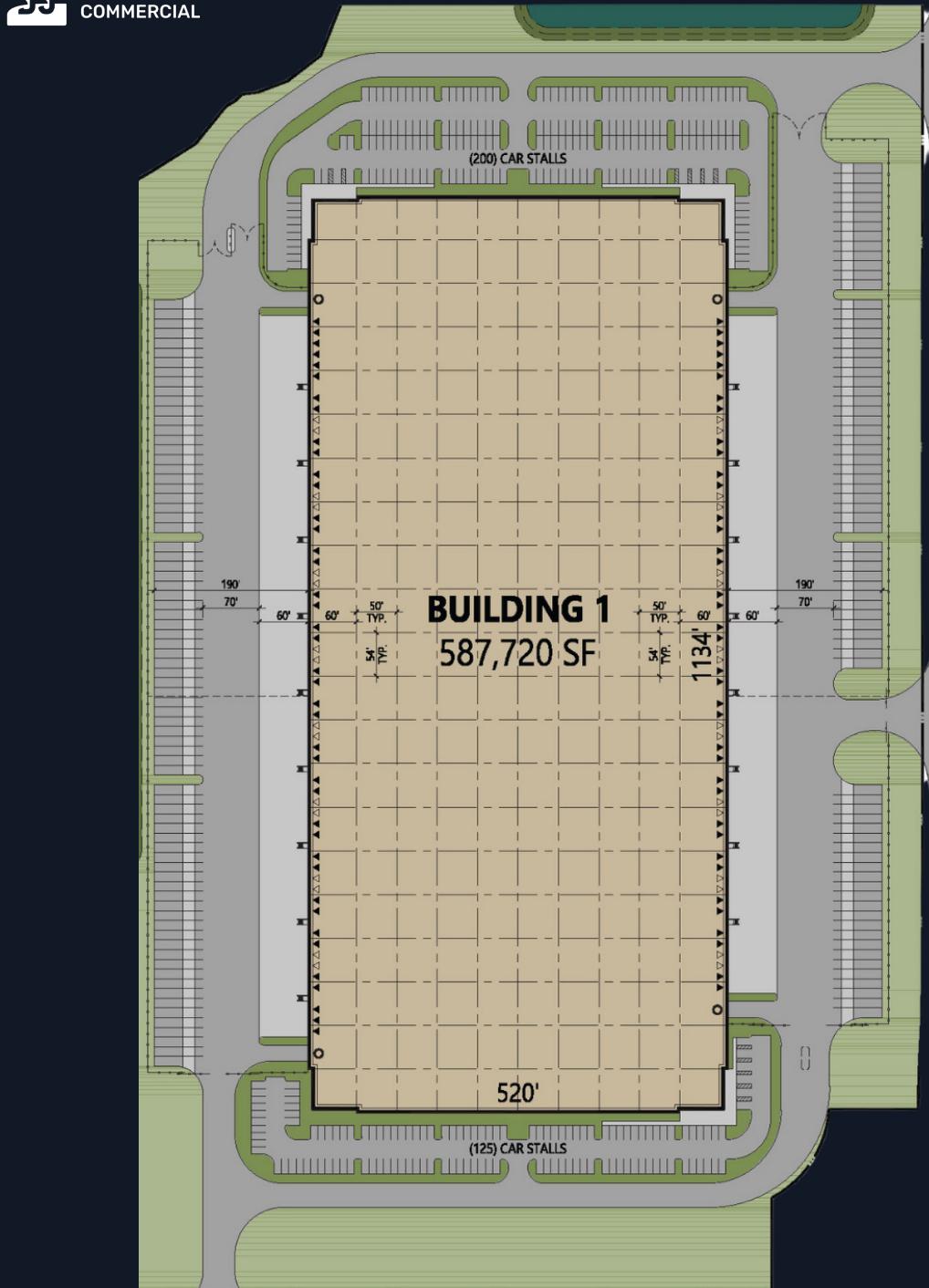
LIGHTING: LED with motion sensors, 30 FC at 36" AFF

VENTILATION: Rooftop exhaust fans tied into wall louvers

SECURITY: Full height fencing around truck courts and trailer parking.

EMPLOYEE PARKING SPACES: 325

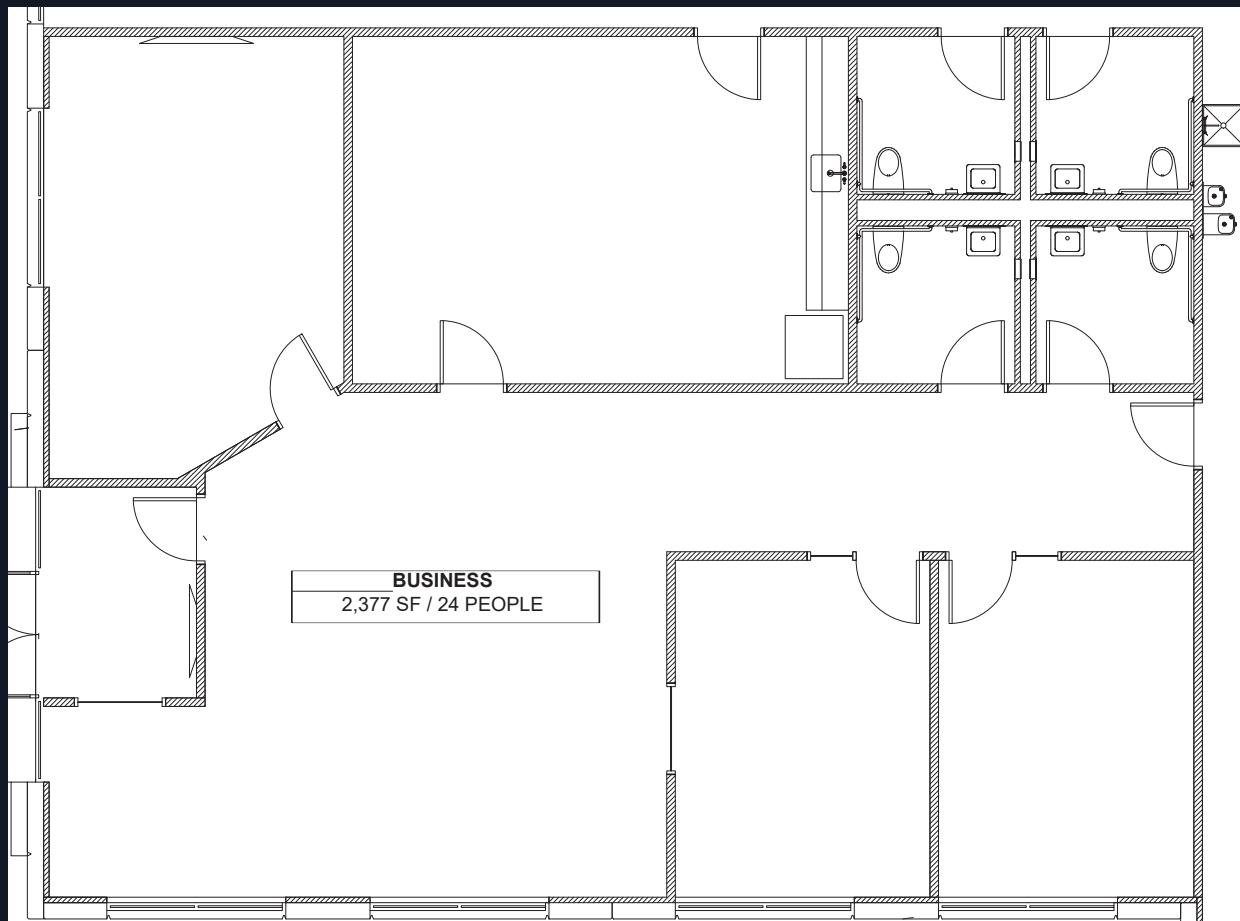
OFF BLDG TRAILER STALLS: 151



OFFICE PLANS

BC BRIDGE
COMMERCIAL

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



SOUTH END (2,377 SF)



NORTH END (4,824 SF)



LOCATION

INTERSTATE FRONTAGE

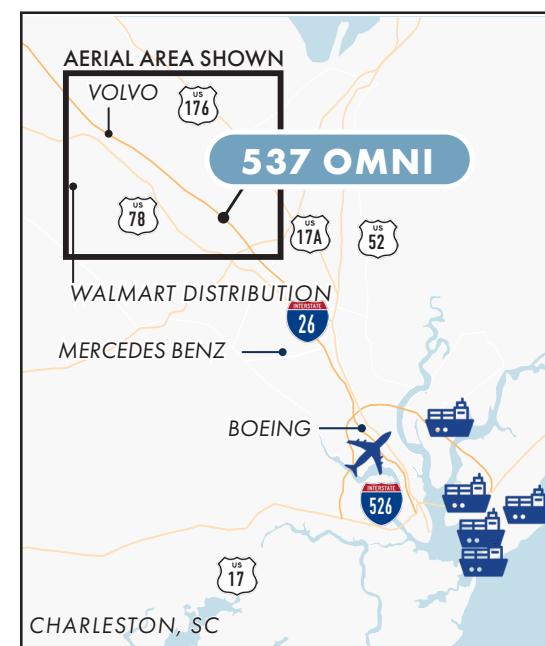
I-26, Ext 194:	0.4 miles
I-26, Ext 197:	3.0 miles
I-95:	25.0 miles

PORT ACCESS

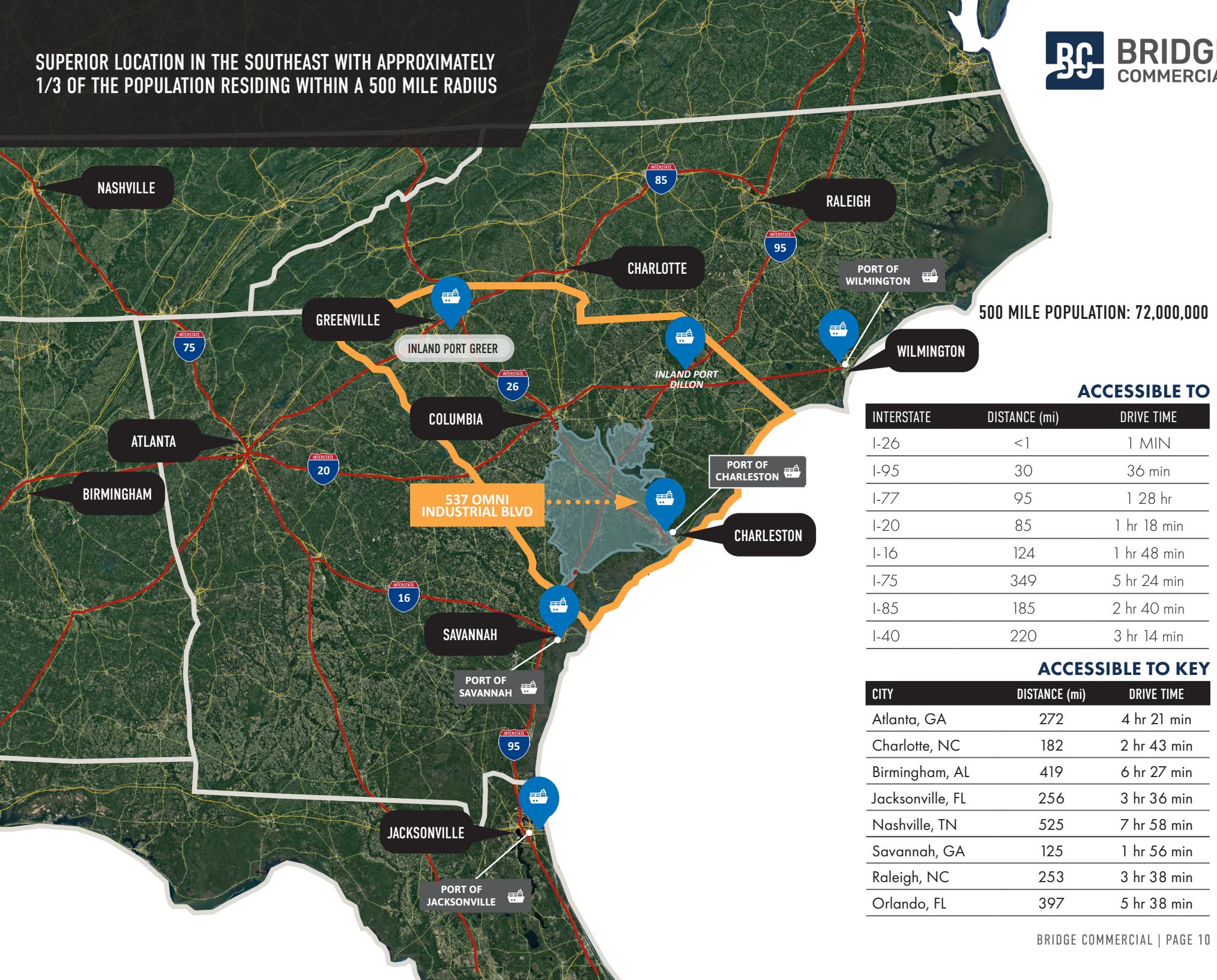
North Charleston Terminal:	22.0 miles
Hugh Leatherman Terminal:	25.0 miles
Wando Welch Terminal:	30.0 miles

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



537 OMNI INDUSTRIAL

Summerville, South Carolina 29483



PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR
+1 843 990 7879
will.crowell@bridge-commercial.com

BC BRIDGE
COMMERCIAL

GCP GROWTH
CAPITAL
PARTNERS