

**Plug & Play Power**  
Existing 7.5 MW

**Available for Lease**  
Up to 683,858 SF



**SUPERIOR**  
INDUSTRIAL CENTER

Power That Performs

# FROM DAY ONE



**SUPERIOR INDUSTRIAL CENTER** sets a new standard for industrial power and performance in South Carolina. Fronting I-26 in Summerville, SC, this highly visible manufacturing and distribution hub offers the state's only move-in-ready opportunity in 2026, supplying 7.5 MW of existing power.

Featuring flexible suite sizes, demisable floor plans, and existing infrastructure, the facility delivers immediate operational readiness—supported by direct access to Interstate 26, Charleston ports and a deep, regional labor force.



## Superior Specs

- ⚡ 683,858 total square feet
- ⚡ Move-in ready with 7.5 MW / 9,000 amps with the ability to expand
- ⚡ Backup generators: Caterpillar 75kVA and Caterpillar 100kVA
- ⚡ Flexible, individual suites based on tenant need
- ⚡ Three separate entrances to distribute auto and truck traffic
- ⚡ Fully fenced facility with security guard gate
- ⚡ Prime frontage along I-26 offers valuable signage opportunities
- ⚡ Easy access to the Port of Charleston
- ⚡ Great proximity to I-95



# Infrastructure

# THAT DELIVERS



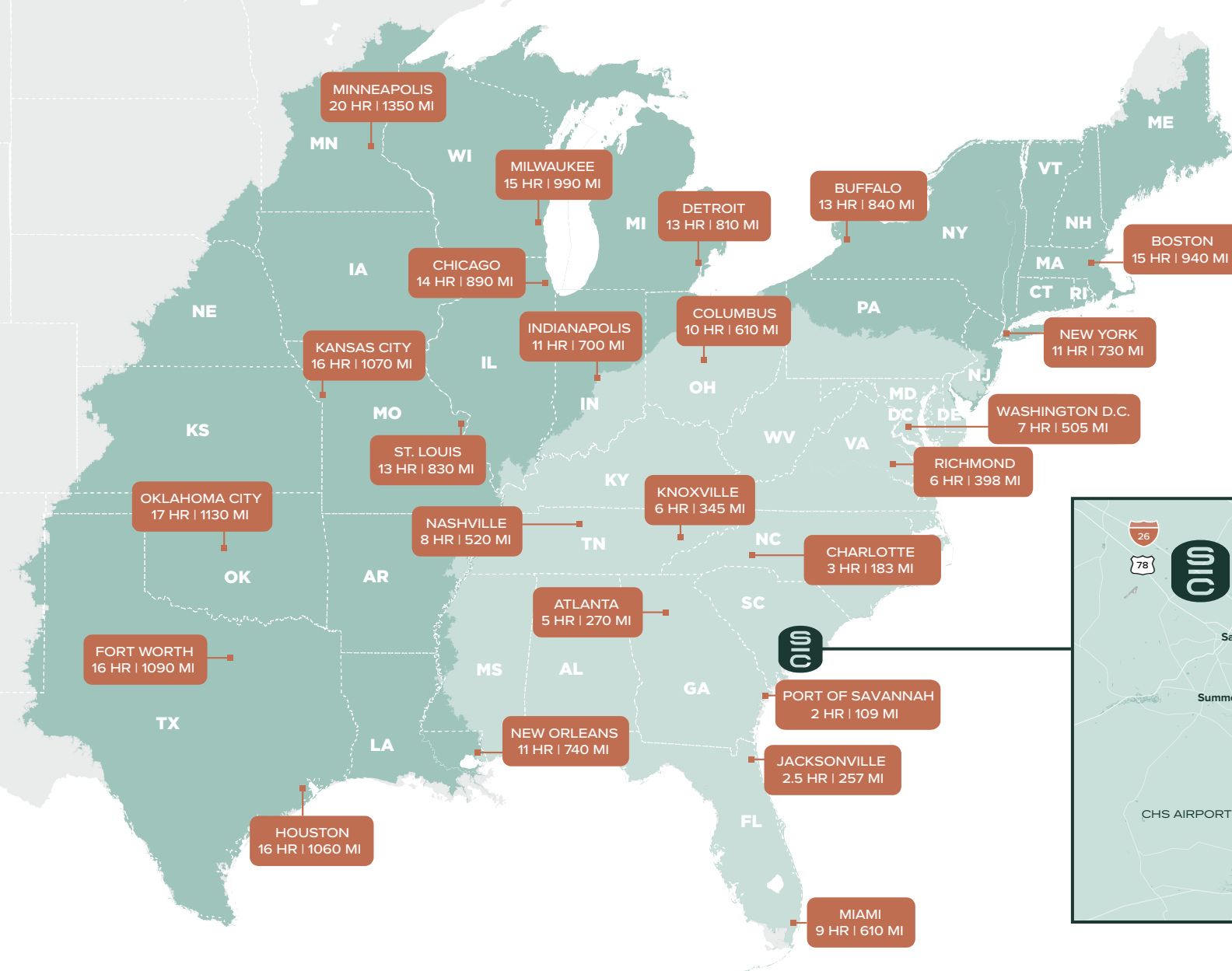
## BUILDING A

## BUILDING B

	BUILDING A	BUILDING B
<b>Size</b>	350,786 SF	333,072 SF
<b>Configuration</b>	Cross dock	Cross dock
<b>Power</b>	⚡ 7.5 MW / 9,000 amps in place and opportunity to expand to 10+ MW ⚡	
<b>Demisable Space</b>	175,393 SF	166,536 SF
<b>Office Size</b>	4,702 SF + 2 Shipping/Receiving Offices	5,000 SF
<b>Clear Height</b>	36'	36'
<b>Column Spacing</b>	43'-8" x 50'	50' x 43' - 8"
<b>Dock Doors</b>	84	34
<b>Drive-in</b>	1	2
<b>Dock Packages</b>	35,000 lb mechanical levelers	35,000 lbs mechanical levelers
<b>Auto Parking</b>	202	104
<b>Trailer Parking</b>	110	72
<b>Lighting</b>	LED 30" FC	LED 30" FC
<b>Slab</b>	9"	9"
<b>Sprinklers</b>	ESFR	ESFR
<b>Backup Generator</b>	Caterpillar 75kVA	Caterpillar 100kVA

Connect Faster.

# THINK BIGGER.



## DRIVE TIMES

### Highways

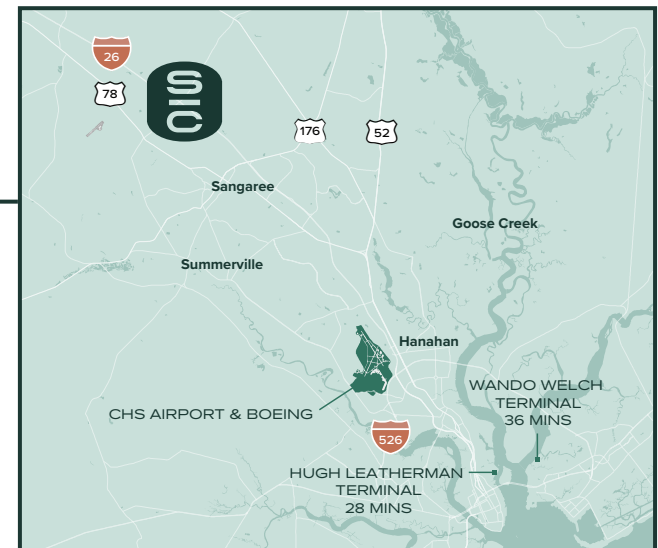
- Interstate 26 – 3 mins
- Interstate 95 – 25 mins
- Interstate 77 – 67 mins

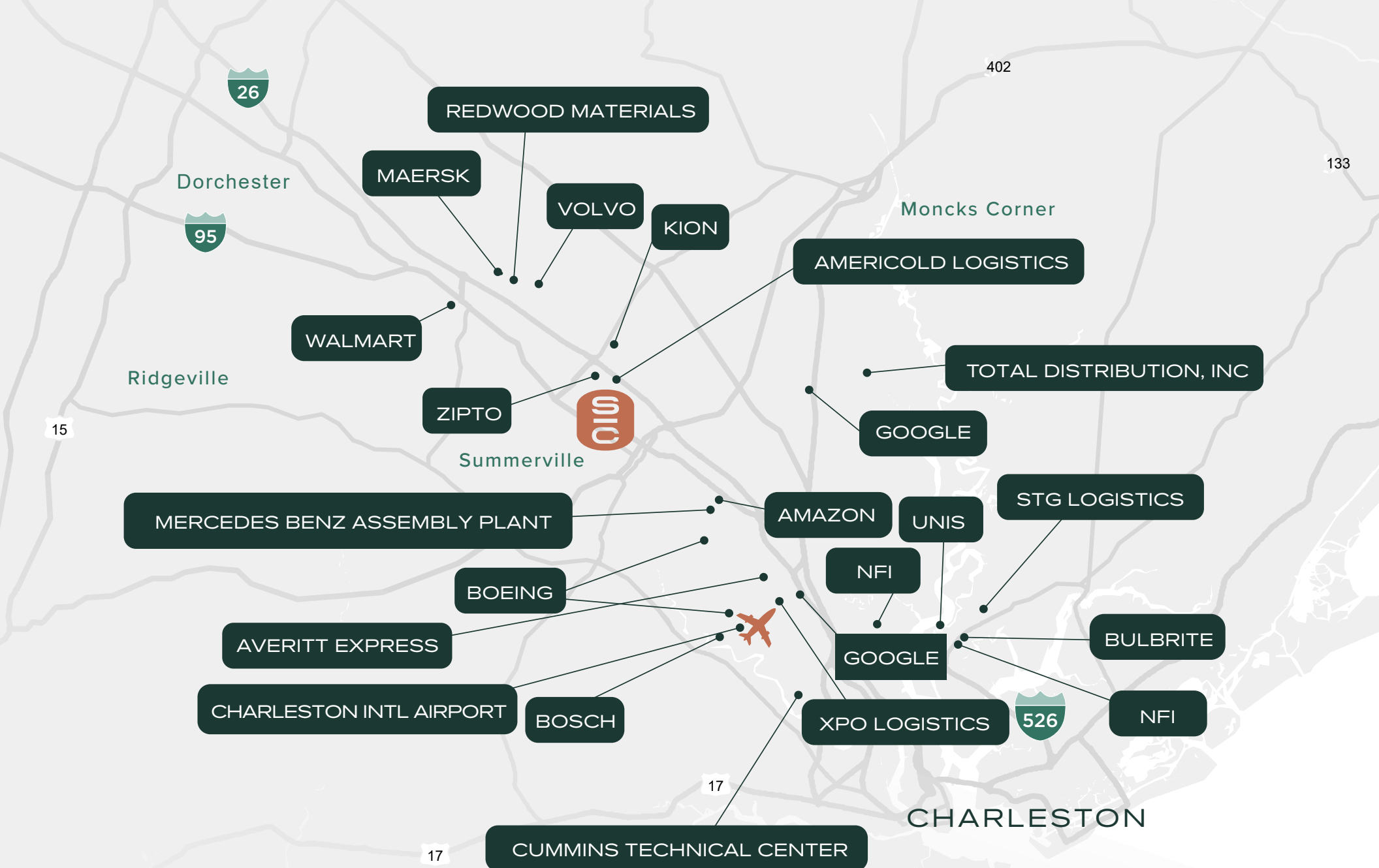
### Airport

- Charleston Intl. Airport – 25 mins

1 day truck service area

2 day truck service area





Corporate

# NEIGHBORS

# Charleston Region

# ADVANTAGE

Summerville's rapid residential growth and affordability make it one of the region's most compelling labor markets, offering employers access to a young, skilled workforce without Charleston's premium costs. With strong household incomes, attainable home values, and a growing population, the area continues to attract and retain talent across the Lowcountry.

## Summerville Demographics

**Population:** 52,635

**Civilian Labor Force:** 33,416

**Growth Rate Since 2020:** 3.5% vs. 1% global avg.

**Median Home Value:** \$295,700

**Median HHI:** \$78,621

**Median Age:** 38.1

## Greater Charleston Workforce

*within a 45-min drive*

**36.7**

Median age

**684,000**

Population

**+54,000**

in manufacturing  
& transportation

**35.8%**

Population between  
20-44 years

## South Carolina Ports

With ongoing expansions and the deepest harbor on the East Coast, SC Ports offers shippers exceptional port service and capacity. SC Ports is proactively investing to support its customers and South Carolina's economy for the long-term, positioning Charleston Harbor to unlock 10 million TEUs in the near future.

**#1**

Deepest Harbor on the  
East Coast - 52 feet

**#8**

Busiest Port by Container  
Volume - Port of Charleston

**2.6M**

Total TEUs in 2025

**239,361**

Inland Port Rail Lifts

**165,949**

Finished Vehicles

**702,998**

Breakbulk Tonnage



# WHY THE CHARLESTON REGION?

Charleston sits within 1-2 shipping days of 29 of the largest metropolitan markets in the U.S. With a growing population continuing to migrate to the southeastern U.S., Charleston is further establishing itself as one of the region's central distribution hubs, attracting more major corporations every year.

Additionally, Charleston is home to Berkeley Electric Cooperative, the largest electric cooperative in South Carolina, and one of the top 25 in the nation.

**\$206B**  
MANUFACTURING IMPACT

*SC Manufacturers Alliance | 2021*

**#11** BEST  
PERFORMING CITY

*Milliken Institute | 2024*

**21** FASTEST-GROWING  
PLACE IN THE U.S.

*U.S. News & World Report | 2024*

**#1** BEST SMALL CITY  
IN THE U.S.

*Condé Nast Traveler | 2024*

**#5** TECH JOB GROWTH

*CompTIA, 2024*

**#1** TOP U.S. CITIES

*Travel + Leisure | 2024*

Berkeley County is a leading, pro-business destination in the Southeast, with a reputation for robust financial incentives.

LEARN MORE AT: [berkeleymeansbusiness.com/taxes-incentives/](https://berkeleymeansbusiness.com/taxes-incentives/)

## Automotive

#1

Mid-sized metro for workforce  
ages 25 - 34

*U.S. Census Bureau*

#1

South Carolina named Foreign Direct  
Investment National Champion

*FDI Magazine*

#2

Highest employment concentration  
for transportation equipment (mid-  
sized metros)

*Area Development*

## Aerospace & Aviation

#1

For Aerospace Product & Parts  
Manufacturing Employment (among  
mid-sized metros)

*Avalanche Consulting*

#6

"Best Place to Start a Career"

*WalletHub*

## Manufacturing Employers



Mercedes-Benz



# For More Information, Please Contact:

## RYAN YOUNG

Senior Director | Industrial Services  
+1 803 530 4153  
ryan.young@cushwake.com

## DREW SCHARF

Associate | Industrial Services  
+1 919 264 7691  
drew.scharf@cushwake.com

## ERIC RIDLEHOOVER

Managing Director | Industrial Services  
+1 843 724 0111  
eric.ridlehoover@cushwake.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-CENTRAL- 9/19/25

