

*Distribution Facility For Sublease*

# 3290 Benchmark Drive

LADSON, SC 29456

**+/- 157,000 SF**

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# PROPERTY INFO + SPECS

ADDRESS:	3290 Benchmark Dr, Ladson, SC
TOTAL SIZE:	157,067 SF
BUILDING DIMENSIONS:	785'-4" x 200'
OFFICE SIZE:	3,423 SF of primary office space plus a shipping office
CEILING HEIGHT:	24' (eaves)
HVAC:	Air-conditioning in office space only. HVLS fans and exhaust fans installed throughout the warehouse space.
DOCK HIGHDOORS:	17-(9'-6" x 10')
DOCK EQUIPMENT:	All doors include pit levelers and dock fans
DRIVE-IN DOOR:	1-(12' x 14')
COLUMN SPACING:	25' x 50'
EMPLOYEE PARKING:	18 spaces inclusive of 2 handicap spaces
SPRINKLERS:	Wet System

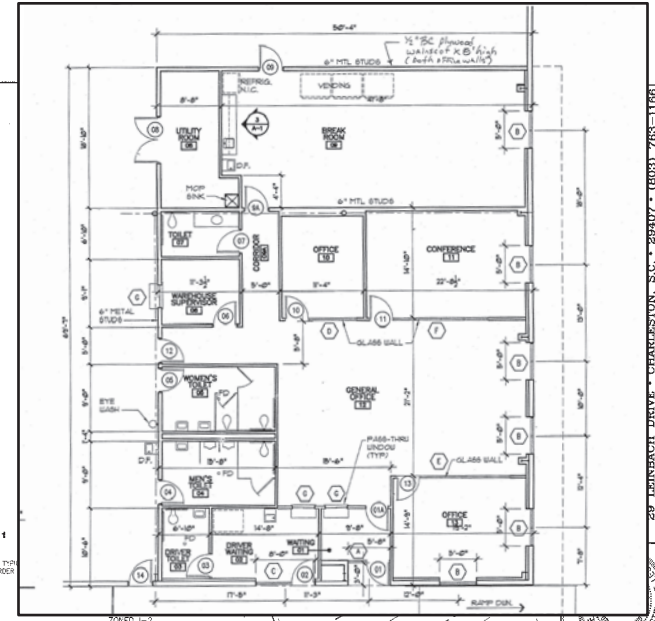
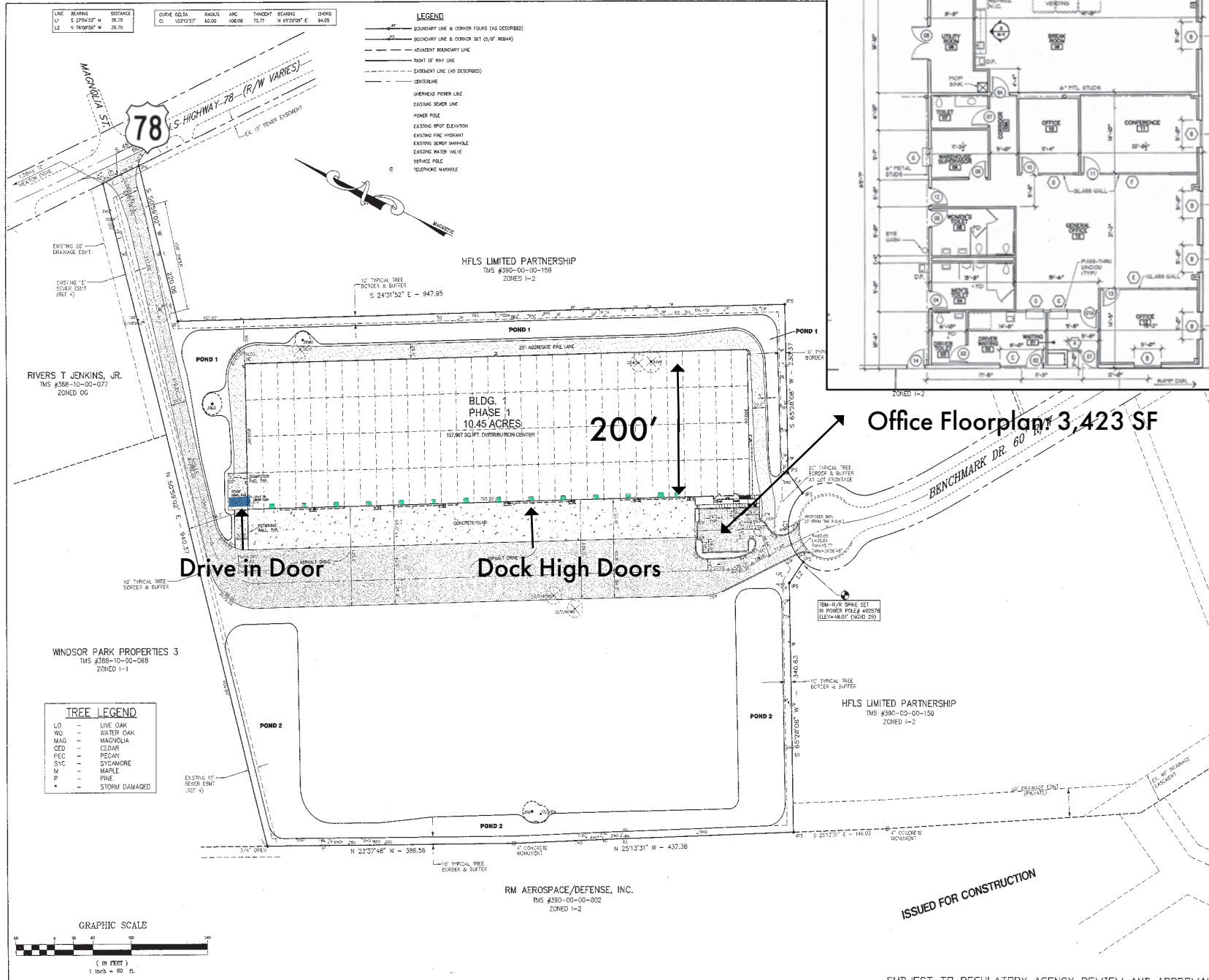




# ADDITIONAL PHOTOS



# PROPERTY SITE PLAN



**SITE LAYOUT PLAN**  
STANDARD CORPORATION WAREHOUSE SITE  
BENCHMARK INDUSTRIAL PARK  
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT	96360.00
DATE	10-11-99
SCALE	1"=60'
DESIGN	JSL
DRAWN	RAF
CHECK	RAF
REVISIONS	
REV. 1	12-14-99
REV. 2	12-14-99
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REV. 100	12-14-99

ISSUED FOR CONSTRUCTION

SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL



# LOCATION & ACCESS

NORTH CHARLESTON TERMINAL:	14 Miles/20 Minutes
WANDO WELCH TERMINAL:	22 Miles/30 Minutes
HUGH K. LEATHERMAN TERMINAL:	16 Miles/ 25 Minutes

- **Prime Connectivity:** Located near I-26, offering swift access to key transportation routes.
- **Port Access:** Just 20-30 minutes from North Charleston, Hugh K. Leatherman, and Wando Welch terminals.
- **Industrial Advantage:** Ideal for warehousing, manufacturing, and distribution operations.







*157,067 SF Warehouse For Sublease*

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