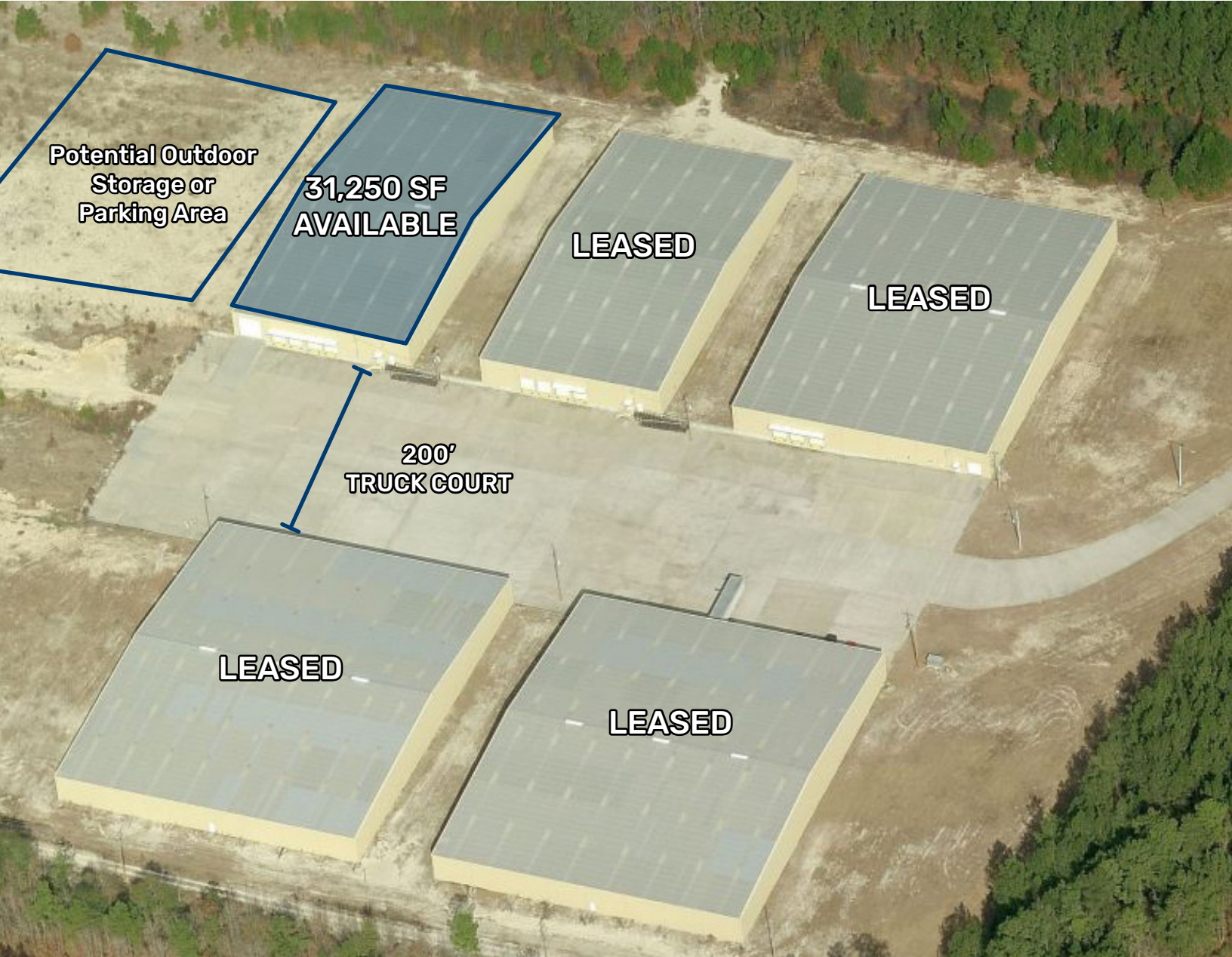


372 TECHNOLOGY DRIVE

WALTERBORO, SC 29488



**INDUSTRIAL SPACE
FOR LEASE**

1 DRIVE IN
DOOR

4 DOCK HIGH
DOORS

WET SPRINKLER
SYSTEM

JOHN BEAM, SIOR
Senior Vice President
M 843.810.6868
john.beam@bridge-commercial.com

HAGOOD S. MORRISON, II, SIOR
Executive Vice President
M 843.810.6868
hs.morrison@bridge-commercial.com

BROOKS COURTNEY
Vice President
M 859.327.8749
brooks.courtney@bridge-commercial.com



**BRIDGE
COMMERCIAL**

372 TECHNOLOGY DRIVE

HIGHLIGHTS



BUILDING SIZE: 31,250 SF
OFFICE BUILT OUT

WET SPRINKLER SYSTEM

LED LIGHTING (UPGRADE)



INSULATED METAL

20' EAVE HEIGHT
28' CENTER HEIGHT



4 DOCK DOORS
1 DRIVE IN DOOR

25' X 50' COLUMN
SPACING



372 TECHNOLOGY DRIVE

WALTERBORO, COLLETON COUNTY

- Competitive cost, pro-business community with a strong presence of manufacturers within the region
- Located off of Interstate 95
- Port of Charleston and Savannah are accessible within 75 minute drive times
- For more information click [here](#) for Colleton County’s Economic Development website

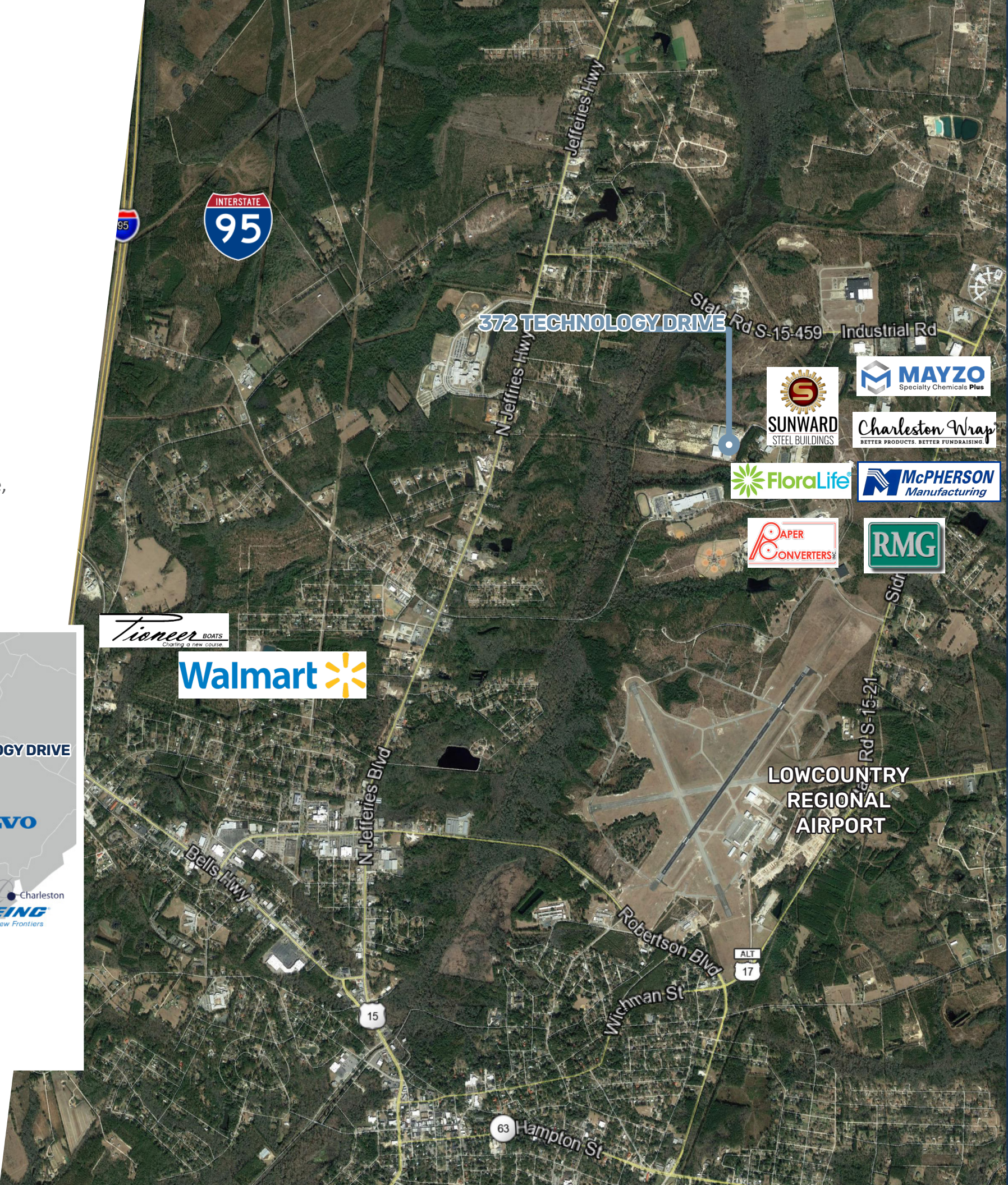
LEASE OFFERING

- \$5.95 PSF Modified Gross
- Lease rate inclusive of base year taxes, insurance, water & sewer
- Landlord responsible for structural maintenance

INDUSTRY MAP



Source: SouthernCarolina Regional Alliance.



LOCATION OVERVIEW



LOCATED WITHIN A 5 MINUTE DRIVE TO I-95



3.5 MILES TO LOWCOUNTRY REGIONAL AIRPORT

40 MILES TO CHARLESTON INTERNATIONAL AIRPORT



50 MINUTE DRIVE TO THE PORT TO CHARLESTON; 75 MINUTE DRIVE TO THE PORT OF SAVANNAH

372 TECHNOLOGY DRIVE

WALTERBORO, SC 29488



JOHN BEAM, SIOR
Senior Vice President
M 843.810.6868
john.beam@bridge-commercial.com

HAGOOD S. MORRISON, II, SIOR
Executive Vice President
M 843.810.6868
hs.morrison@bridge-commercial.com

BROOKS COURTNEY
Vice President
M 859.327.8749
brooks.courtney@bridge-commercial.com

BRIDGE COMMERCIAL
25 Calhoun Street, Suite 220
Charleston, SC 29401
T 843.535.8600
www.bridge-commercial.com



BRIDGE
COMMERCIAL

Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.