



LADSON INDUSTRIAL PARK

Move in ready opportunities for lease
in Ladson, South Carolina

- Building 1: ±110,760 sf available
 - ±1,718 sf office
- Building 4: ±230,368 sf available
 - ±2,000 sf office
- Located within the newly constructed Ladson Industrial Park
- Multiple access points to I-26
- Close proximity to Port of Charleston terminals



www.LadsonIndustrialPark.com

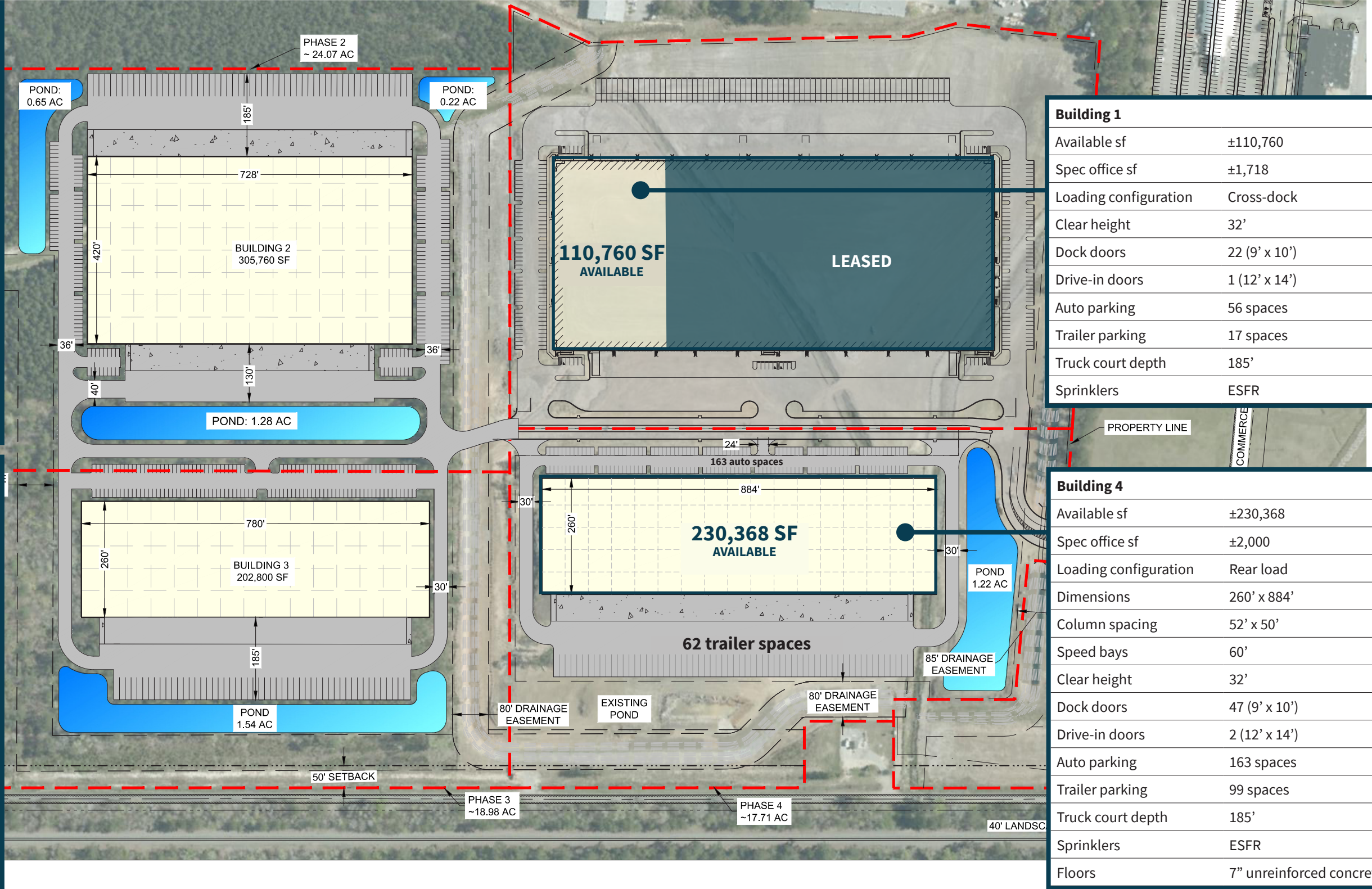
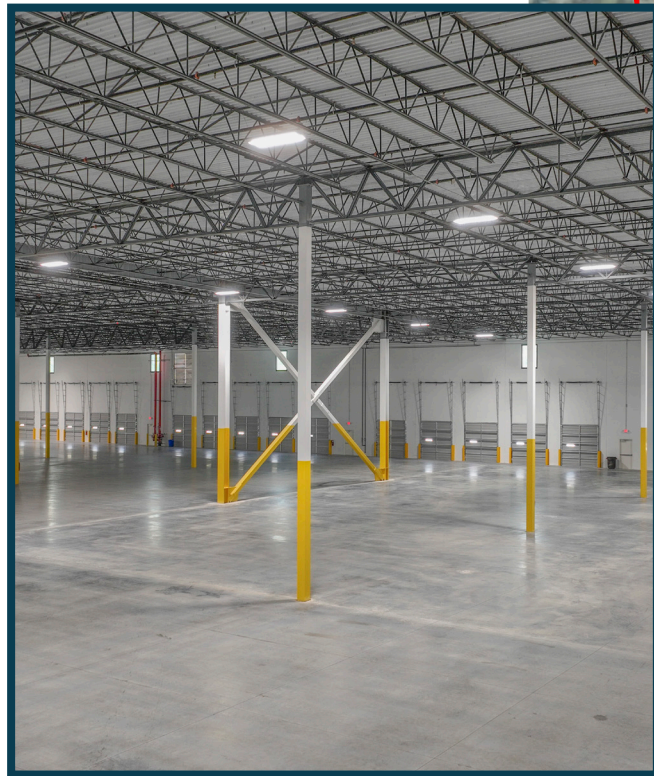


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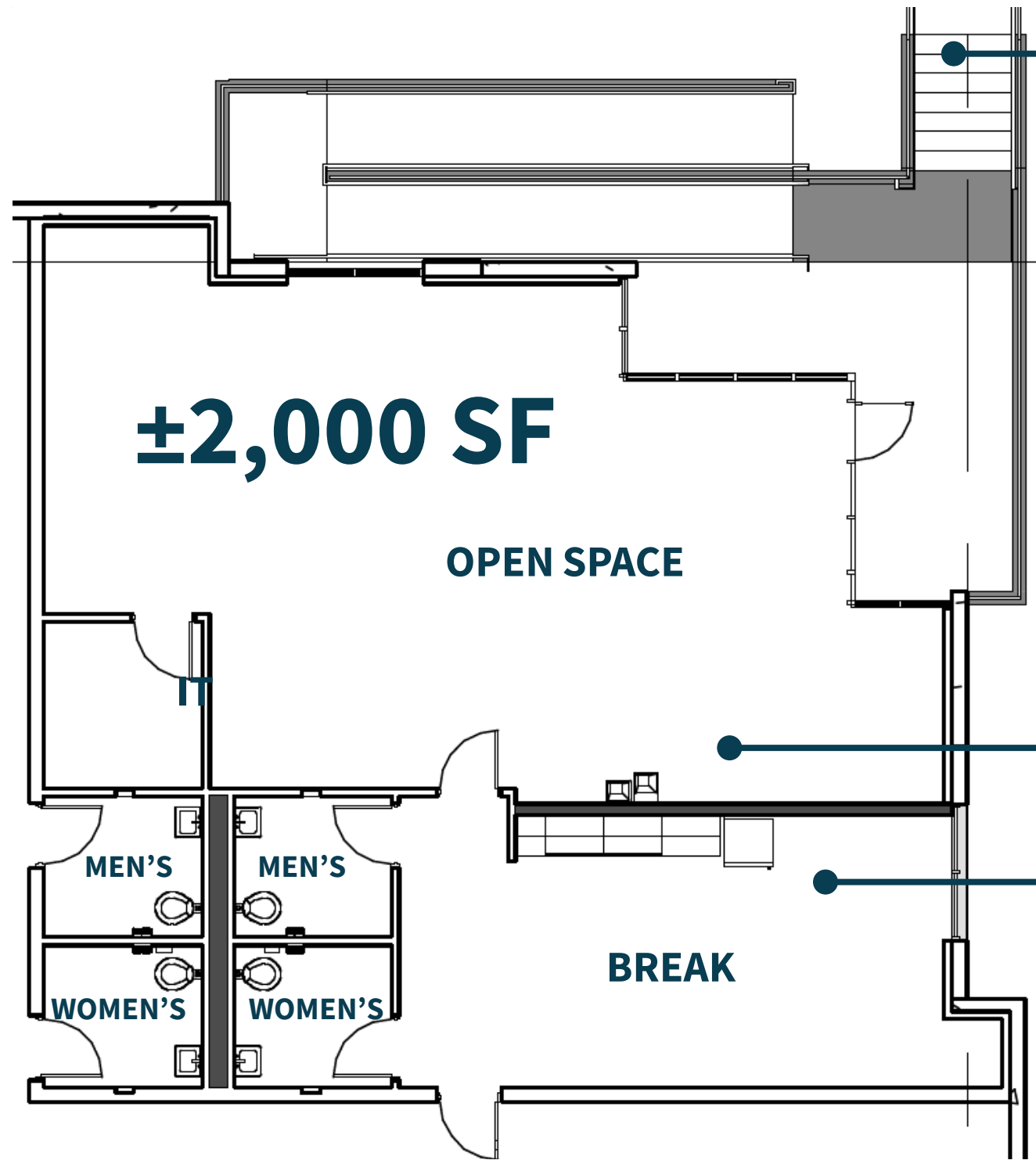
MASTER SITE PLAN



Building 1	
Available sf	±110,760
Spec office sf	±1,718
Loading configuration	Cross-dock
Clear height	32'
Dock doors	22 (9' x 10')
Drive-in doors	1 (12' x 14')
Auto parking	56 spaces
Trailer parking	17 spaces
Truck court depth	185'
Sprinklers	ESFR

Building 4	
Available sf	±230,368
Spec office sf	±2,000
Loading configuration	Rear load
Dimensions	260' x 884'
Column spacing	52' x 50'
Speed bays	60'
Clear height	32'
Dock doors	47 (9' x 10')
Drive-in doors	2 (12' x 14')
Auto parking	163 spaces
Trailer parking	99 spaces
Truck court depth	185'
Sprinklers	ESFR
Floors	7" unreinforced concrete

BUILDING 4 SPEC OFFICE

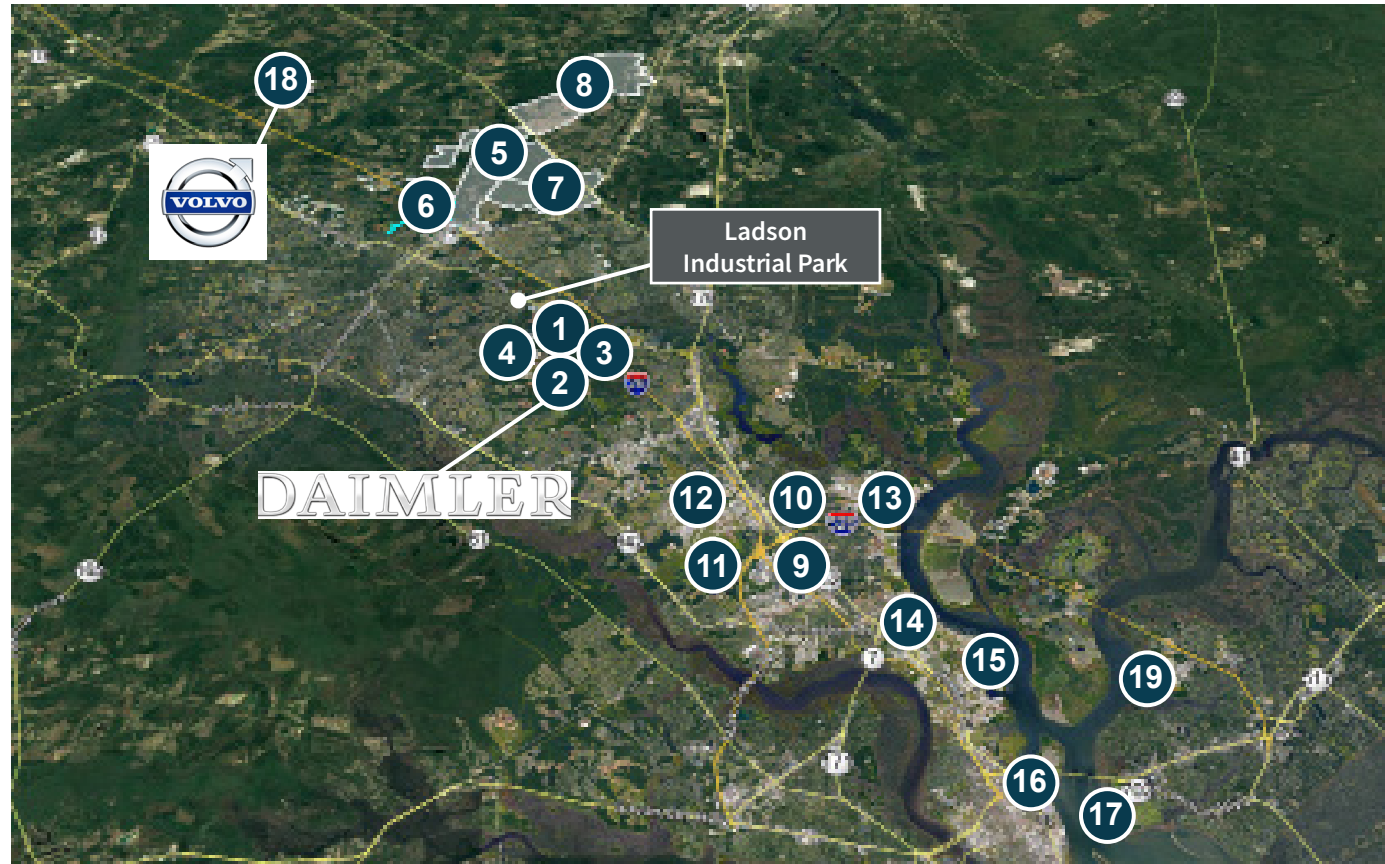


DELIVERED 2022 / 2023



LOCATION

ACCESS



#	Economic Driver	Distance to LIP (miles)	#	Economic Driver	Distance to LIP (miles)
1	Cummins	3.2	11	Boeing Facility	13.2
2	Daimler Plant	3.4	12	Charleston International Airport	13.5
3	Isringhausen	3.9	13	North Charleston Terminal	13.7
4	TIGHITCO	4.7	14	Navy Base Intermodal	16.0
5	Nexton Development	5.0	15	Hugh Leatherman Terminal	17.6
6	Nexton Interchange	7.5	16	Colombus Street Terminal	18.8
7	Carnes Crossroad Development	7.6	17	Union Pier Terminal	22.0
8	Cane Bay Development	12.3	18	Volvo Facility	21.7
9	Verizon	12.6	19	Wando Welch Terminal	24.9
10	AHT	12.8			

Multiple points of access to I-26 via:
Exit 203, Exit 205, Palmetto Commerce Parkway



ABOUT OWNERSHIP



BentallGreenOak is a leading, global real estate investment management advisor and a globally-recognized provider of real estate services. BentallGreenOak serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe.

BentallGreenOak has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BentallGreenOak is a part of SLC Management, which is the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit <https://bgo.com/>



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