

CHARLESTON LOGISTICS CENTER BUILDING 200

840 DROP OFF DRIVE, SUMMERVILLE, SC 29483

TRANSWESTERN DEVELOPMENT COMPANY

UP TO 228,772 SF CLASS A INDUSTRIAL SPACE FOR LEASE

READY FOR OCCUPANCY W/ SPEC OFFICE



PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

JOHN BEAM, SIOR
+1 843 810 6868
john.beam@bridge-commercial.com





Charleston's Premier Distribution & Manufacturing Location

NEAR INTERSTATES, PORTS, & MAJOR MANUFACTURERS

GATEWAY TO CHARLESTON

INTERSTATE ACCESS (TWO DIRECT EXITS):

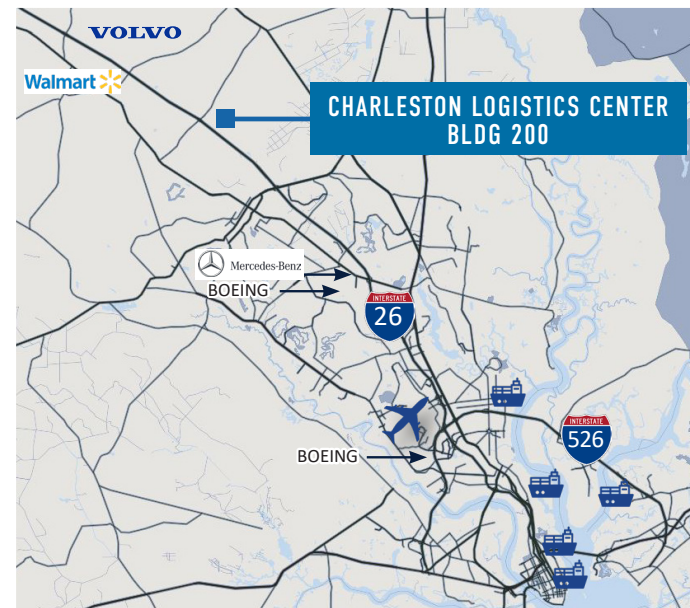
I-26, Exit 194: 0.4 miles
I-26, Exit 197: 3 miles
I-95: 25 miles

MAJOR EMPLOYERS:

Volvo Manufacturing : 7.4 miles
Walmart Distribution: 8.4 miles
Mercedes Vans: 13.6 miles
Boeing Interiors: 14 miles

PORT & AIRPORT ACCESS:

North Charleston Terminal: 22 miles
Leatherman Terminal : 25 miles
Wando Welch: 30 miles
Charleston International: 21 miles



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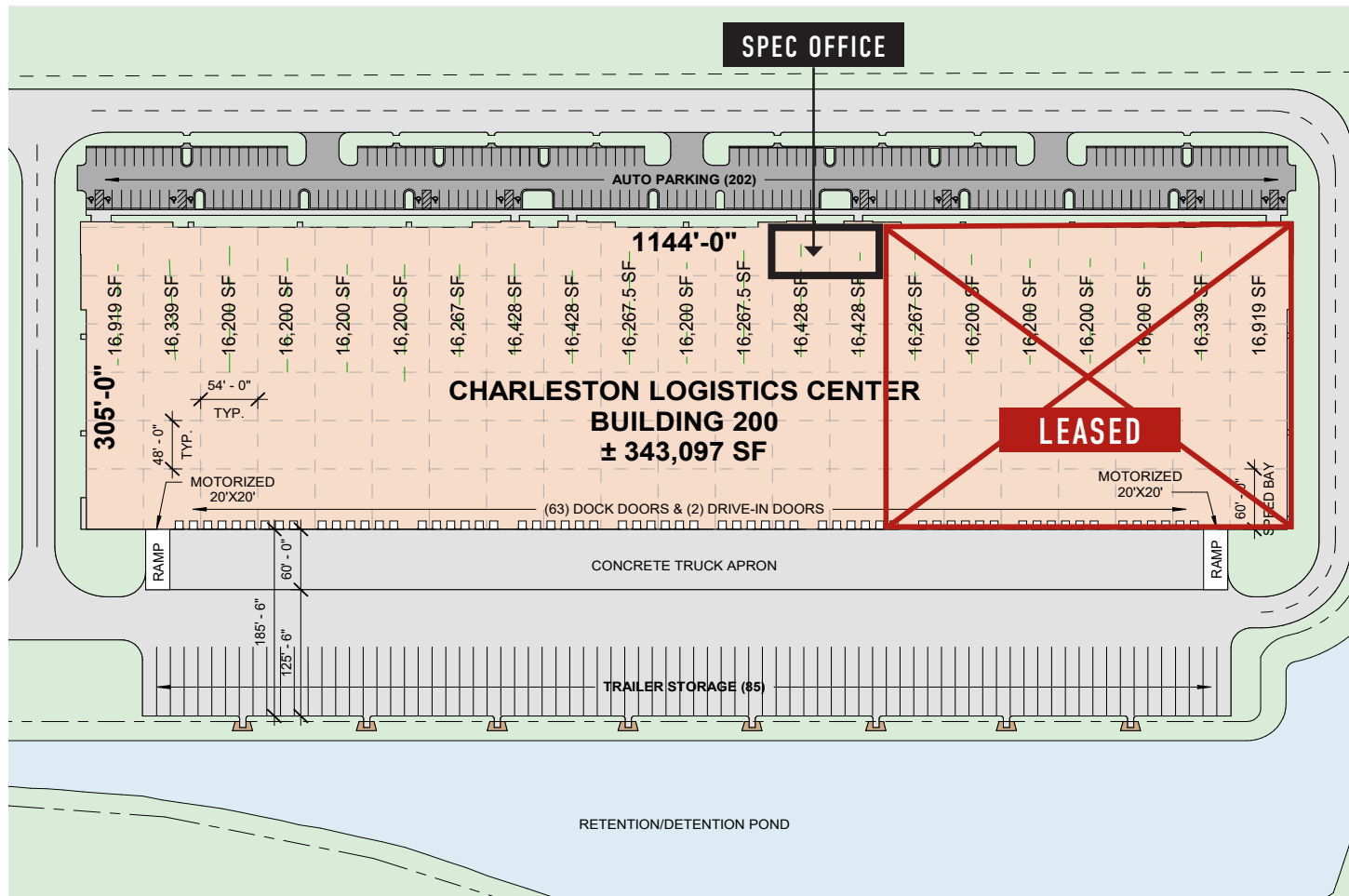
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ABLE TO ACCOMODATE A VARIETY OF USERS & SIZES

IMMEDIATE ACCESS



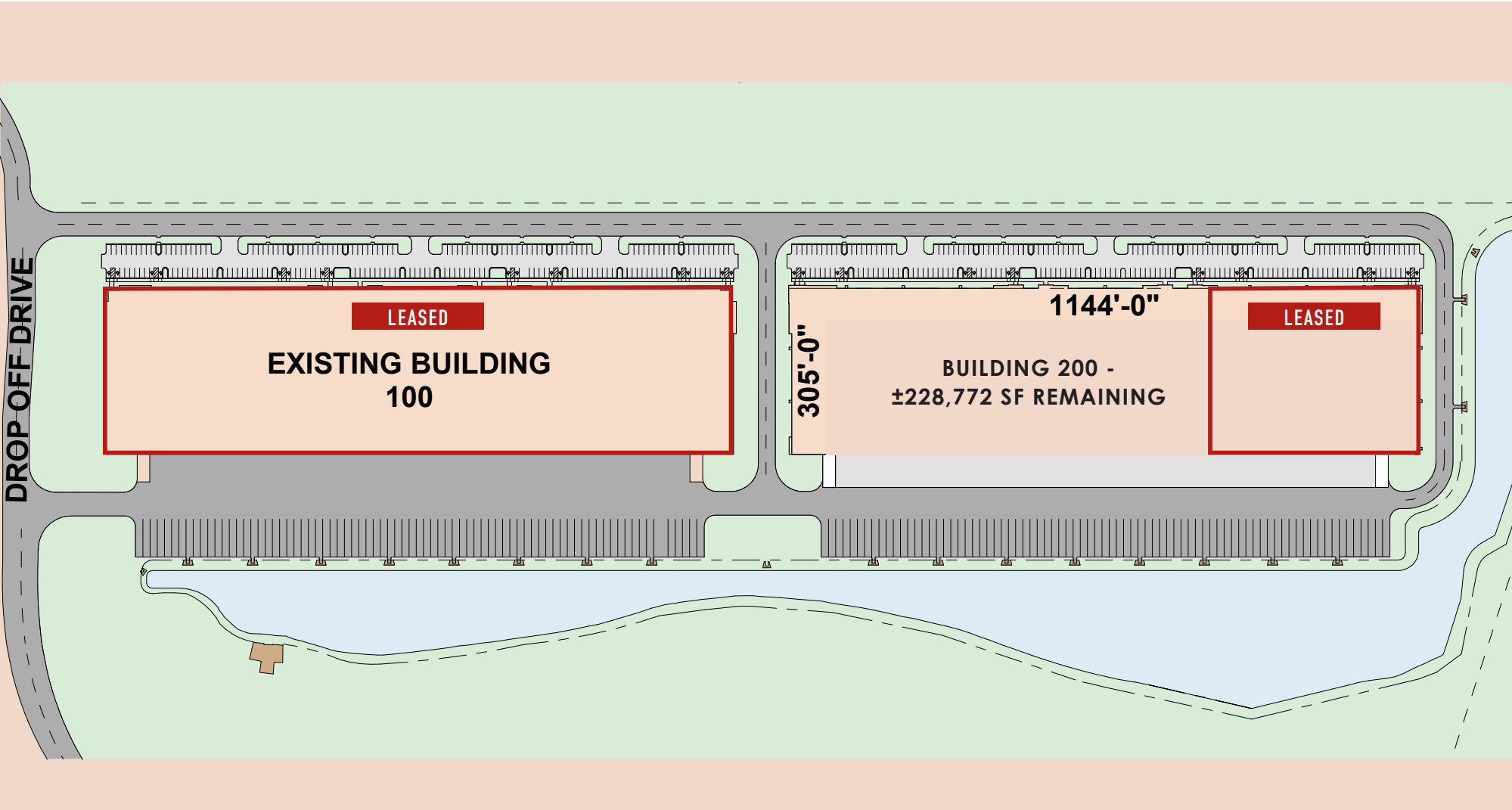
BUILDING SPECIFICATIONS

TOTAL SF:	±343,097 SF RBA
REMAINING SF:	±228,772 SF
SPEC OFFICE:	±2,614 SF
DIMENSIONS:	305' X 1,144'
DOCK DOORS:	41 (9' x 10') Remaining
DRIVE IN DOORS:	1 (20' x 20') Remaining + 2 Ko's
CLEAR HEIGHT:	36'
COLUMN SPACING:	54' x 48'
STAGING BAY:	60'
FIRE PROTECTION:	ESFR
LIGHTING:	Open Plan (LED) , 30' FC throughout the building
TRUCK COURT:	185'
TRAILER PARKING:	52 Spaces Remaining
CAR PARKING:	135 Spaces Remaining
FLOORS:	7" concrete slab

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PARK PLAN



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simons.johnson@bridge-commercial.com

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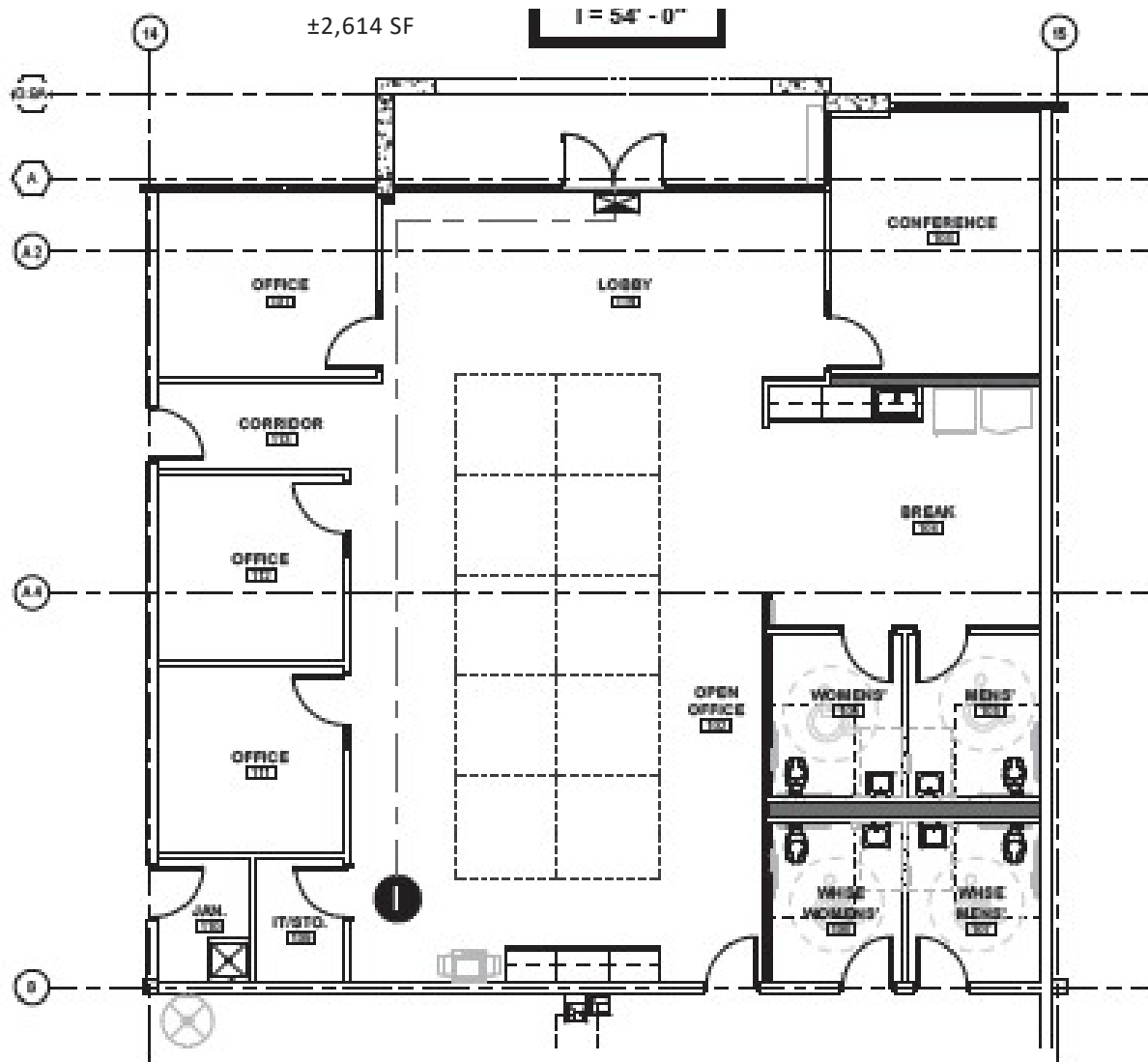
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SPECULATIVE OFFICE PLAN



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CHARLESTON LOGISTICS CENTER:
BLDG 200 IMAGES





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