

Full Perimeter Fencing

Available for Lease

167,891 SF



SUITE C



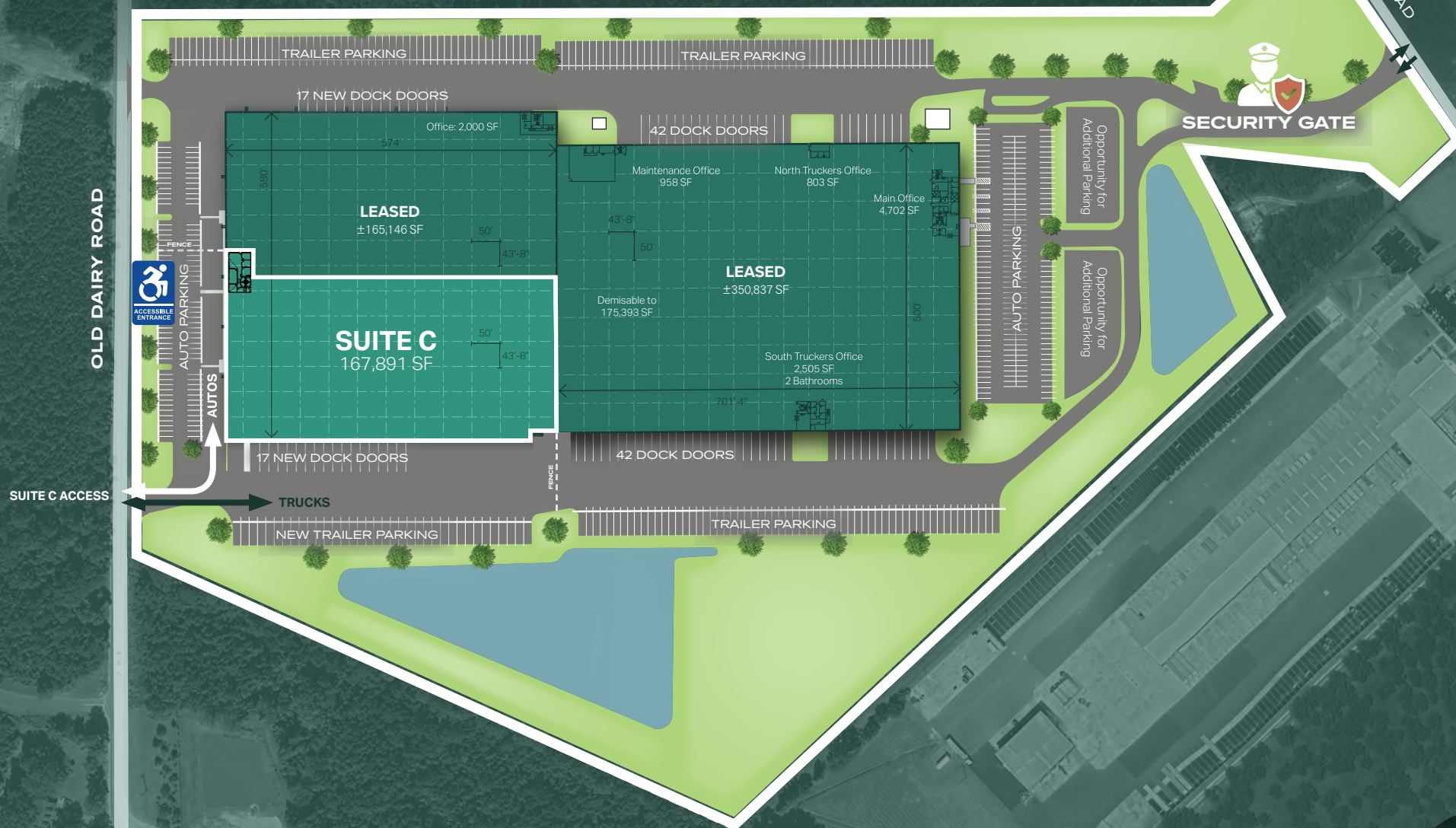
SUPERIOR
INDUSTRIAL CENTER

Property SITE PLAN



BUSINESS PARK ROAD

FULLY FENCED PERIMETER SECURITY

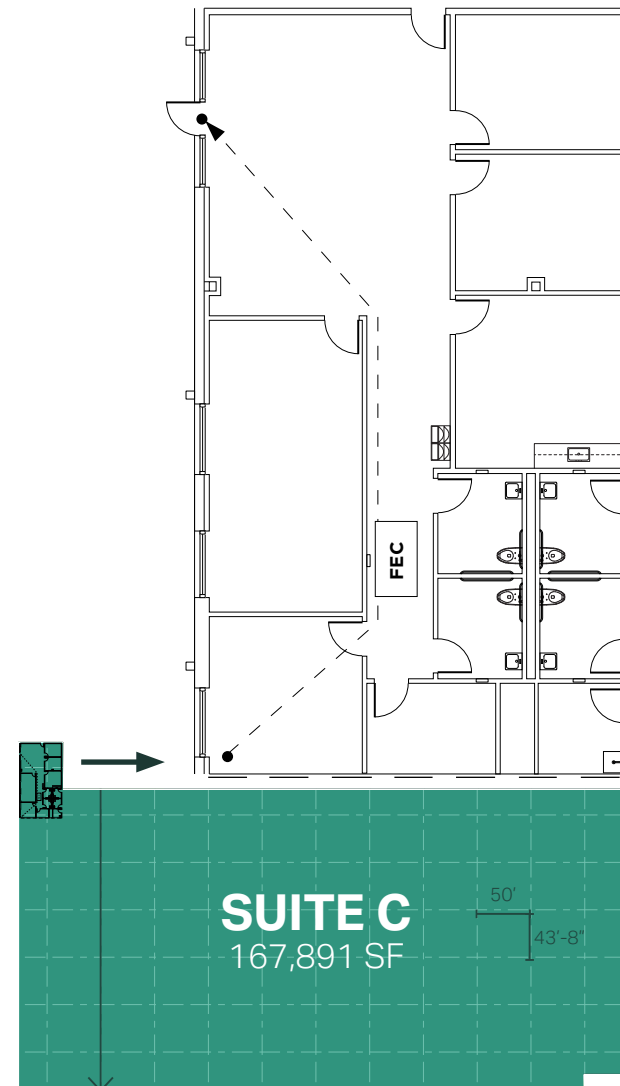


Suite C

SPECS & FLOOR PLAN

SUITE C

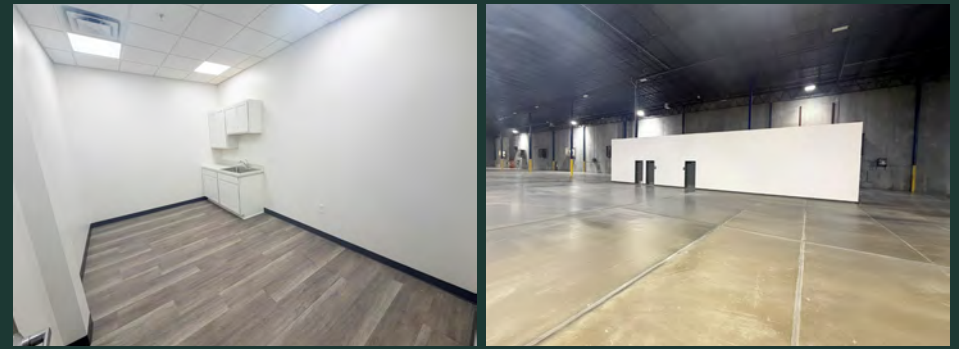
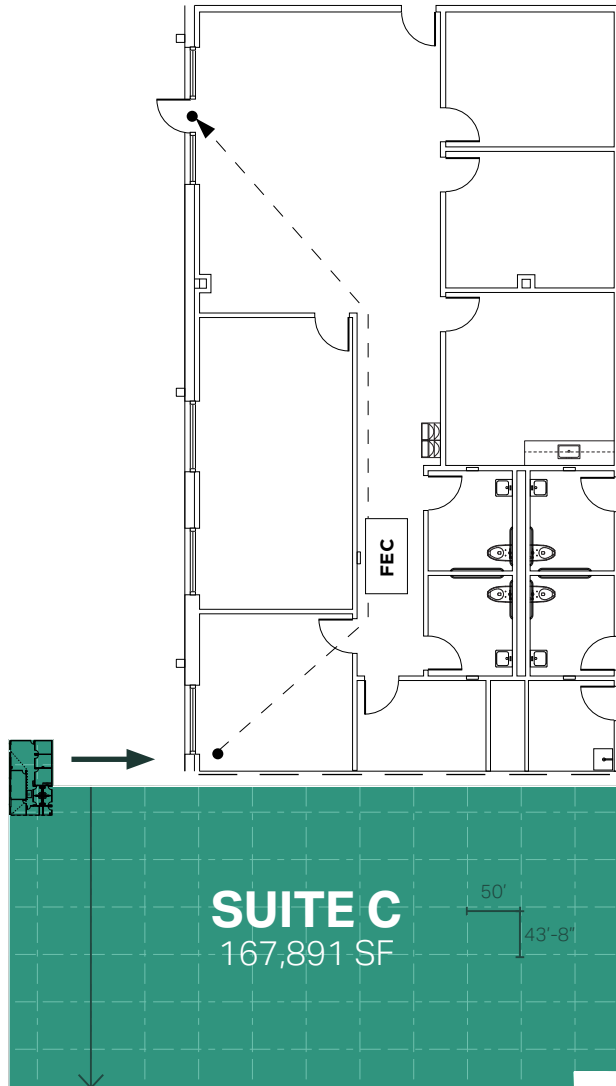
Size	167,891 SF
Configuration	17 docks with 35,000 lbs mechanical levelers and weather seals
Office Size	2,500 SF
Clear Height	36'
Column Spacing	50' x 43'8" columns
Drive-in	1
Auto Parking	52
Trailer Parking	36
Sprinklers	ESFR
Power	2,500 amps @480v, 3-phase



Suite C

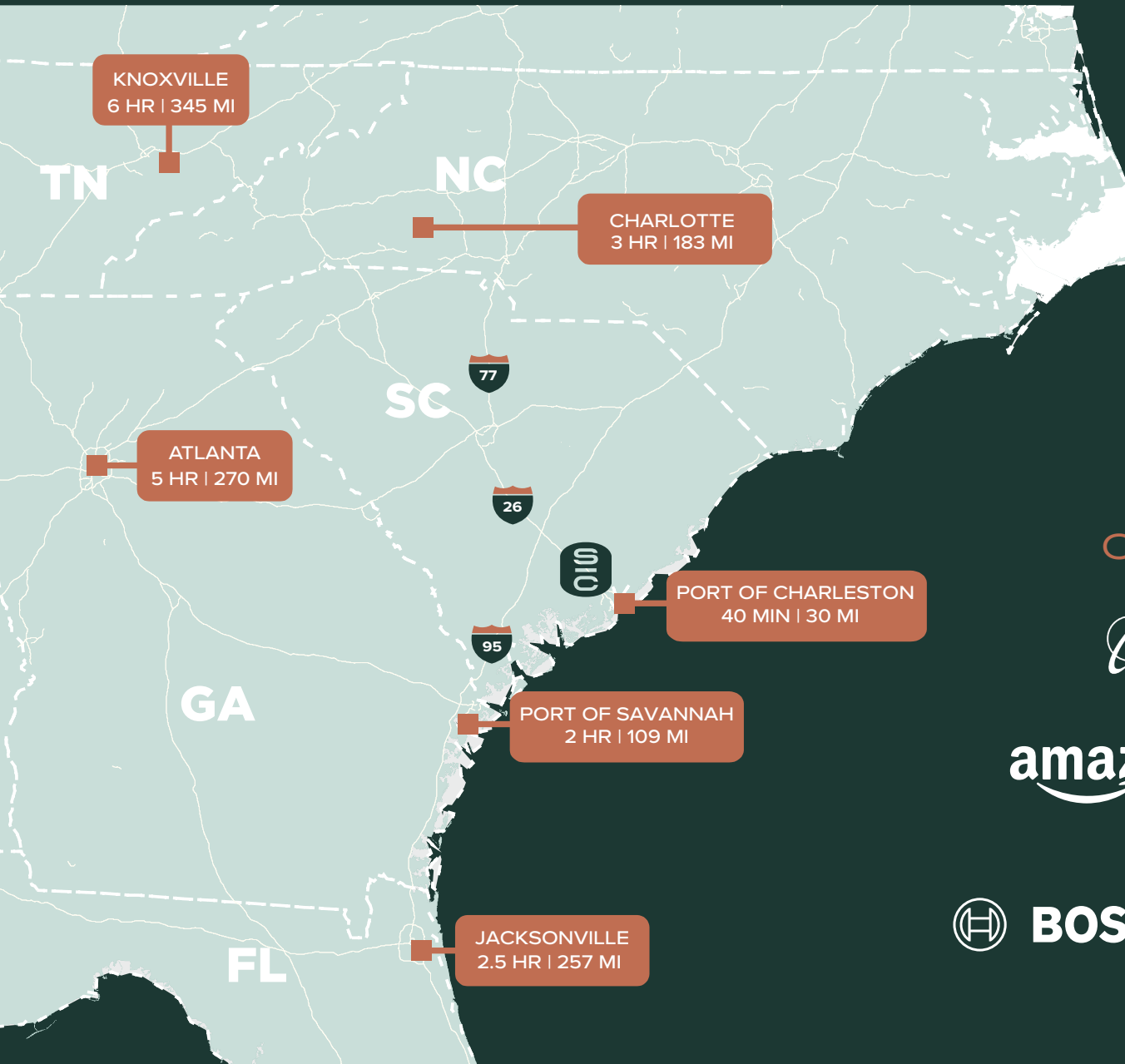
OFFICE

2,500 SF



Southeast Region

CONNECTIVITY



DRIVE TIMES

Highways

Interstate 26 – 3 min

Interstate 95 – 25 min

Interstate 77 – 67 min

Airport

Charleston Intl. Airport – 25 min

Ports

Port of Charleston – 40 min

Port of Savannah – 2 hrs

CORPORATE NEIGHBORS



Walmart

amazon



Mercedes-Benz



BOSCH

HouenSolar

Why CHARLESTON?

Charleston sits within 1-2 shipping days of 29 of the largest metropolitan markets in the U.S. With a growing population the region also offers local employers a growing pool of 400,000+ skilled workers. Charleston's education and workforce training system continues to build a solid base of technically-skilled workers in engineering, information technology and more.

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

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/

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



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SLC