

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

www.LadsonIndustrialPark.com



Contact

Lee Allen

Executive Managing Director
+1 843 805 5111

Kevin Coats

Senior Managing Director
+1 843 805 5112

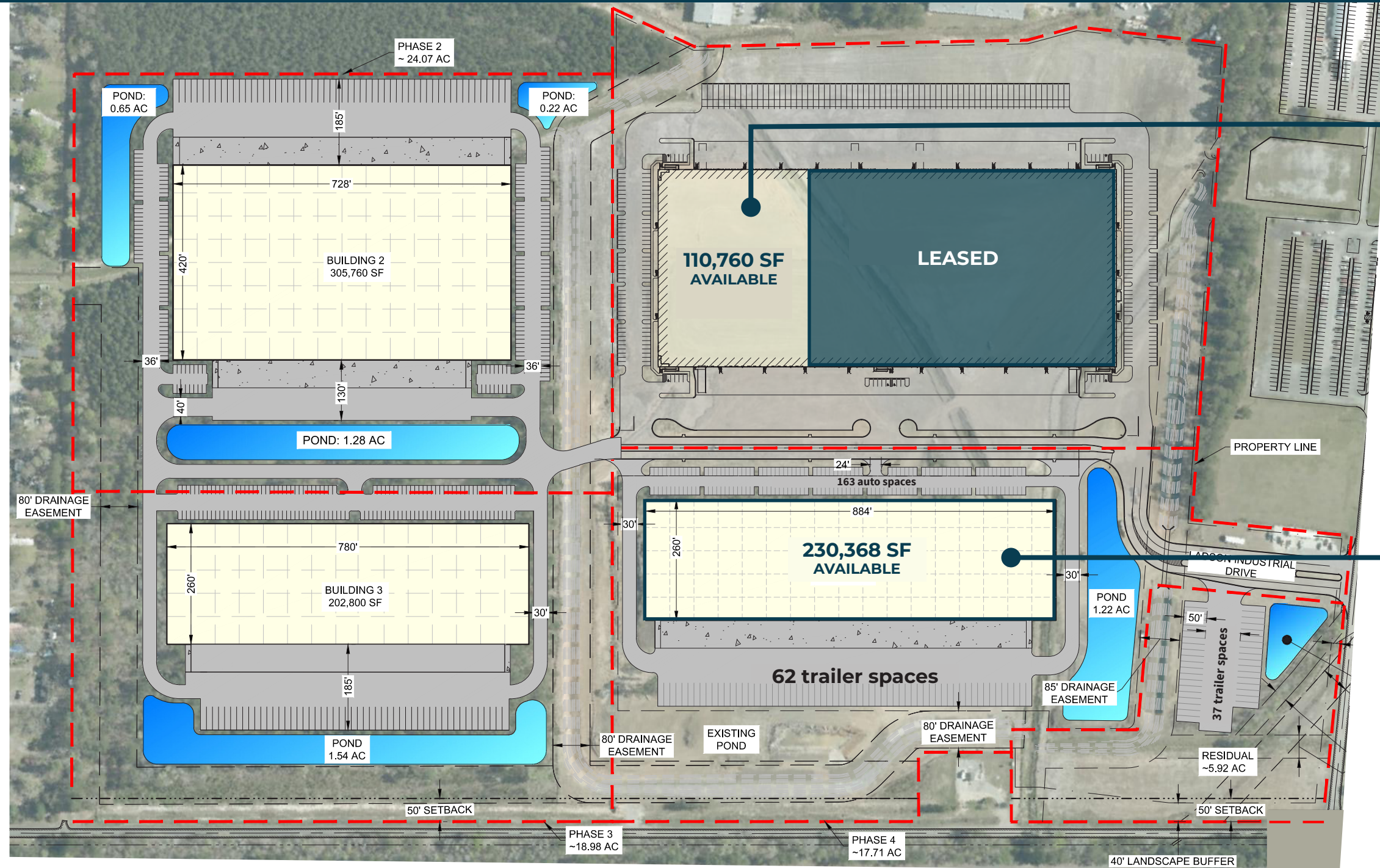
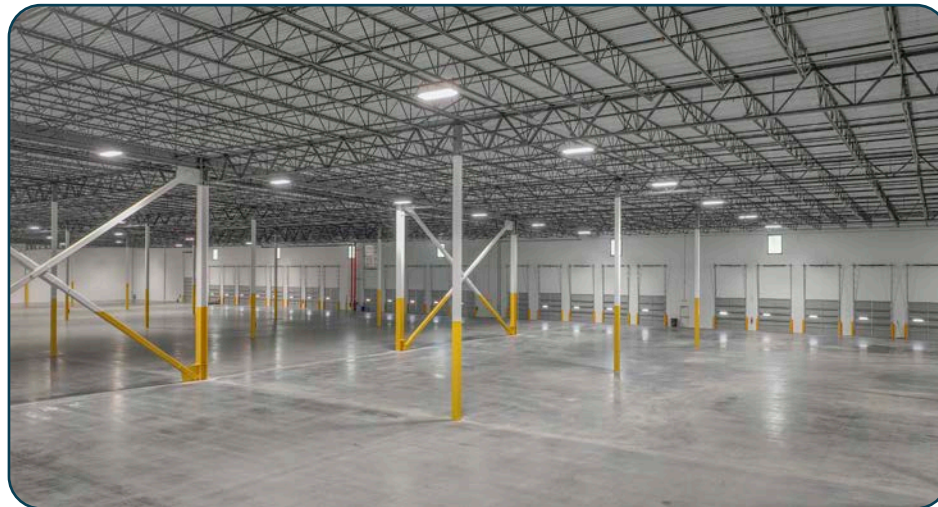
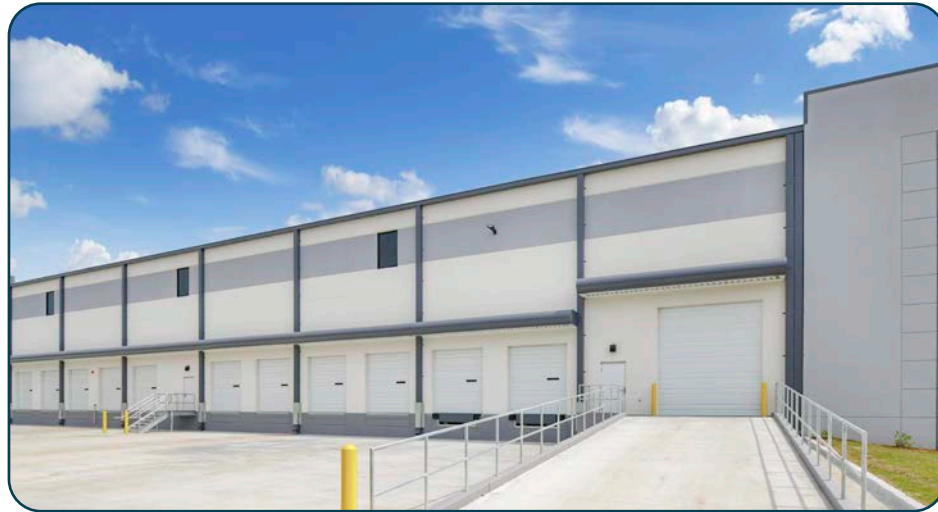
Tyler Smith

Senior Associate
+1 843 805 5118



MASTER SITE PLAN

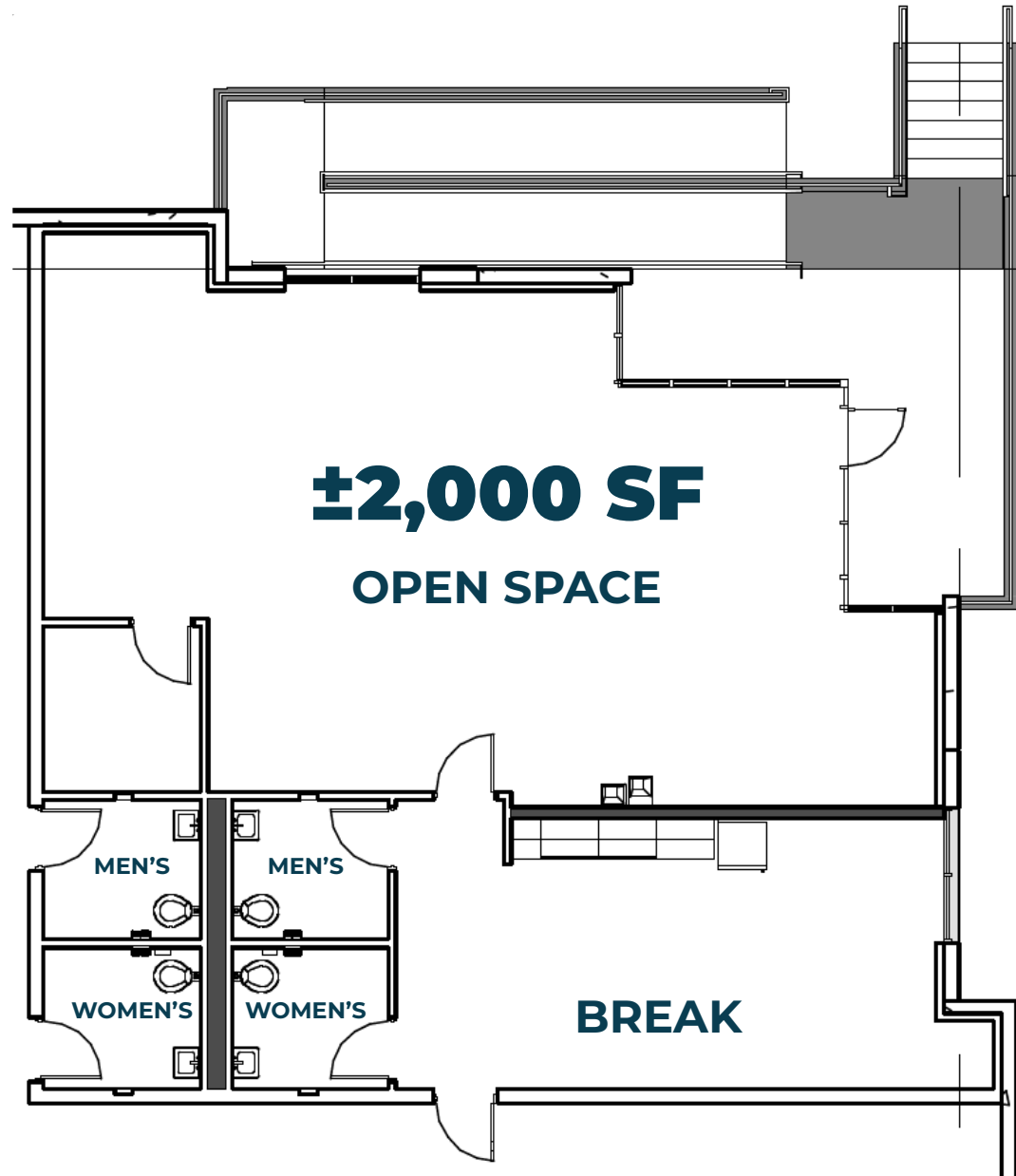
- Located within the newly constructed Ladson Industrial Park
- Multiple access points to I-26
- Close proximity to Port of Charleston terminals



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 - 2,000 SF



SITE AERIAL



2.01 miles from LIP



Ladson Road

Commerce Center Road

Stoney Road



LEASED

AVAILABLE

Building 1
110,760 SF
Available

Building 4
230,368 SF
Available

AVAILABLE

LEASED

LEASED

Building 2
305,760 SF
Leased

Building 3
202,944 SF
Leased



LOCATION



#	Economic Driver	Distance to LIP (miles)
1	Cummins	3.2
2	Daimler Plant	3.4
3	Isringhousen	3.9
4	TIGHTCO	4.7
5	Nexton Development	5.0
6	Nexton Interchange	7.5
7	Carnes Crossroad Development	7.6
8	Cane Bay Development	12.3
9	Verizon	12.6
10	AHT	12.8
11	Boeing Facility	13.2
12	Charleston International Airport	13.5
13	Navy Base Intermodal	16.0
14	Walmart Distribution Center	19.7

SITE ACCESS



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/>

Contact

Lee Allen

Executive Managing Director
+1 843 805 5111

Kevin Coats

Senior Managing Director
+1 843 805 5112

Tyler Smith

Senior Associate
+1 843 805 5118



About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 111,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

