

**FOR SUBLEASE**



**369 N CYPRESS DR | SUMMERVILLE, SC 29486**

# Cypress Trade Center

Summerville, SC 29486

Charleston | Summerville Industrial Submarket

**574,789 SF**

Total Building

**36' Clear**

Ceiling Height

**60**

Dock Doors

**Cross Dock**

Configuration

## OVERVIEW

Cypress Trade Center is a 574,789 SF cross-dock industrial facility located in Summerville, South Carolina in the Charleston industrial submarket. This Type V-B tilt-up concrete building features 36' clear heights, 60 dock doors, and 4 drive-in doors. Strategically positioned to serve the Southeast distribution corridor with direct access to the Port of Charleston and major interstate highways.

**SUBLEASE TERM** Through December 2028

**CONTACT** [realestate@unisco.com](mailto:realestate@unisco.com)

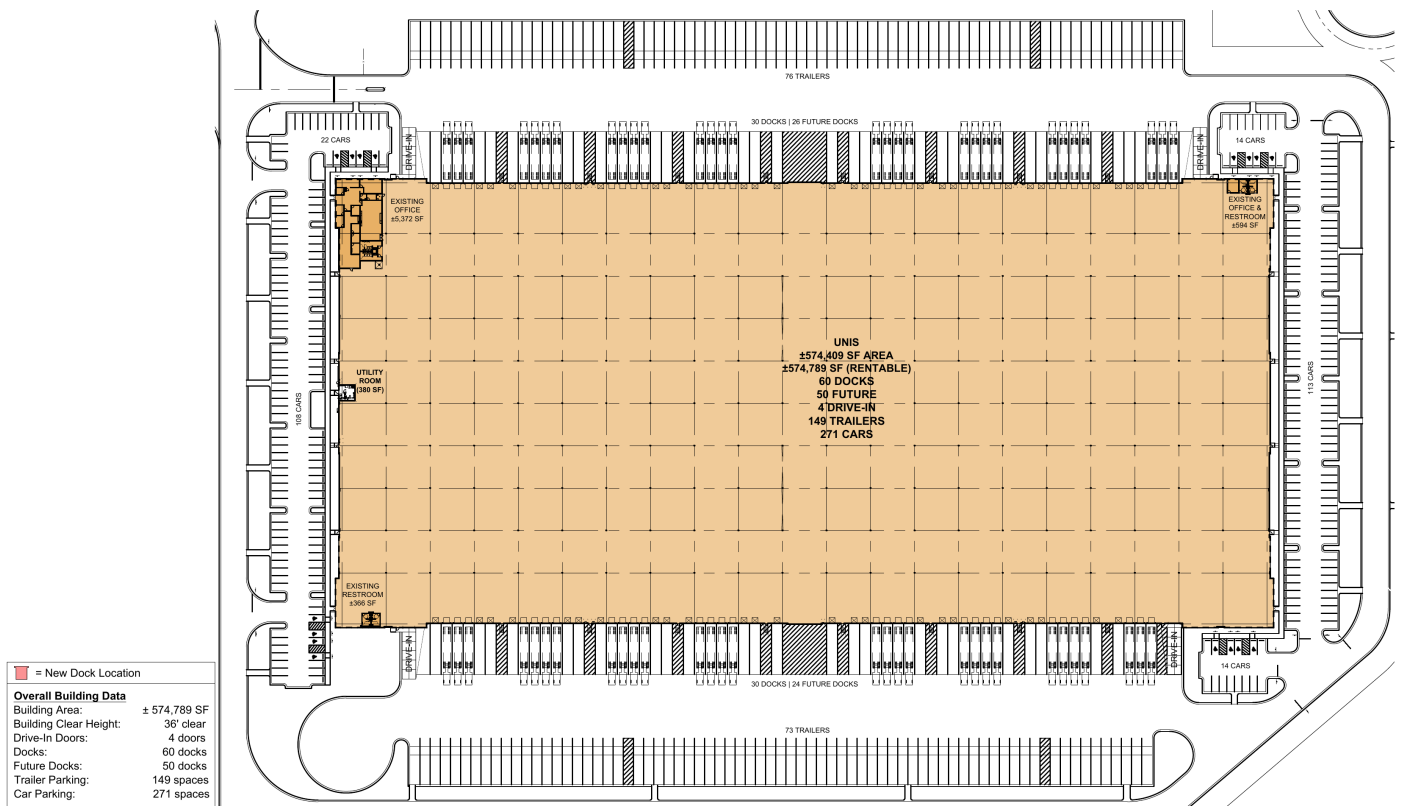
## BUILDING SPECS

<b>Total Building SF</b>	574,789 SF
<b>Configuration</b>	Cross Dock
<b>Year Built</b>	Completed 2023
<b>Construction</b>	Type V-B, Tilt-Up Concrete / RC
<b>Column Spacing</b>	52' x 50' w/ 60' speed bays
<b>Dock Doors</b>	60
<b>Drive-In Doors</b>	4
<b>Trailer Parking</b>	149 spaces
<b>Auto Parking</b>	271 spaces
<b>Ceiling Height</b>	36' minimum clear
<b>Sprinkler</b>	ESFR (K-22)

## NOTABLE DISTANCES

<b>INTERSTATE</b>		
I-26		3 miles
I-526		15 miles
<b>SHIPPING HUBS</b>		
FedEx		8 miles
UPS		10 miles
<b>AIRPORT</b>		
Charleston Intl (CHS)		15 miles
<b>PORT</b>		
Port of Charleston		22 miles
<b>INTERMODAL</b>		
CSX		12 miles

## SITE PLAN | 574,789 SF AVAILABLE



Unis Premises Plan Option A • Berkeley Charleston Tradeport - Building 6 • Summerville, SC • 05.04.2022 • 1" = 100'

