

# 9735

# PATRIOT BOULEVARD

NORTH CHARLESTON | SOUTH CAROLINA 29456

PALMETTO COMMERCE PARK

113,288 SF OF CLASS "A" INDUSTRIAL



PROPERTY  
VIDEO







113,288 SF AVAILABLE

9735 PATRIOT BOULEVARD | NORTH CHARLESTON, SC

PALMETTO COMMERCE PARK

Property Features:

- » Year Built: 2019
- » Clear Height: 32'
- » Column Spacing: 50' x 52'
- » Speedbays: 60' Speed Bay
- » Suite Dimensions: ± 416' x 360'
- » Floor Thickness: 7" Slab, 4,000 PSI
- » Fire Protection: ESFR System with K-17 Heads
- » Interior Lighting: LED
- » Typical bay spacing: 18,720 SF
- » 6 HVLS Fans
- » 1,500 SF Office Space



Loading:

- » Dock Doors: 19 (9' x 10')
- » Docks: 11 with levelers (6x8 - 35,000)
- » Drive-in Doors: 1 (12' x 14')



Construction Overview:

- » Construction: Tilt Wall Construction
- » Roof Type: 60 mil TPO | 20 year warranty

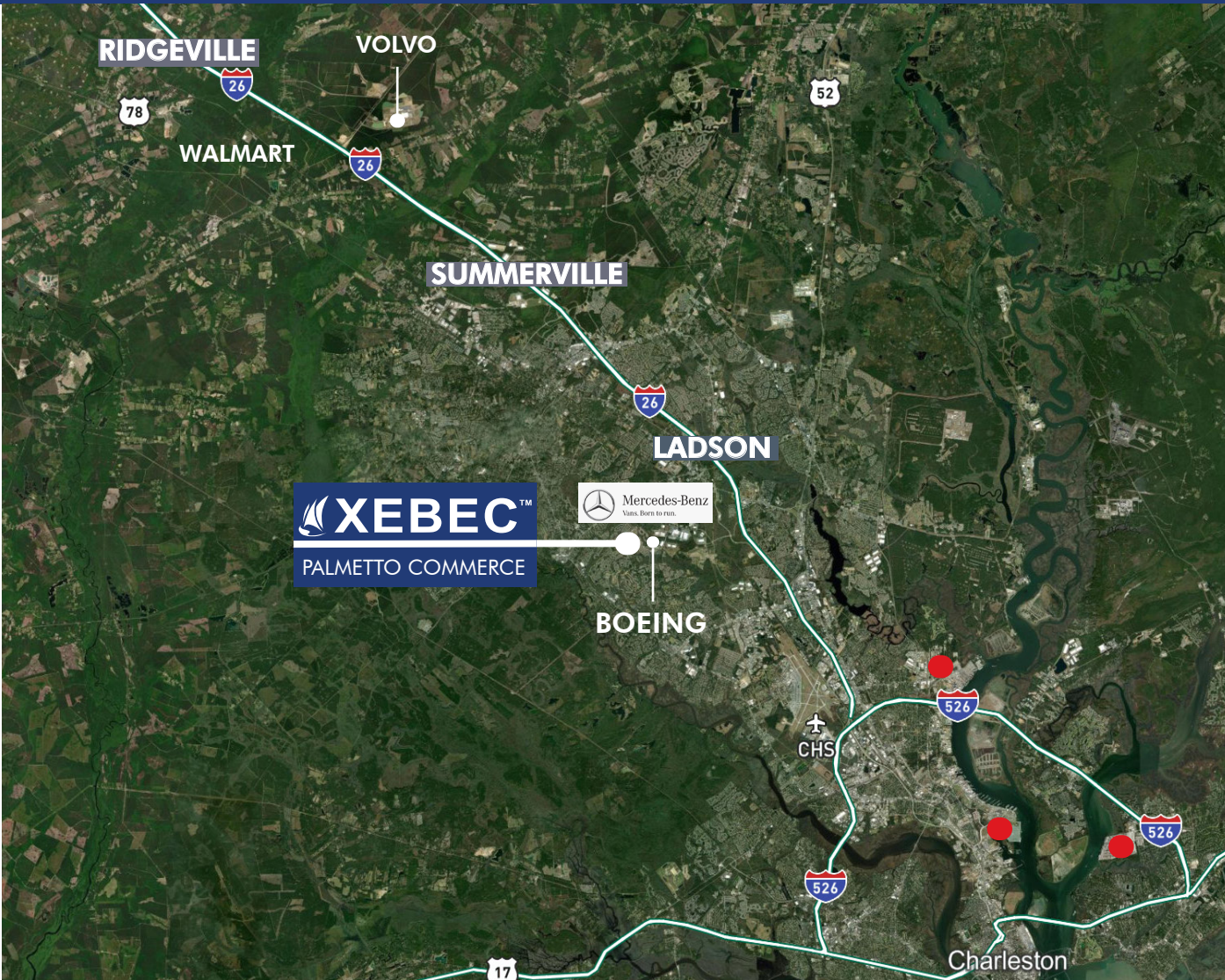


Site Overview:

- » Truck Court Depth: 201'
- » Truck Apron: 55' Concrete Apron
- » Car Parking: 65 Spaces
- » Trailer Parking: 20 Spaces
- » Detention On Site







## LOCATION HIGHLIGHTS

- Centrally located in Charleston MSA
- Adjacent to Mercedes Benz Vans & Boeing
- Close proximity to CHS International Airport & Port Terminals

**BOEING INTERIORS CAMPUS - 0.1 MILES**

**MERCEDES BENZ VANS - 0.1 MILES**

**I26 - 4.0 MILES**

**PORT TERMINAL HUGH LEATHERMAN - 17.5 MILES**

**PORT TERMINALS**

















## ABOUT XEBEC

### AN ESTABLISHED COMPANY INNOVATING FOR TOMORROW

Xebec provides real estate investment opportunities in industrial assets to institutional and private wealth investors through the acquisition, development, redevelopment and management of institutional-quality bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Since inception, Xebec has acquired and developed, redeveloped or repositioned industrial real estate projects totaling nearly 11 million square feet, including 1.3 million square feet currently in various stages of development, and is a joint venture partner in planned logistics projects totaling over 12 million square feet.

Founders Randy Kendrick and John Lehr have led the company through multiple cycles of real estate investment to provide both private and institutional investors with risk-adjusted rates of return. This experience and that of the balance of Xebec's management team, coupled with its industry presence and national reach, provides a consistent stream of investment opportunities for investors across all risk-adjusted investment types.

From infill industrial development in Los Angeles in the 1980s to land development and vertical construction as part of the global supply chain, Xebec continues to build upon its legacy of value creation.

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