

# 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

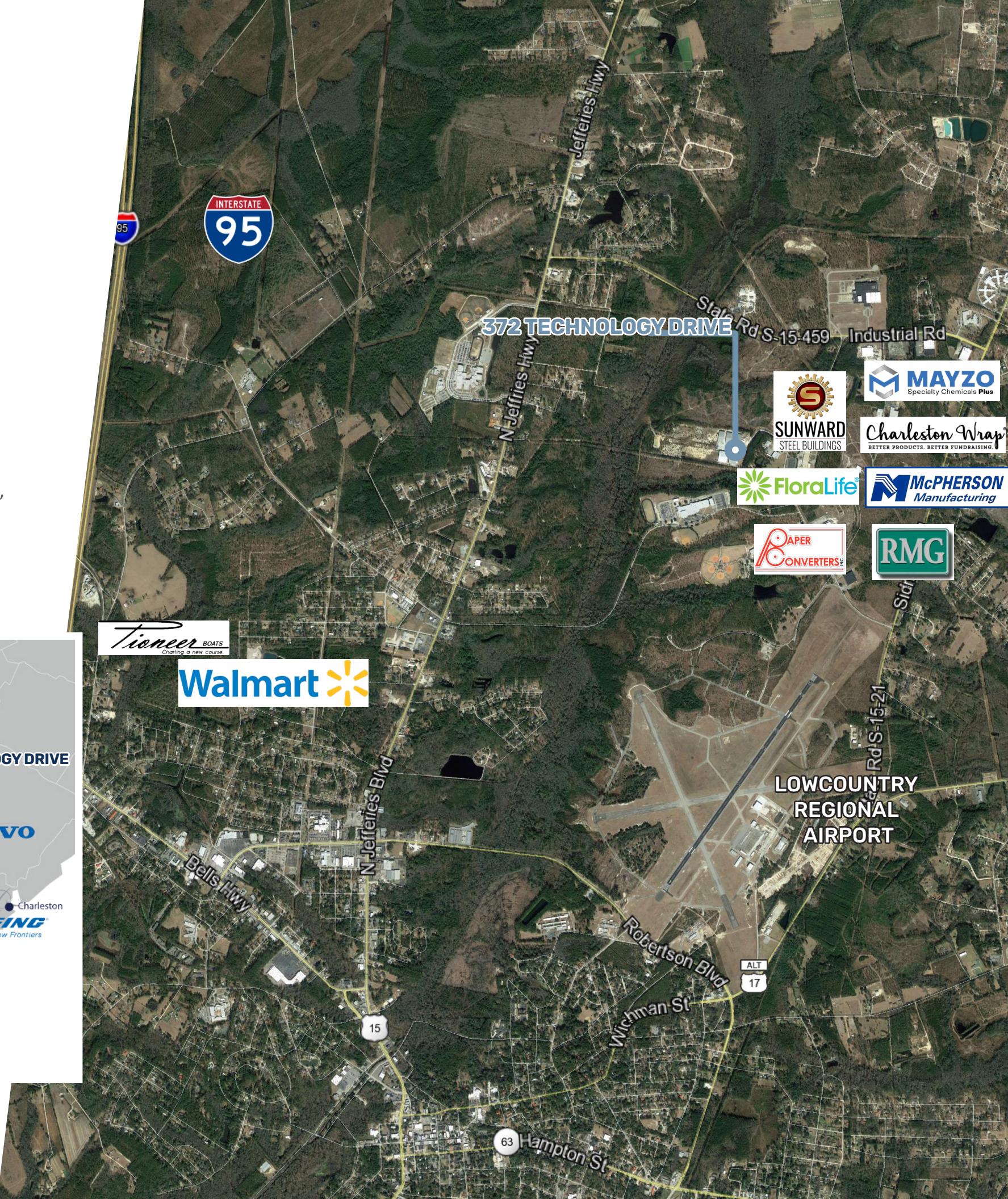
### LEASE OFFERING

- \$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



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](mailto:john.beam@bridge-commercial.com)

HAGOOD S. MORRISON, II, SIOR  
Executive Vice President  
M 843.810.6868  
[hs.morrison@bridge-commercial.com](mailto:hs.morrison@bridge-commercial.com)

BROOKS COURTNEY  
Vice President  
M 859.327.8749  
[brooks.courtney@bridge-commercial.com](mailto:brooks.courtney@bridge-commercial.com)

BRIDGE COMMERCIAL  
25 Calhoun Street, Suite 220  
Charleston, SC 29401  
T 843.535.8600  
[www.bridge-commercial.com](http://www.bridge-commercial.com)



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.