

Property Specifications

TOTAL BUILDING SIZE	348,011 sf (239,433 sf Warehouse/Production) (108,578 sf Office)
LOT SIZE	4.36 acres
YEAR BUILT	1992
FLOORS	3
1ST FLOOR	
WAREHOUSE/PRODUCTION AREA	100,189 sf
OFFICE AREA	15,748 sf
FLOOR LOAD CAPACITY	308 lbs/sf
2ND FLOOR	
WAREHOUSE/PRODUCTION AREA	62,506 sf
OFFICE AREA	55,065 sf
FLOOR LOAD CAPACITY	308 lbs/sf
3RD FLOOR	
WAREHOUSE/PRODUCTION AREA	76,738 sf
OFFICE AREA	37,765 sf
FLOOR LOAD CAPACITY	512 lbs/sf & 205 lbs/sf
CAFETERIA	100 seat capacity and full food prep area
POWER	1.87 MWs with up to 10 MWs available immediately and scalable to 25 MWs in thirty-six (36) months
LIGHTING	Parabolic (Office) and LED (Warehouse/Production)
CEILING HEIGHT	Up to 22' clear
COLUMN SPACING	24' x 24'
ACCESS	6 Dock-High Doors w/ levelers, Grade-Level Access, Large Exterior Doors
HVAC	All floors fully conditioned w/ custom McQuay System. 1,000 sf climate controlled HVAC room with fire suppression
SPRINKLER	Fully sprinklered
ELEVATORS	2 Passenger elevators 3 Freight elevators w/13,000 lbs capacity (each)
ROOF	Single ply membrane
UTILITIES / SERVICES	Turnkey Utility Package Provided by Cooper River Partners (Electricity, Steam, Refrigeration, Compressed Air, Nitrogen, Processed Water)
UTILITY PROVIDERS	Dominion Energy, Berkeley County Water & Sanitation, Charleston Water System
FIBER PROVIDERS	AT&T, Segra, Sprint
SECURITY / INDUSTRIAL CAMPUS	Bushy Park Industrial Campus, Secured with On-Site Management and 24/7 Security
PARKING	250 spaces (0.72/1,000 sf)

ACCESS OFFERING MEMORANDUM

