



MOVE-IN READY OPPORTUNITY

# 2310 REGIONAL

UNMATCHED  
PORT PROXIMITY

**2310 CHARLESTON REGIONAL PKWY**



BUILDING SIZE: 278,720 SF | 91,520 SF OF INDUSTRIAL SPACE AVAILABLE

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# FOR LEASE

Located within the Charleston Regional Business Center, this 91,520 SF Class A industrial facility opportunity offers premier distribution space in Charleston's thriving port hub.

Located just 2.5 miles from I-526, with excellent connectivity to major transportation routes and proximity to both the Leatherman Terminal and Wando Welch Terminal, this site is ideal for logistics and supply chain operations.

## BUILDING SPECS



**DIMENSIONS:**  
300' X 312'



**MOTION SENSOR LED LIGHTING**



**30'**  
CLEAR HEIGHT



**10 DOCK-HIGH LOADING DOORS (9'X10')  
60' DEEP LOADING BAY**



**52' - WIDE X 48' - DEEP COLUMN SPACING**



**2,100 SF OFFICE SPACE**



**ESFR SPRINKLER SYSTEM**



**6 NEW MECHANICAL PIT + 4 EDGE OF DOCK LEVELERS**



**FOREIGN TRADE ZONE**



**63 TRAILER PARKING SPACES**




# AREA MAP



2310  
REGIONAL

CLEMENTS FERRY RD  
4.2 MILES TO I-526


 **N. CHARLESTON**  
10 Miles

INTERSTATE  
**526**

**NORTH  
CHARLESTON**

**DANIEL  
ISLAND**

INTERSTATE  
**526**

 **HUGH LEATHERMAN TERMINAL**  
16.3 Miles

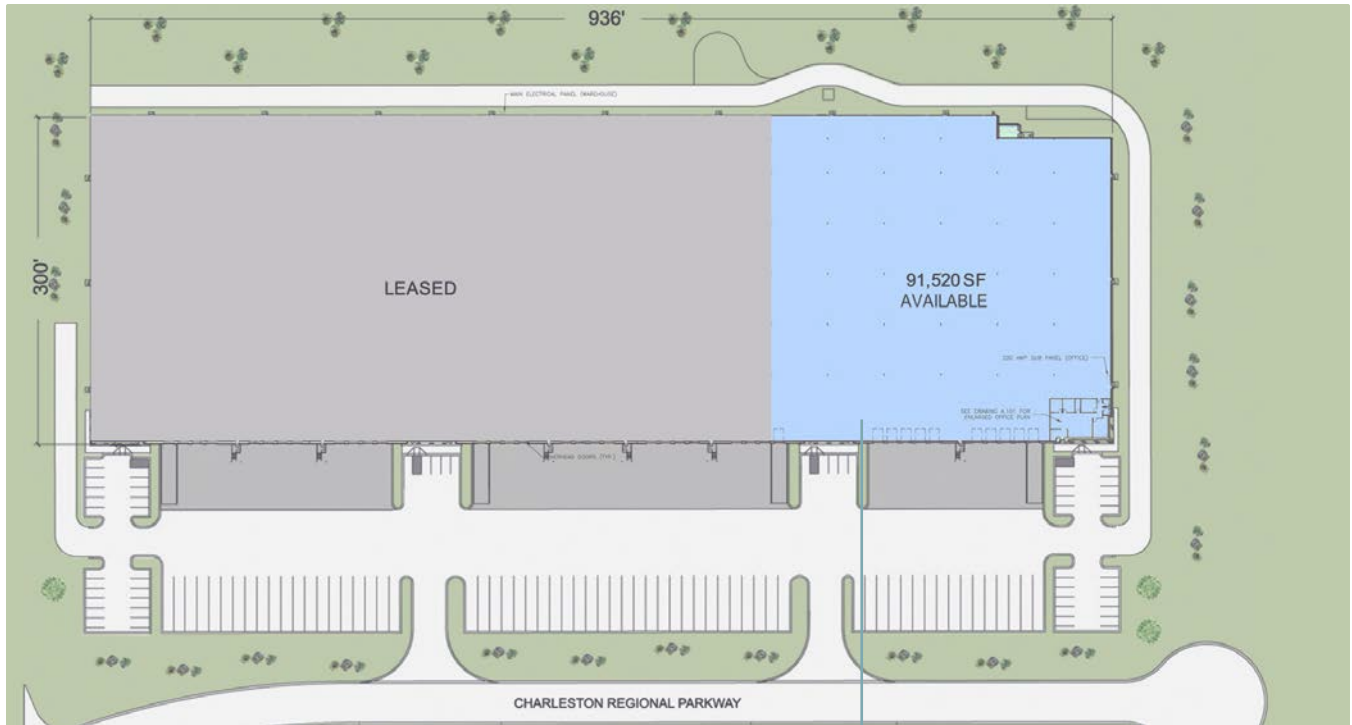
INTERSTATE  
**26**

 **WANDO WELCH TERMINAL**  
9.7 Miles

N

# SITE PLAN

91,520 SF

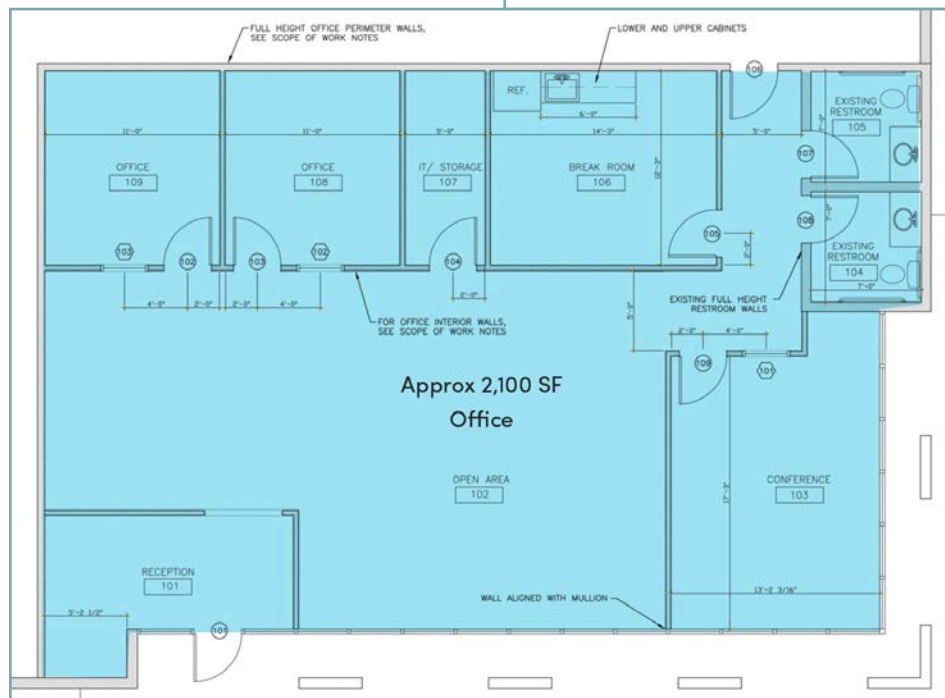


## BLDG 2310

**BUILDING SIZE**  
278,720 SF

**AVAILABLE**  
91,520 SF

**OFFICE SPACE**  
2,100 SF



# PROPERTY PHOTOS



# PROPERTY PHOTOS



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CHARLESTON,  
SC



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