



RENOVATIONS COMPLETE!

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PORT 26

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WATCH VIDEO



2155 EAGLE DRIVE NORTH CHARLESTON, SC 29406



FULL BUILDING & SITE RENOVATION COMPLETE

PORT 26

PROPERTY FEATURES

- Large **open floorplates** with limited columns and 12' ceiling heights
- **Dock high doors** with the ability to add additional **roll up doors**
- Turn radius for larger trucks and **trailer parking** room
- ±275 Linear feet of frontage facing I-26, potential for **unrivaled signage** exposure to Charleston's primary artery (I-26), with 130,000 CPD
- Unique indoor and outdoor amenities include: **game room, micro-market, tenant lounge, outdoor patio, dog park** available to all tenants



TOTAL RENTABLE SQUARE FEET
± 84,019 SF



HUB ZONE LOCATION



DOCK DOORS WITH THE ABILITY TO ADD
ADDITIONAL ROLL UP DOORS



UNSURPASSED FRONTAGE ON
I-26

RENOVATION

- Full building renovation into **creative space** with large open floor plates
- **4.0/1,000** RSF parking ratio
- Unique **on-site amenities** including:



DOCK HIGH DOORS



ROLL UP DOORS



OUTDOOR PATIO WITH
WI-FI



MEETING SPACE &
MICRO-MARKET



TENANT LOUNGE WITH
GAMEROOM



DOG PARK

Renderings used for inspirational purposes only.



LOBBY AREA



DOG PARK



DOCK DOORS

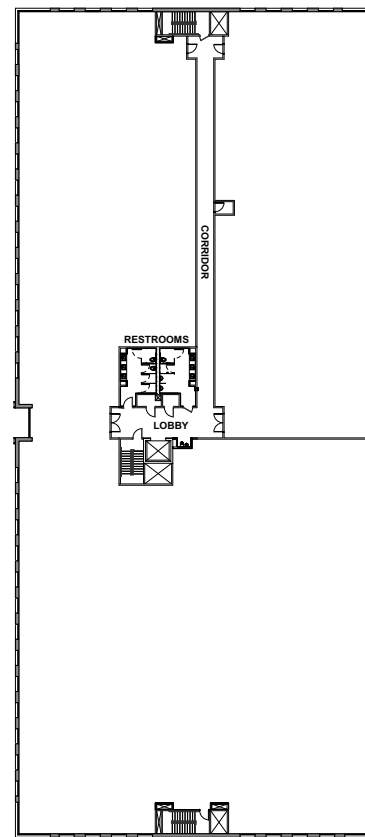
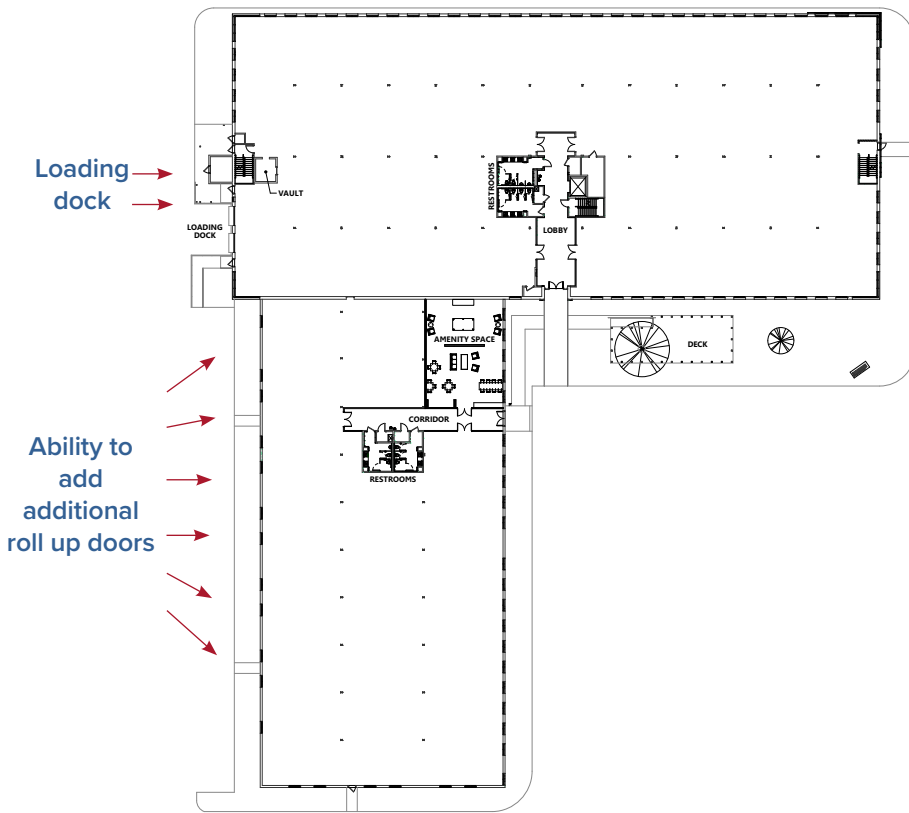


AMENITY CENTER

FLOOR PLANS

FIRST FLOOR

SECOND FLOOR





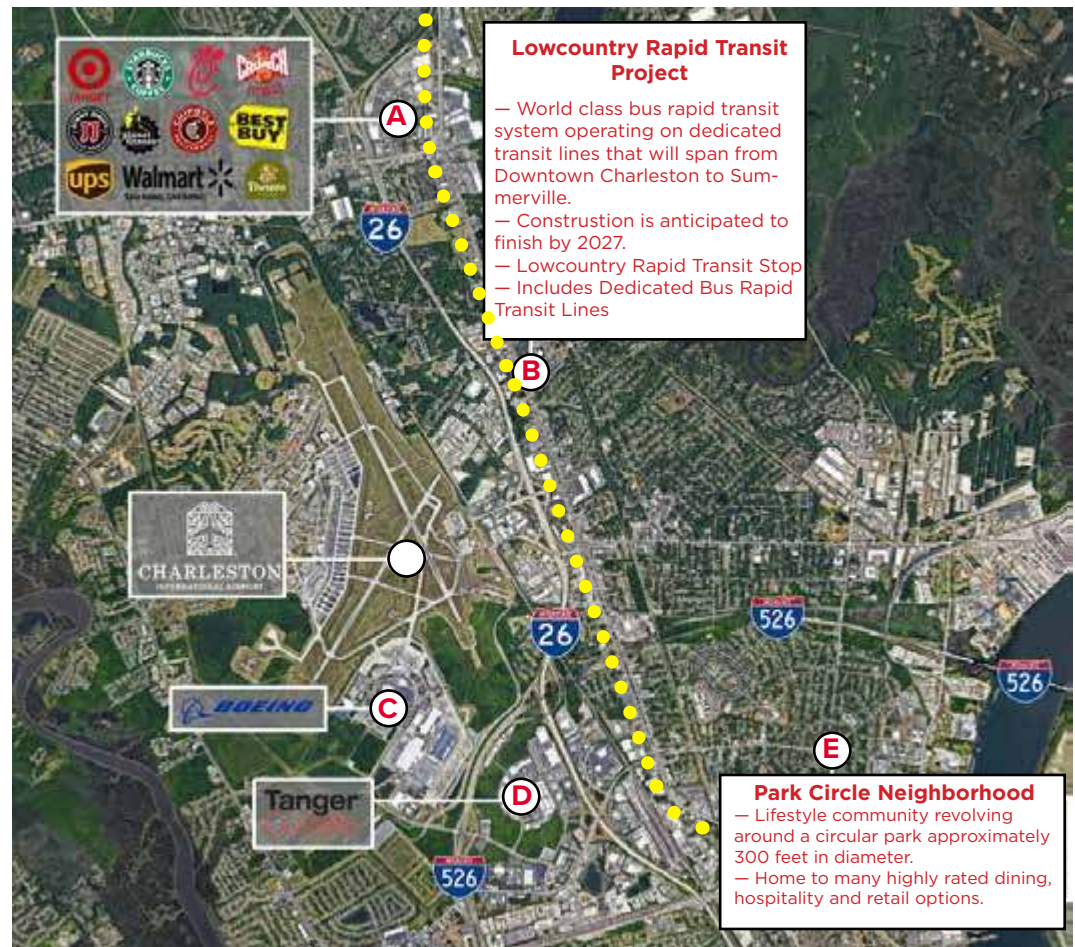
AREA AMENITIES

- **LOWCOUNTRY RAPID TRANSIT PROJECT**
- World class bus rapid transit system operating on dedicated transit lines that will span from Downtown Charleston to Summerville. Construction is anticipated to finish by 2027.



CHARLESTON INTERNATIONAL AIRPORT

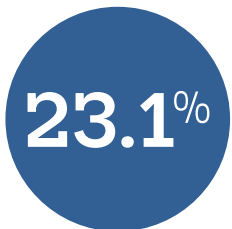
- A RETAIL OPTIONS NEARBY:**
Target, Jimmy Johns, Starbucks, Chik-fil-a, Crunch Fitness, Best Buy, Chipotle, Walmart, UPS, Panera Bread
- B ADJACENT TO FUTURE LCRT STOPS**
 - Lowcountry Rapid Transit Stop
 - Includes dedicated bus Rapid Transit lines
- C EAST COAST BOEING MANUFACTURING HQ**
- D TANGER OUTLETS**
- E PARK CIRCLE NEIGHBORHOOD**
 - Lifestyle community revolving around a circular park approximately 300 feet in diameter.
 - Home to many highly rated dining, hospitality and retail options.



LOCATION

NORTH CHARLESTON, SC

North Charleston is a growing city with over 115,000 residents located approximately 9 miles north of Downtown Charleston, South Carolina. Due to the city's convenient access to major thoroughfares such as I-26, I-526, and I-95 as well as more affordable rents than Downtown Charleston, North Charleston has established itself as a desirable location for businesses. North Charleston continues to be a driver for South Carolina's economy as the city offers a business friendly environment, rich with tax incentives, and a highly skilled, growing workforce.



POPULATION GROWTH IN NORTH CHARLESTON SINCE 2010.



INVESTED IN ECONOMIC DEVELOPMENT OF NORTH CHARLESTON.



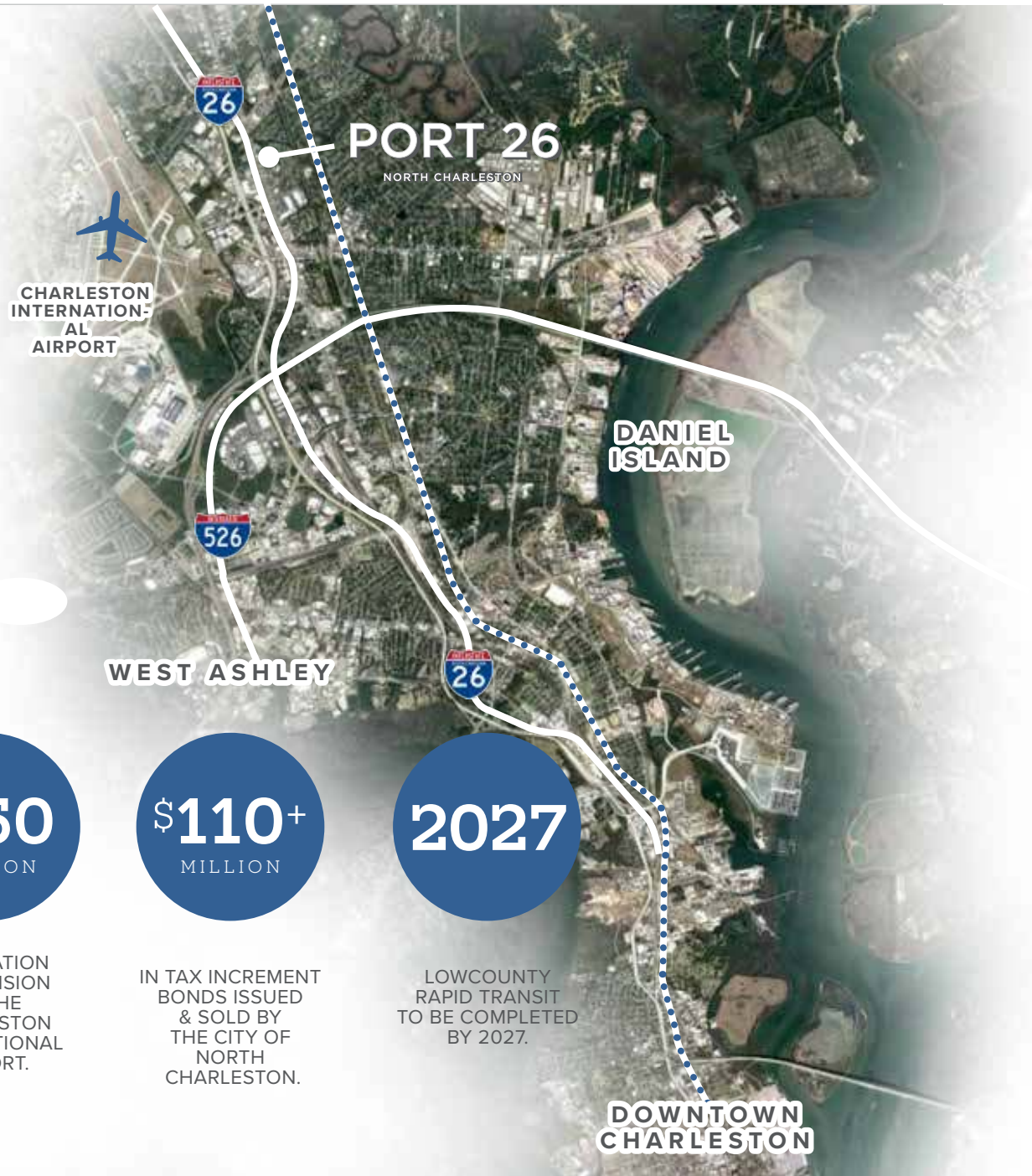
RENOVATION / EXPANSION TO THE CHARLESTON INTERNATIONAL AIRPORT.



IN TAX INCREMENT BONDS ISSUED & SOLD BY THE CITY OF NORTH CHARLESTON.



LOWCOUNTY RAPID TRANSIT TO BE COMPLETED BY 2027.



PORT 26

NORTH CHARLESTON

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