

FOR LEASE: 281,000 SF

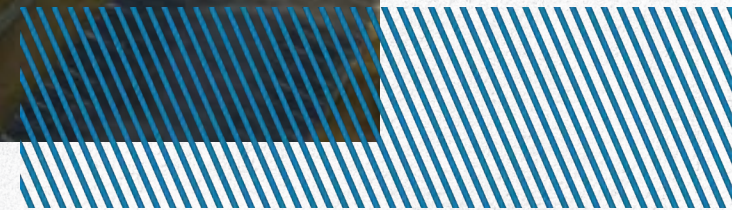
**175 MCQUEEN BLVD**  
SUMMERVILLE, SC 29483



**CBRE**

PREMIER MANUFACTURING SPACE





## PROPERTY HIGHLIGHTS



**281,000 SF**  
PREMISES



**8,000**  
AMP POWER



**26' - 32'**  
CLEAR HEIGHT



**25' x 60'**  
COLUMN SPACING



**EIGHT (8)**  
DOCK HIGH DOORS



**FIVE (5)**  
DRIVE-IN DOORS



**385**  
AUTO PARKING



**+20**  
TRAILER PARKING



# FLOOR PLAN



- DOCK HIGH DOORS
- DRIVE-IN DOORS

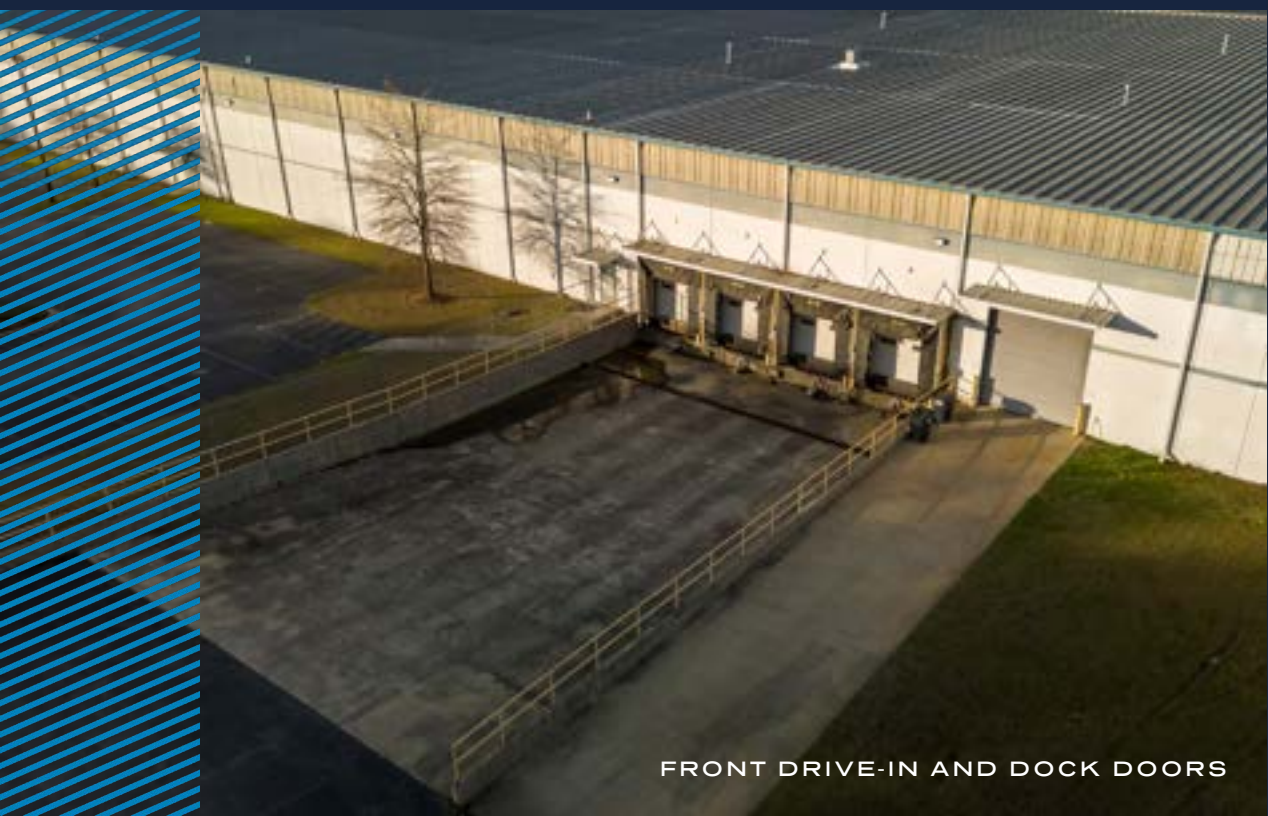


## CLASS A MANUFACTURING FACILITY

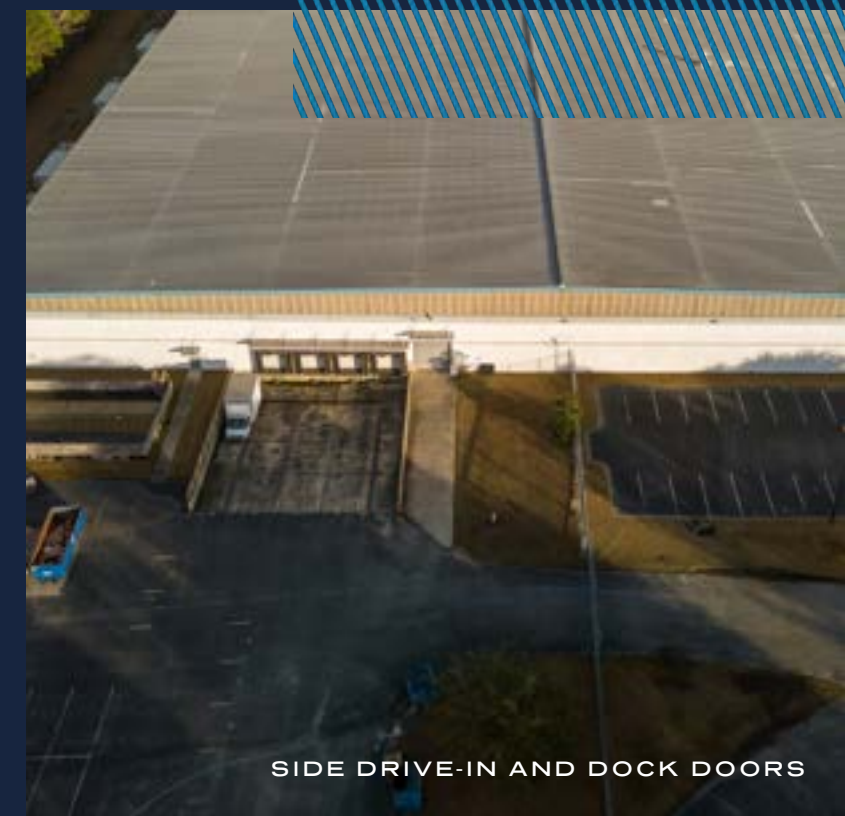
# 281,000 SF

- + Office: 19,258 SF
- + Total Area: 18 Acres
- + Column Spacing: 25' x 60'
- + Clear Height: 26' x 32'
- + Dimensions: 732' x 363'
- + Dock High Doors: Eight (8)
- + Drive-In Doors: Five (5)  
(Three 8' x 10' and Two 12' x 14')
- + Floor: 6" with Epoxy Coating
- + Walls: Pre-cast Concrete
- + Sprinkler: Wet 100%
- + HVAC: 100% Heated / 80% AC (660 Tons)
- + Lighting: LED, 100+ Foot-candles
- + Power: 8,000-AMP Electrical Service
- + Auto Parking: 385 Spaces
- + Trailer Parking: +20 Spaces





FRONT DRIVE-IN AND DOCK DOORS



SIDE DRIVE-IN AND DOCK DOORS





WAREHOUSE



RECEPTION



WAREHOUSE

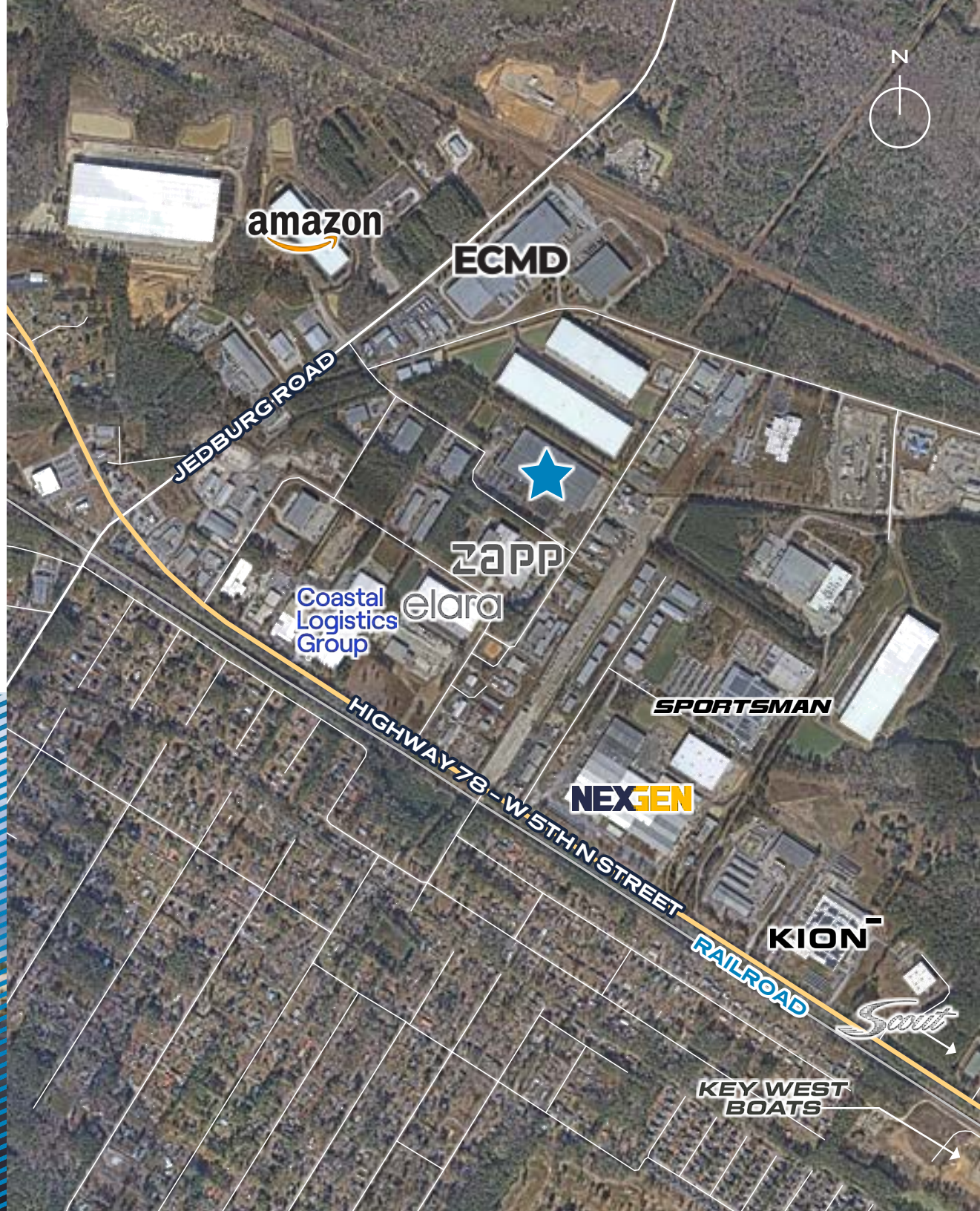


WORKSTATIONS



# IN GOOD COMPANY

1	Amazon	0.8 Miles
2	ECMD, Inc.	0.7 Miles
3	Zapp Precision	0.4 Miles
4	Elara	0.4 Miles
5	Coastal Logistics	0.8 Miles
6	NexGen	0.9 Miles
7	Sportsman Boats	1.2 Miles
8	KION Group	1.2 Miles
9	Scout Boats	2.1 Miles
10	Key West Boats	2.5 Miles





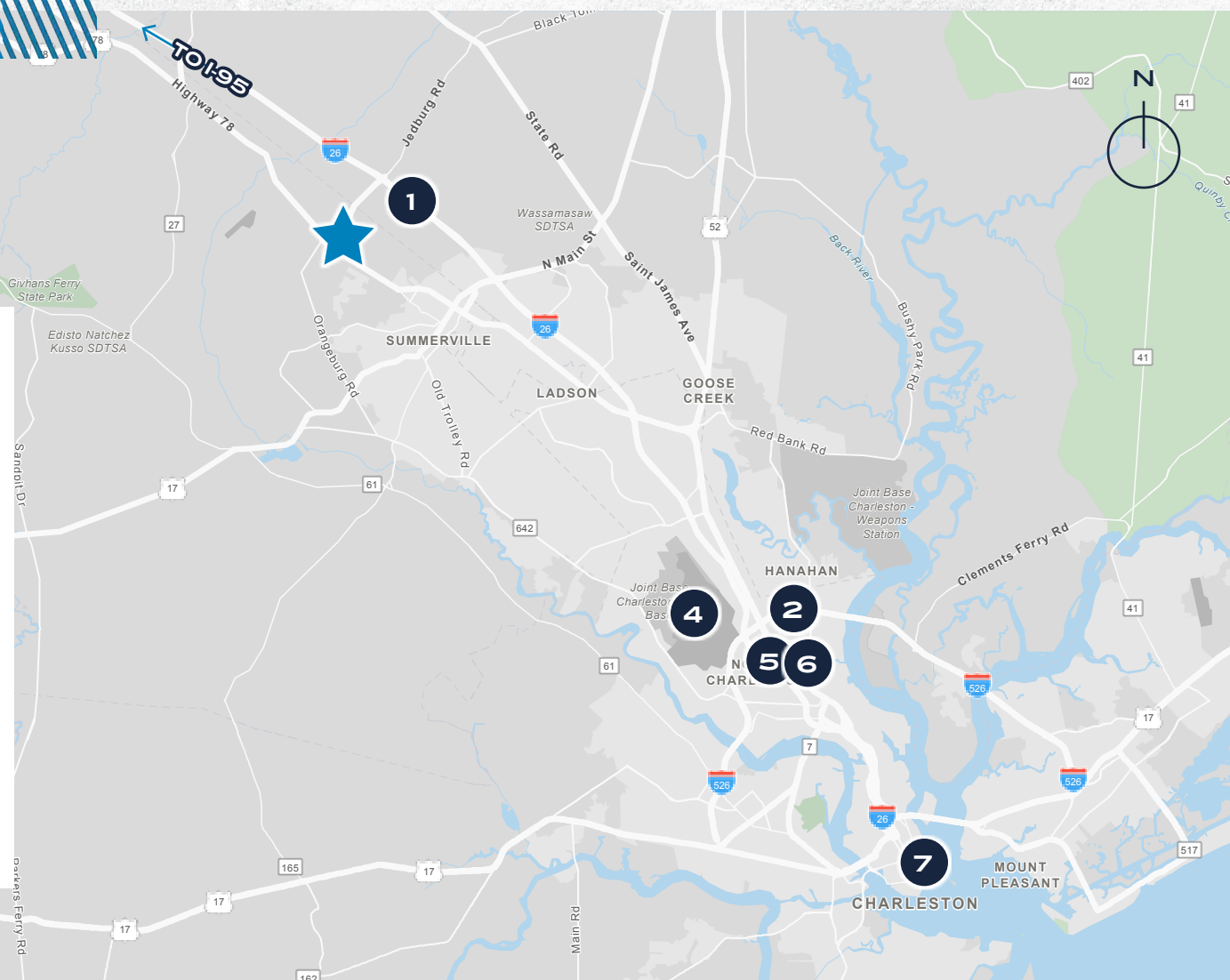
# KEY DISTANCES

**175 McQueen Boulevard, part of McQueen Industrial Park, is strategically located in the Charleston Distribution Corridor which provides superb access by land, air or sea.**

Charleston is connected to three interstates, I-26, I-526 and I-95, which provide short drive-time access to major markets like Charlotte, NC; Atlanta, GA; Columbia and Greenville, SC; as well as most of the East Coast within a matter of hours.



- 1** Interstate 26  
2.5 Miles | 5 Minutes
- 2** Interstate 526  
20.6 Miles | 25-30 Minutes
- 3** Interstate 95  
27.2 Miles | 30-35 Minutes
- 4** Charleston International Airport  
19.4 Miles | 30-40 Minutes
- 5** NS Charleston (Intermodal)  
23.0 Miles | 25-30 Minutes
- 6** CSX Charleston (Intermodal)  
23.4 Miles | 25-30 Minutes
- 7** Port of Charleston, SC  
30.0 Miles | 40-50 Minutes





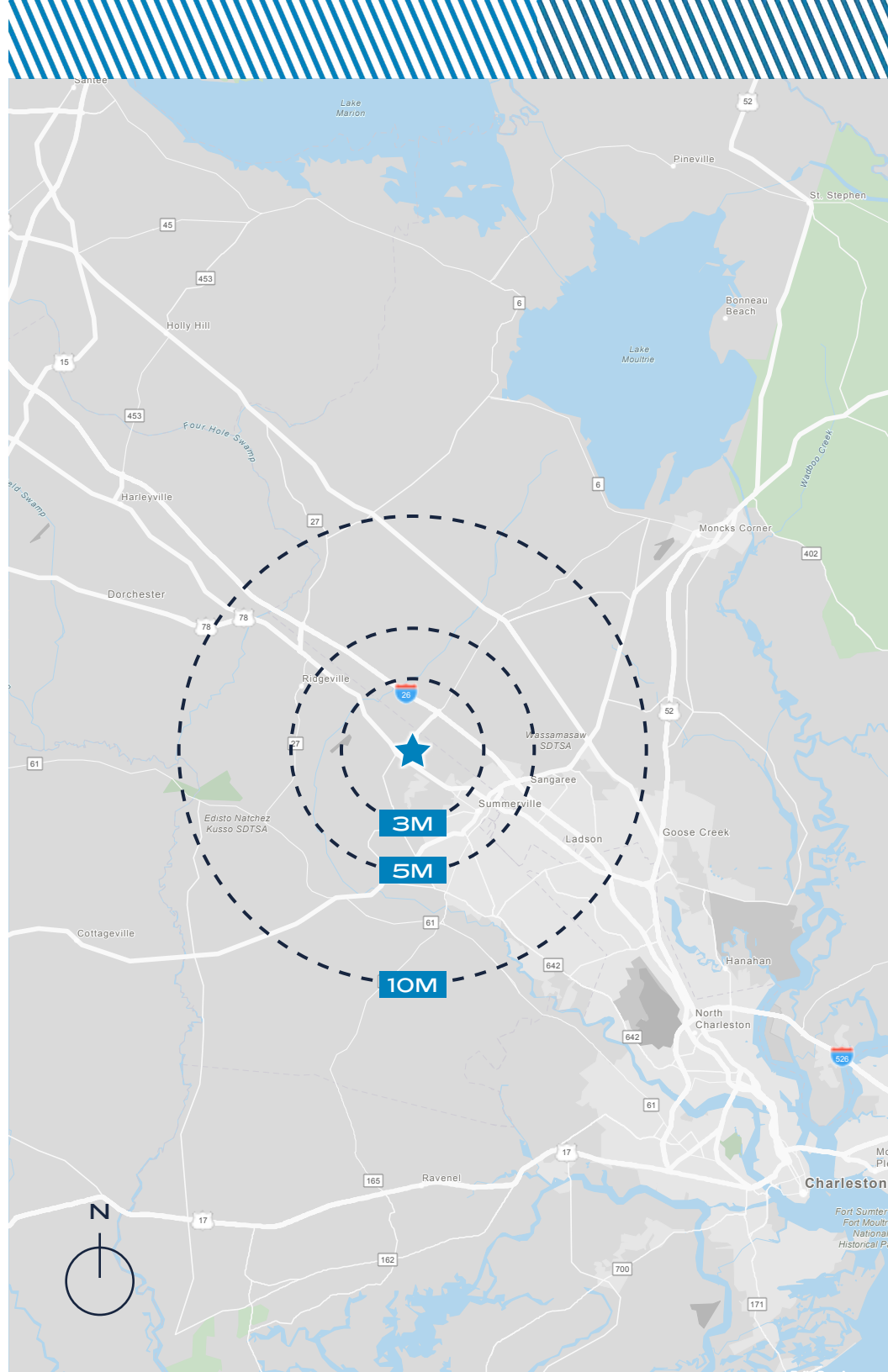
# AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Businesses	430	2,113	5,108
Employees	5,932	22,330	53,654
Population	21,817	68,330	233,090
Households	7,659	25,521	87,304
Avg. Household Income	\$105,733	\$101,282	\$101,496
16+ in Labor Force	11,258	34,772	120,386
Daytime Population	19,411	63,822	182,561
Consumer Annual Budget	\$707.6M	\$2.3B	\$7.8B

## Foreign Trade Zone (FTZ)

McQueen Industrial Park, located in Dorchester County, is just outside Summerville, SC off I-26. Upscale, established Industrial park located in a Foreign Trade Zone in close proximity to Boeing, Volvo, Port of Charleston, Port related manufacturers and business. Current major tenants include: ECMD and Coastal Logistics.

U.S. Foreign-Trade Zones (FTZs) provide a secure and profitable platform to compete effectively in domestic and global markets. The FTZ program is available to all U.S. based importers/exporters and can be established at warehouses/ distribution centers and manufacturing facilities.





# INCENTIVES

## STATE INCENTIVES

### Job Tax Credit - Statutory

- Purpose: Reduce corporate income tax liability for new or expanding companies creating jobs in the state
- Value: Tax credit given annually for 5 years for each new job if requirements are satisfied

### Corporate Headquarters Credits - Statutory

- Income tax credits to partially reimburse for real and personal property expenditures associated with new headquarters related jobs

### Investment Tax Credit - Statutory

- A one-time credit against a company's corporate income tax of up to 2.5% of a company's investment in new production equipment

### Port Volume Increase Credit - Negotiated and Descresincary

- Possible income tax credit or withholding tax credit to manufacturers or distributors or companies engaged in warehousing, freight forwarding, freight handling, goods processing, cross docking, transloading or wholesale of goods

## COUNTY INCENTIVES

### Fee-in-Lieu of Property Tax - Negotiated

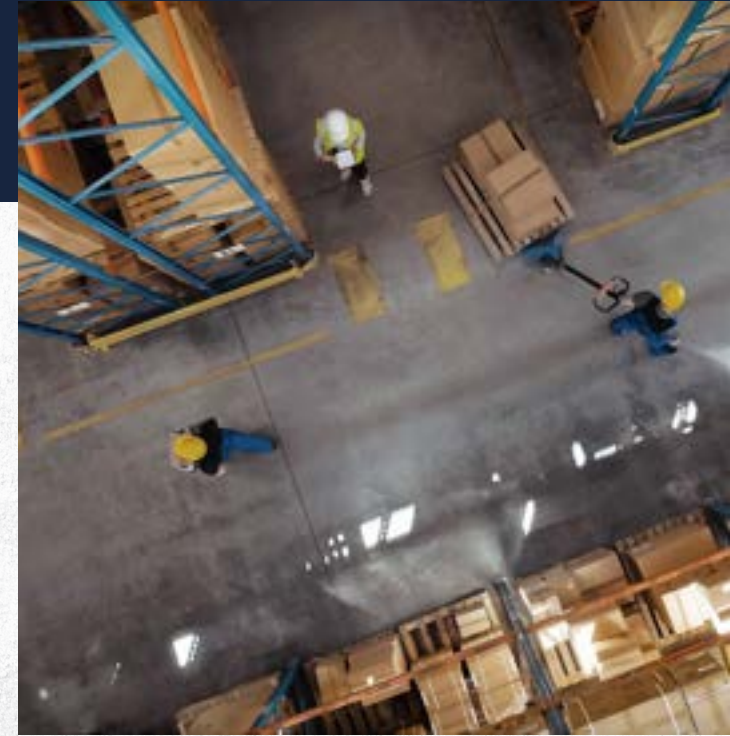
- Purpose: Reward substantial investment by reducing tax burden over the long-term
- Value: Approximately 42% tax reduction annually for 20 years on new capital investment occurring in a 5-year investment window

### Special Source Revenue Credit - Negotiated

- Reduces property taxes paid by business

## RECRUITMENT & TRAINING SUPPORT

- Ready SC - No cost recruitment, screening, testing and pre-employment training when hiring 15-20 new production workers; on-the-job training reimbursement possible when hiring less than 15 new employees
- Enterprise Zone Retraining Credits - Cash match of up to \$2,000 per employee over 5 years for retraining of existing production employees



## AUTOMOTIVE MANUFACTURING



## CONSUMER GOODS DISTRIBUTION



## REFRIGERATED/ FROZEN EXPORTS



## TRANSLOADING RESIN & GRAIN



## TIRE MANUFACTURING & DISTRIBUTION



# 175 MCQUEEN BLVD

## SUMMERVILLE, SC 29483

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## CBRE

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