

CLASS "A" INDUSTRIAL PARK FOR LEASE

PORT CITY CENTRE



BARINGS

landmark
INDUSTRIAL



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**334, 337, & 412 PORT CITY CENTRE DRIVE,
SUMMERVILLE, SOUTH CAROLINA 29483**

CLASS "A" INDUSTRIAL PARK

PORT CITY CENTRE

PHASE 2

PHASE 1

JEDBURG RD

STRATHMORE RD



194

Jedburg Interchange,
Charleston, SC

← 27 Miles to I-95

0.5 miles
to I-26 via
Jedburg Rd

THE PARK

Port City Centre comprises three Class A industrial buildings with 40,000 to 312,000 square feet available for lease. Constructed with tilt-up concrete, the rear-load warehouse facilities are divisible to 40,000 square feet to accommodate user needs. Each of the three buildings includes approximately 1,800 square feet of office space and are equipped with dock packages featuring 40,000 lb levelers.

MUNICIPALITY: CHARLESTON, SOUTH CAROLINA

COUNTY: BERKELEY COUNTY

ZONING: HEAVY INDUSTRIAL

TYPE: REAR-LOAD WAREHOUSE FACILITIES

UTILITIES: IN PLACE

ACCESS: VIA JEDBURG ROAD

CONSTRUCTION: TILT-UP CONCRETE

PHASE 1

40,000 - 312,000 SF
BUILDING 1, 2 & 3

PHASE 2

234,000 - 790,000 SF
BUILDING 5, 6 & 7

CLASS "A" INDUSTRIAL PARK

PORT CITY CENTRE

194



JEDBURG RD

PORT CITY CENTRE DR

BUILDING 2
124,028 SF

LEASED

337

BUILDING 1
312,000 SF

334

BUILDING 3
168,480 SF

412

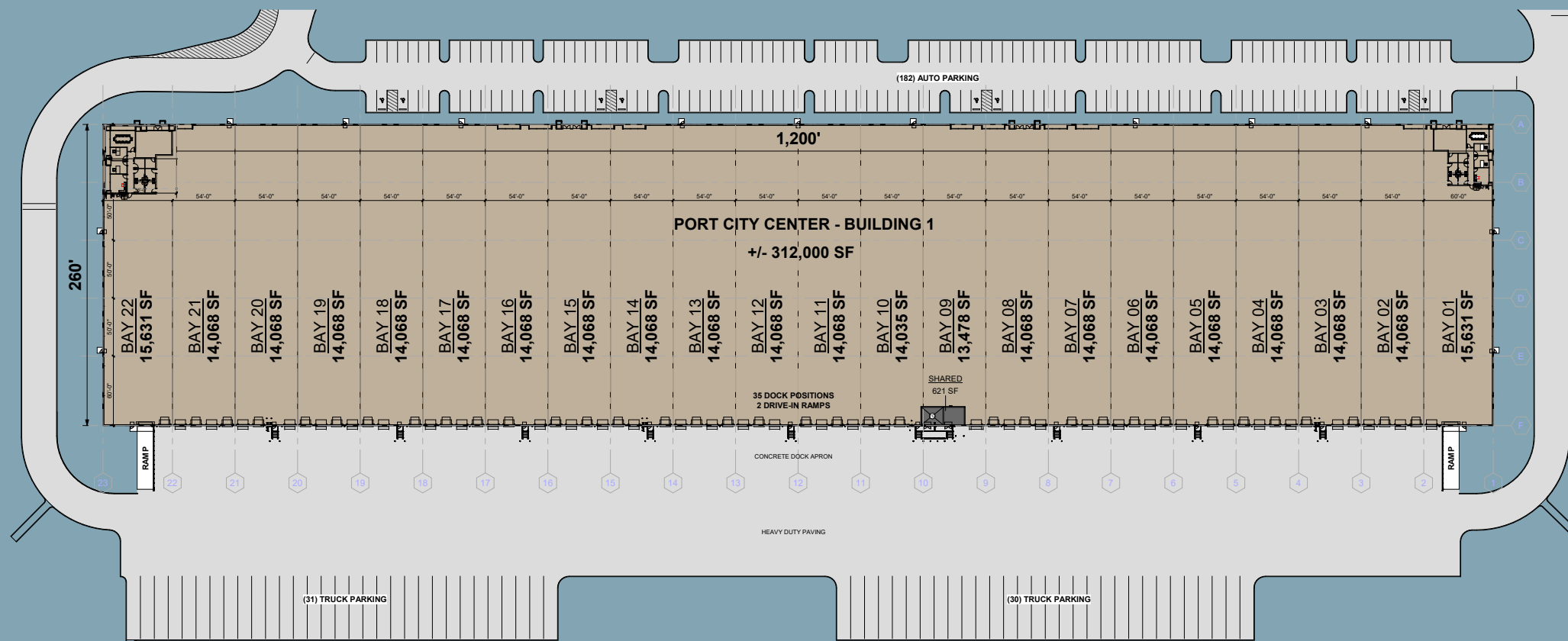
LOCATED IN SUMMERVILLE OFF JEDBURG ROAD 27 MILES TO I-95
AND 23 MILES TO THE PORT OF CHARLESTON.

EASILY ACCESSED FROM JEDBURG ROAD APPROXIMATELY 0.6
MILES FROM THE I-26 / JEDBURG ROAD INTERCHANGE.

AMENITIES CLOSE BY INCLUDING RESTAURANTS, GAS STATIONS,
CONVENIENCE STORES, SCHOOLS, & PARKS.

BUILDING 1 SPECS + INFO

PORT CITY CENTRE



312,000 SF
AVAILABLE SPACE

(2) ±1,800 SF
EXISTING OFFICES

70 (9' x 10')
DOCK DOORS

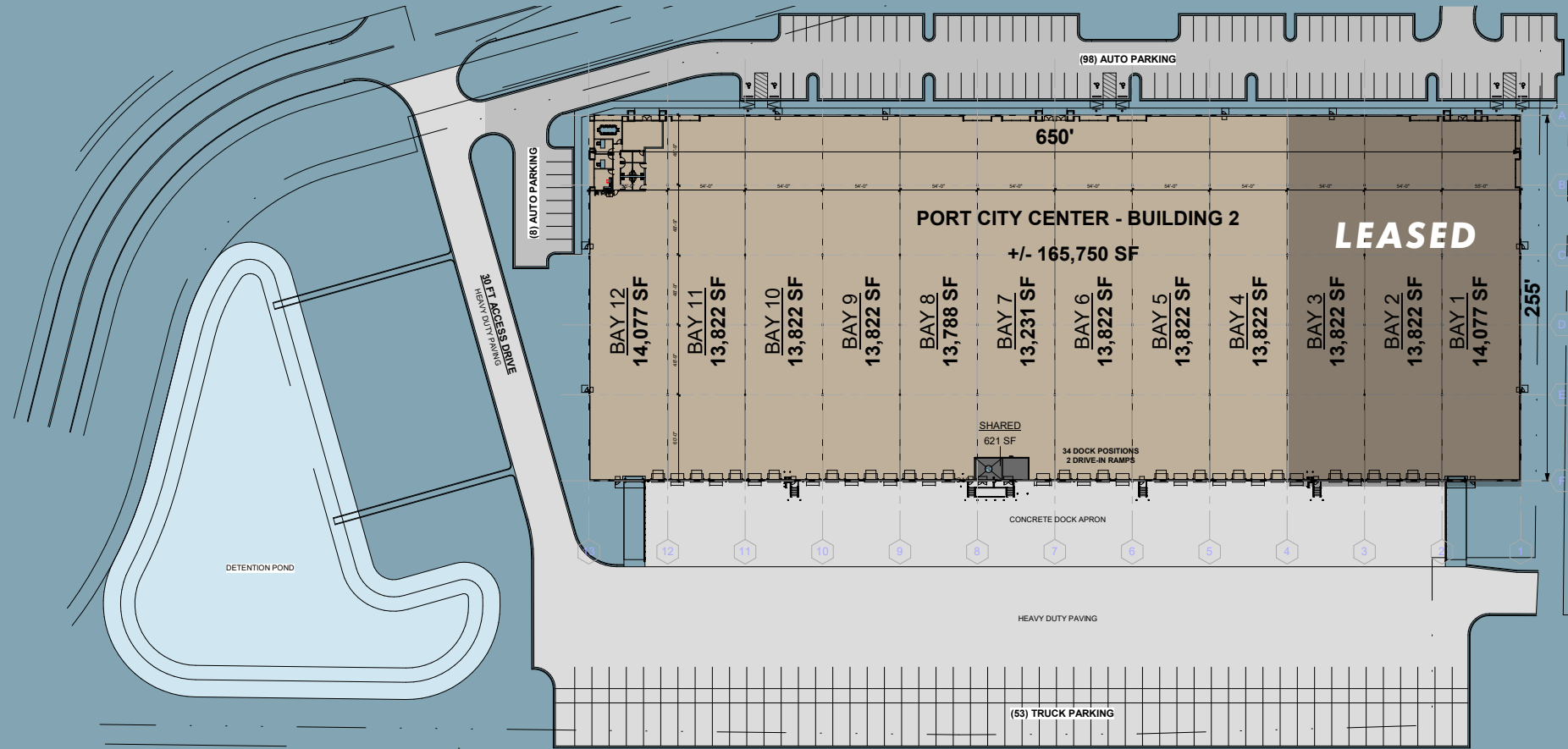


SPECS + INFO

ADDRESS:	334 Port City Centre Dr	CLEAR HEIGHT:	36'	DOCK EQUIPMENT:	35 (40K# Levelers)	TRAILER PARKING:	61
BUILDING SIZE:	312,000 SF	SPRINKLER SYSTEM:	ESFR (K-22)	DRIVE-IN DOORS:	2 (12' x 14')	POWER:	2,400 amps
AVAILABLE SIZE:	312,000 SF	COLUMN SPACING:	54' x 50'	TRUCK COURT:	185'	FLOORS:	7" unreinforced
EXISTING OFFICES:	(2) ±1,800 SF	DOCK DOORS:	70 (9' x 10')	AUTO PARKING:	182	LIGHTING:	LED, 25 - FC

BUILDING 2 SPECS + INFO

PORT CITY CENTRE



124,028 SF

AVAILABLE SPACE

±1,800 SF

SPEC OFFICE SIZE

27 (9' x 10')

DOCK DOORS

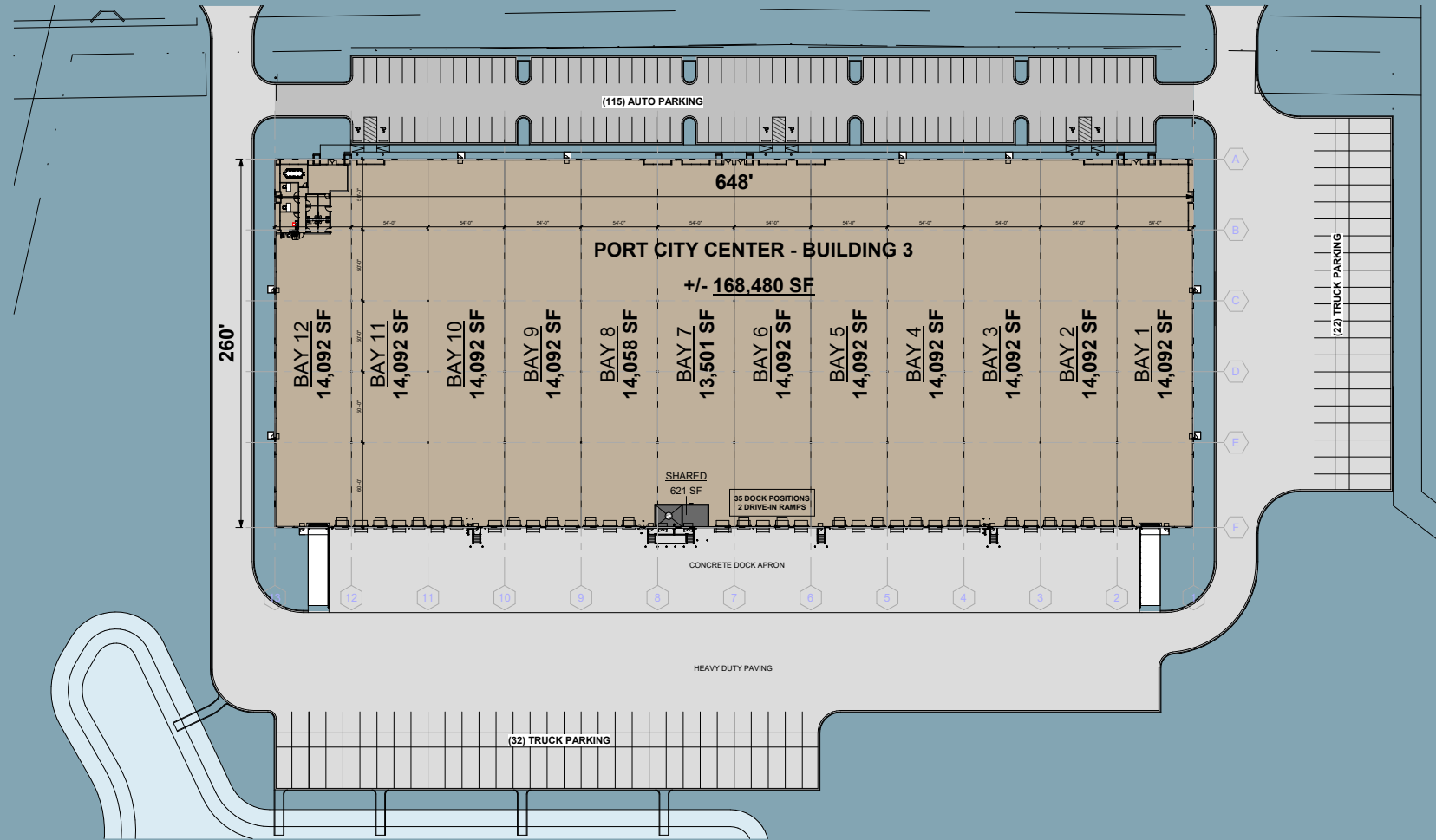


SPECS + INFO

ADDRESS:	337 Port City Centre Dr	CLEAR HEIGHT:	32'	DOCK EQUIPMENT:	14 (40K# Levelers)	TRAILER PARKING:	53
BUILDING SIZE:	165,750 SF	SPRINKLER SYSTEM:	ESFR (K-17)	DRIVE-IN DOORS:	2 (12' x 14')	POWER:	1,600 amps
AVAILABLE SPACE:	124,028 SF	COLUMN SPACING:	54' x 48'9"	TRUCK COURT:	185'	FLOORS:	6" unreinforced
SPEC OFFICE SF:	±1,800 SF	DOCK DOORS:	27 (9' x 10')	AUTO PARKING:	106	LIGHTING:	LED, 25 - FC

BUILDING 3 SPECS + INFO

PORT CITY CENTRE



168,480 SF

AVAILABLE SPACE

±1,800 SF

SPEC OFFICE SIZE

35 (9' x 10')

DOCK DOORS

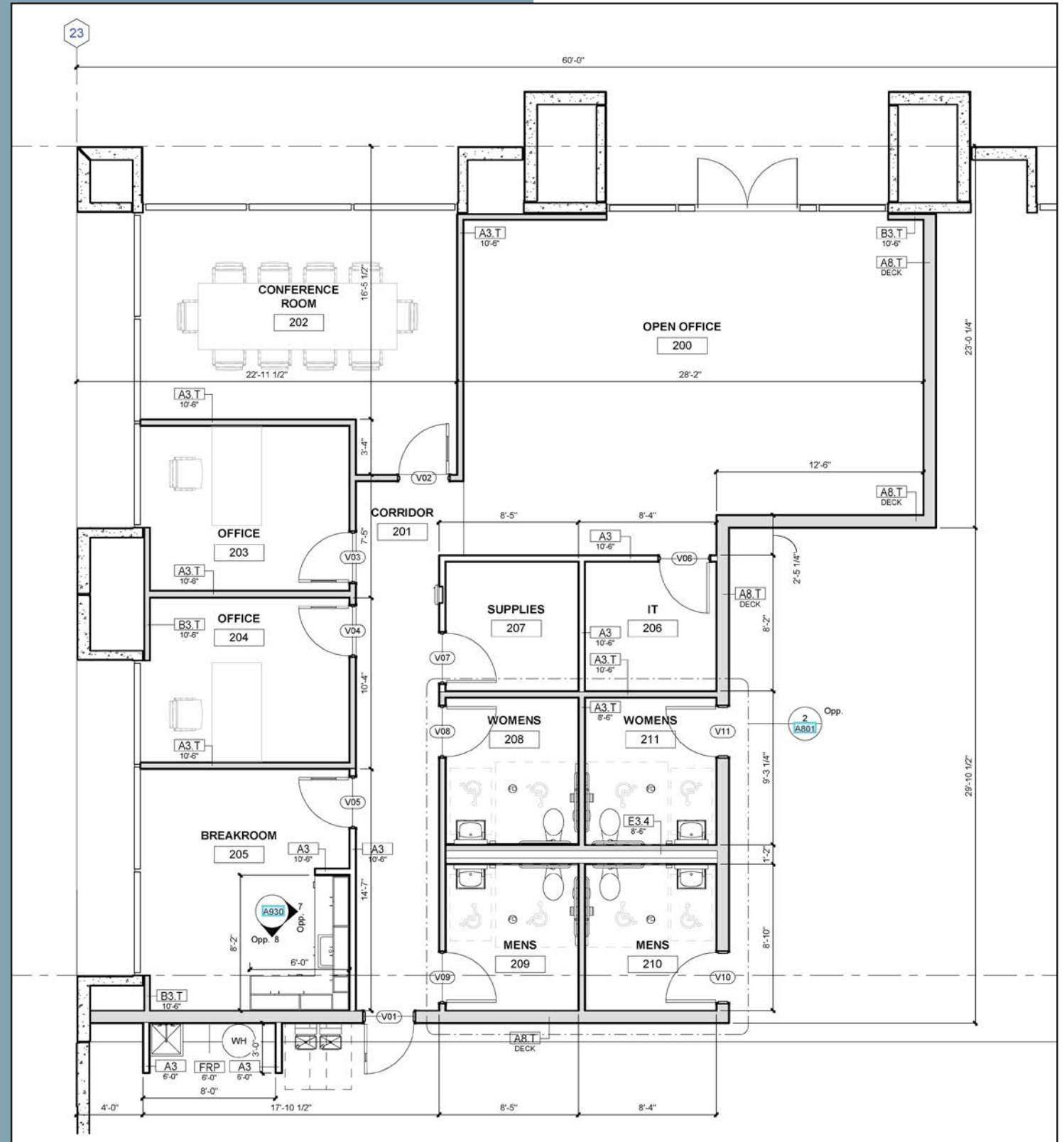


SPECS + INFO

ADDRESS:	412 Port City Centre Dr	CLEAR HEIGHT:	32'	DOCK EQUIPMENT:	18 (40K# Levelers)	TRAILER PARKING:	54
BUILDING SIZE:	168,480 SF	SPRINKLER SYSTEM:	ESFR (K-17)	DRIVE-IN DOORS:	2 (12' x 14')	POWER:	1,600 amps
AVAILABLE SIZE:	168,480 SF	COLUMN SPACING:	54' x 50'	TRUCK COURT:	185'	FLOORS:	6" unreinforced
SPEC OFFICE SF:	±1,800 SF	DOCK DOORS:	35 (9' x 10')	AUTO PARKING:	115	LIGHTING:	LED, 25 - FC

SPEC OFFICE INFO + PLAN

PORT CITY CENTRE



LOCATION

- Located in Summerville off Jedburg Road 27 miles to I-95 and 23 miles to the Port of Charleston.
- Easily accessed from Jedburg Road approximately 0.6 miles from the I-26 / Jedburg Road interchange.
- Amenities close by including restaurants, gas stations, convenience stores, schools, parks, day care and residential housing.

DISTANCE TO INTERSTATES

I-26:	0.6 miles / 1 min
I-526:	21.6 miles / 24 min
I-95:	27.2 miles / 27 min

DISTANCE TO PORTS

North Charleston Terminal:	22.6 miles / 25 min
Hugh Leatherman Terminal:	25.8 miles / 28 min
Columbus Terminal:	27.5 miles / 31 min
Wando Welch Terminal:	30 miles / 33 min

NEARBY TENANTS

Volvo Operations:	7.1 miles / 11 min
Walmart Distribution:	8.7 miles / 15 min
Boeing Interiors:	14.2 miles / 22 min
Mercedes Benz:	15.1 miles / 20 min
Boeing:	21.4 miles / 25 min



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