

PORT CITY CENTRE

CLASS "A" INDUSTRIAL FOR LEASE



BARINGS

landmark
INDUSTRIAL

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**334, 337, & 412 PORT CITY CENTRE DRIVE,
SUMMERVILLE, SOUTH CAROLINA 29483**

CLASS "A" INDUSTRIAL PARK

PORT CITY CENTRE

PHASE 2

PHASE 1

JEDBURG RD

0.6 miles
to I-26 via
Jedburg Rd

STRATHMORE RD



194

Jedburg Interchange,
Charleston, SC

← 27 Miles to I-95

THE PARK

Port City Centre comprises three Class A industrial buildings with suites from 40,000 to 312,000 square feet. Constructed with tilt-up concrete, the rear-load warehouse facilities are divisible to 40,000 square feet to accommodate user needs. Each of the three buildings includes approximately 1,800 square feet of office space and are equipped with dock packages featuring 40,000 lb levelers.

MUNICIPALITY: CHARLESTON, SOUTH CAROLINA

COUNTY: BERKELEY COUNTY

ZONING: HEAVY INDUSTRIAL

TYPE: REAR-LOAD WAREHOUSE FACILITIES

UTILITIES: IN PLACE

ACCESS: VIA JEDBURG ROAD

CONSTRUCTION: TILT-UP CONCRETE

PHASE 1

40,000 - 312,000 SF

BUILDING 1, 2 & 3

PHASE 2

234,000 - 790,000 SF

BUILDING 5, 6 & 7

CLASS "A" INDUSTRIAL PARK
PORT CITY CENTRE



194



JEDBURG RD

PORT CITY CENTRE DR

BUILDING 2
LEASED

LEASED

BUILDING 1
156,312 SF

LEASED

BUILDING 3
LEASED

LEASED

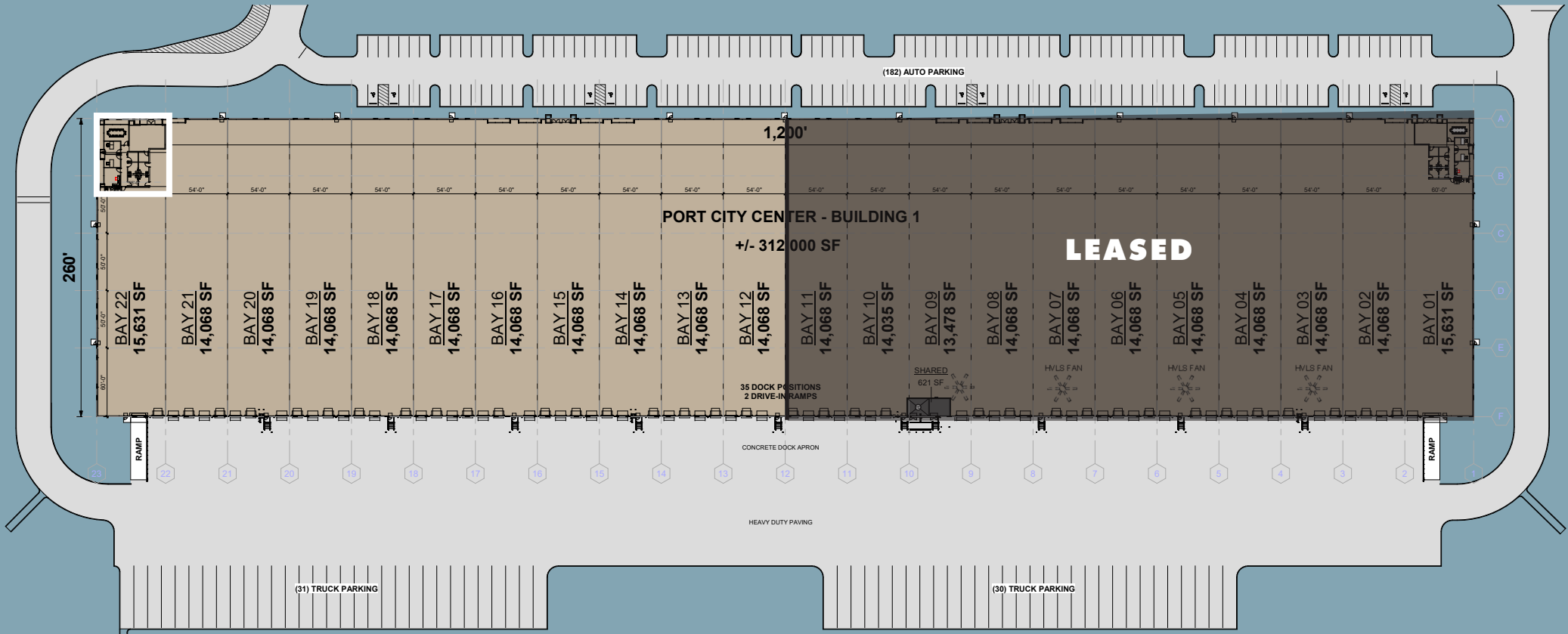
LOCATED IN SUMMERVILLE OFF JEDBURG ROAD 27 MILES TO I-95
AND 23 MILES TO THE PORT OF CHARLESTON.

EASILY ACCESSED FROM JEDBURG ROAD APPROXIMATELY 0.6
MILES FROM THE I-26 / JEDBURG ROAD INTERCHANGE.

AMENITIES CLOSE BY INCLUDING RESTAURANTS, GAS STATIONS,
CONVENIENCE STORES, SCHOOLS, & PARKS.

BUILDING 1

READY FOR IMMEDIATE OCCUPANCY!



156,312 SF

AVAILABLE SPACE

±1,800 SF

EXISTING OFFICES

36 (9' x 10')

DOCK DOORS

BLDG 1 SPECS + INFO



ADDRESS:

334 Port City Centre Dr

BUILDING SIZE:

312,000 SF

AVAILABLE SIZE:

156,312 SF

EXISTING OFFICES:

±1,800 SF

CLEAR HEIGHT:

36'

SPRINKLER SYSTEM:

ESFR (K-22)

COLUMN SPACING:

54' x 50'

DOCK DOORS:

36 (9' x 10')

DOCK EQUIPMENT:

18 (40K# Levelers)

DRIVE-IN DOORS:

1 (12' x 14')

TRUCK COURT:

185'

AUTO PARKING:

91

TRAILER PARKING:

31

POWER:

2,400 amps

FLOORS:

7" unreinforced

LIGHTING:

LED, 25 - FC (w/ motions sensors)

SPEC OFFICE INFO + PLAN

PORT CITY CENTRE



CONFERENCE ROOM



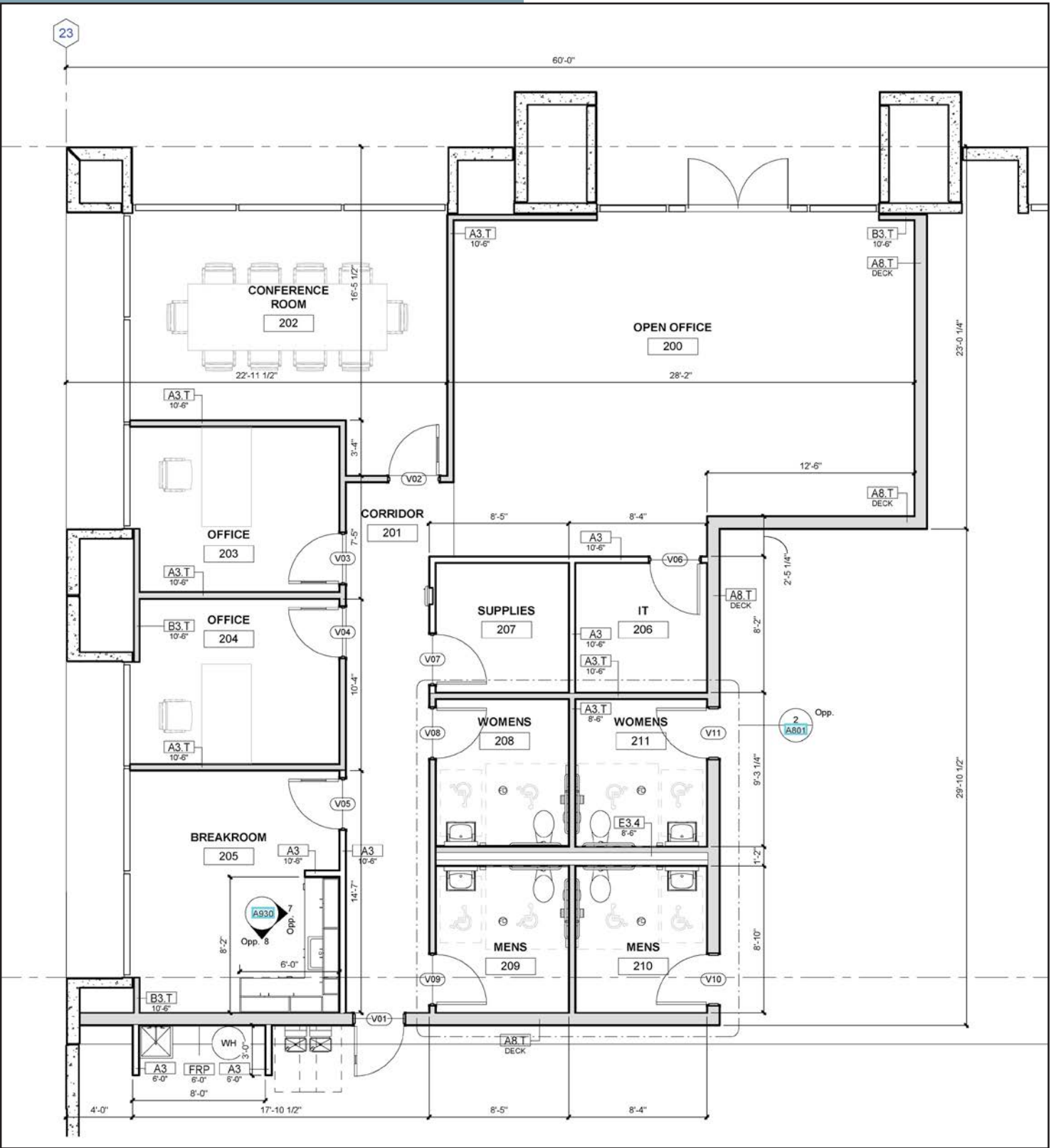
BREAKROOM



PRIVATE OFFICE



OPEN OFFICE





LOCATION

- Located in Summerville off Jedburg Road 27 miles to I-95 and 23 miles to the Port of Charleston.
- Easily accessed from Jedburg Road approximately 0.6 miles from the I-26 / Jedburg Road interchange.
- Amenities close by including restaurants, gas stations, convenience stores, schools, parks, day care and residential housing.

DISTANCE TO INTERSTATES

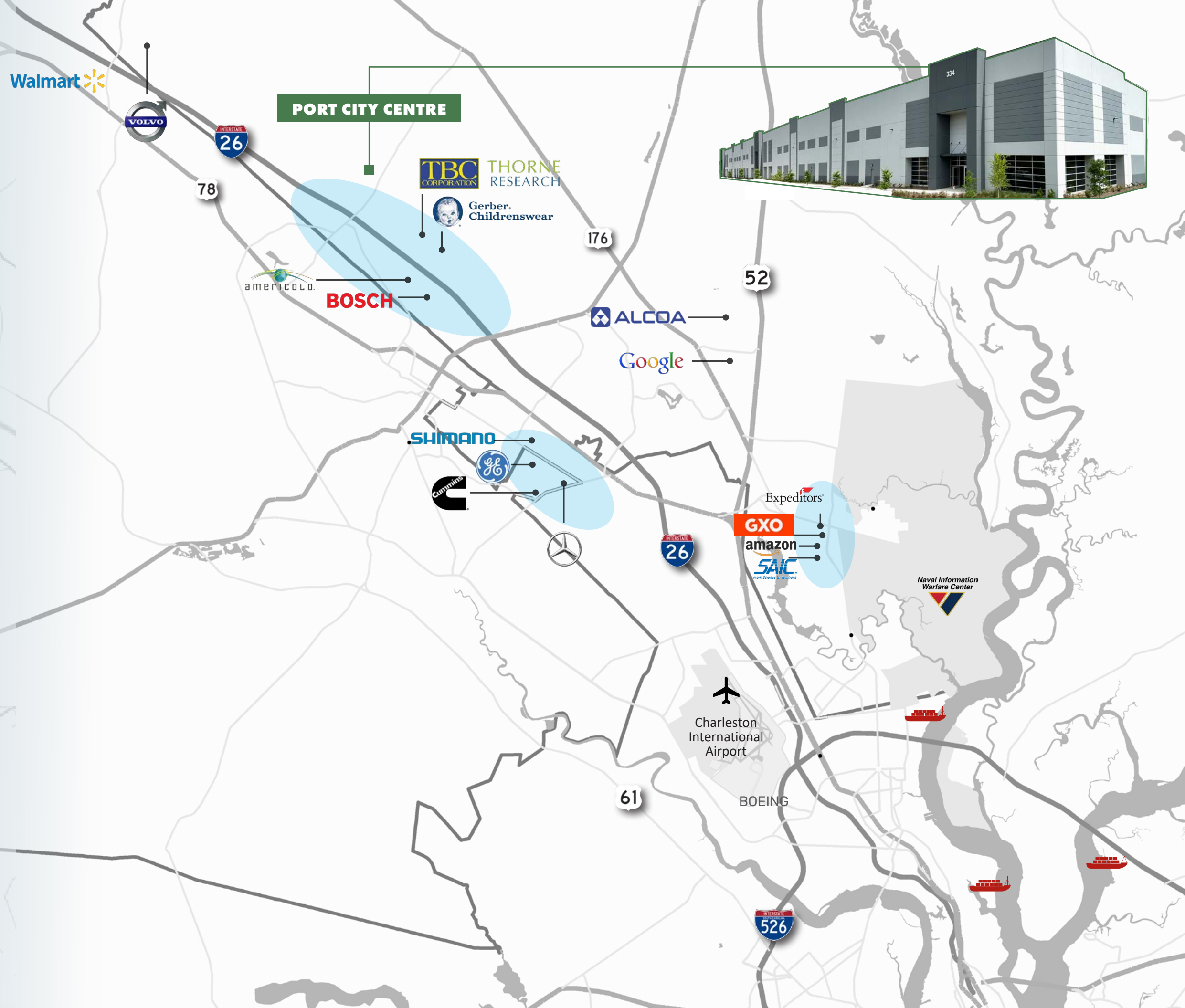
I-26:	0.6 miles / 1 min
I-526:	21.6 miles / 24 min
I-95:	27.2 miles / 27 min

DISTANCE TO PORTS

North Charleston Terminal:	22.6 miles / 25 min
Hugh Leatherman Terminal:	25.8 miles / 28 min
Columbus Terminal:	27.5 miles / 31 min
Wando Welch Terminal:	30 miles / 33 min

NEARBY TENANTS

Volvo Operations:	7.1 miles / 11 min
Walmart Distribution:	8.7 miles / 15 min
Boeing Interiors:	14.2 miles / 22 min
Mercedes Benz:	15.1 miles / 20 min
Boeing:	21.4 miles / 25 min





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