

EASTPORT DISTRIBUTION CENTER



FOR LEASE

±108,688 SF | ±322,400 SF

AVAILABLE ACROSS TWO BUILDINGS

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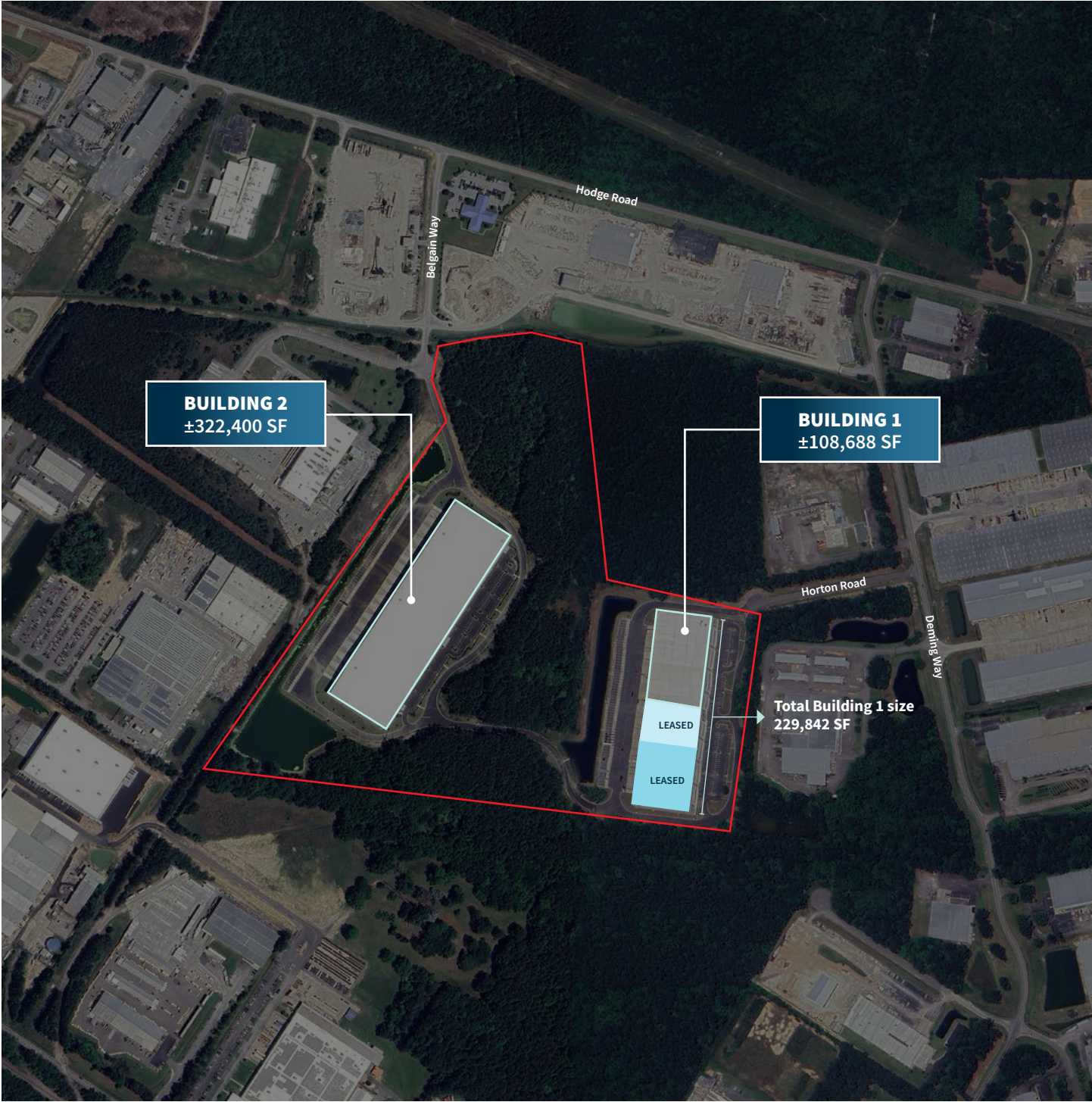
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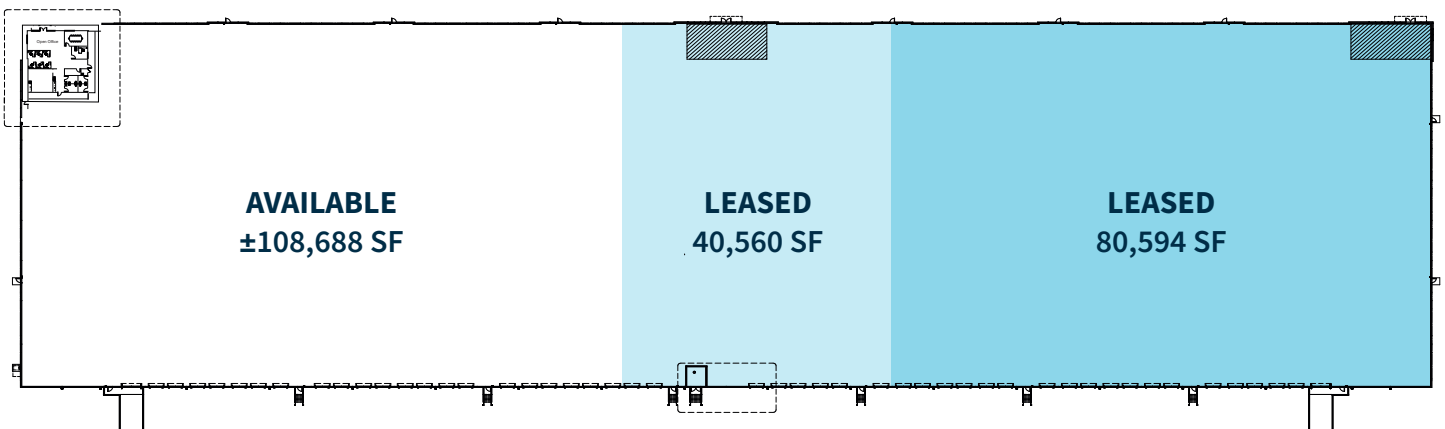
MATER PLAN



BUILDING 1

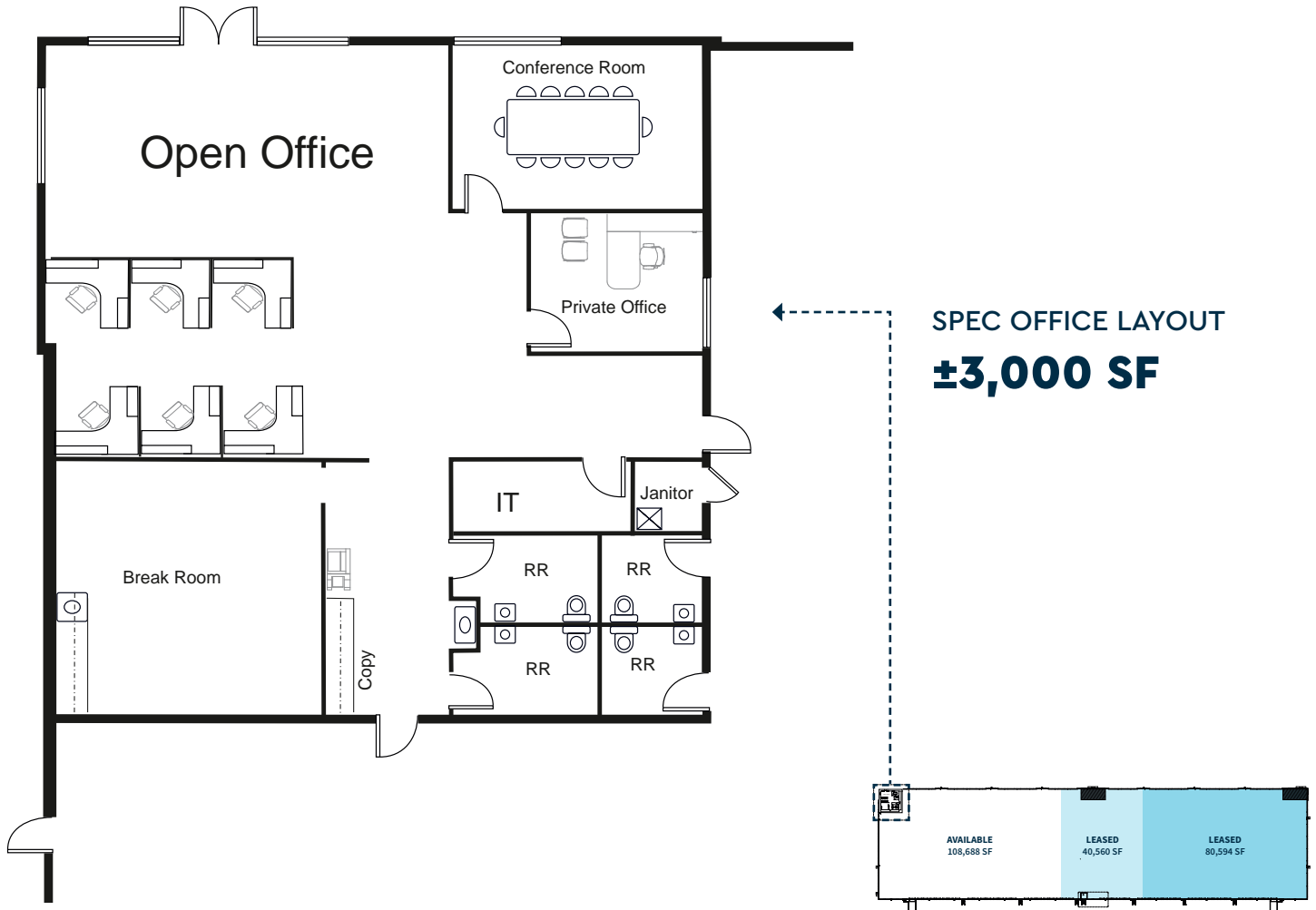
115 HORTON DRIVE, SUMMERVILLE SC

Size:	108,688 SF Available
Site Acreage:	±24.1
Dimensions:	260' x 884'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	24, 9' x 10'
Format:	Rear load
Drive-In Doors:	(1) 12' x 14'
Trailer Parking:	63 (Entire Bldg)
Truck court	185'
Car Parking:	210 (Entire Bldg)
Sprinklers:	ESFR sprinkler system
Lighting:	Full LED lighting to 30 FC
Roofing:	R-20 mechanically attached 60 mil TPO roof with NDL warranty included
Floors:	4,000 psi - 6" unreinforced concrete
Electrical:	277/480V, 3-phase 2,000s amp service
Spec office:	±3,000 SF
Zoning:	Light industrial / Dorchester County



BUILDING 1 SPEC OFFICE

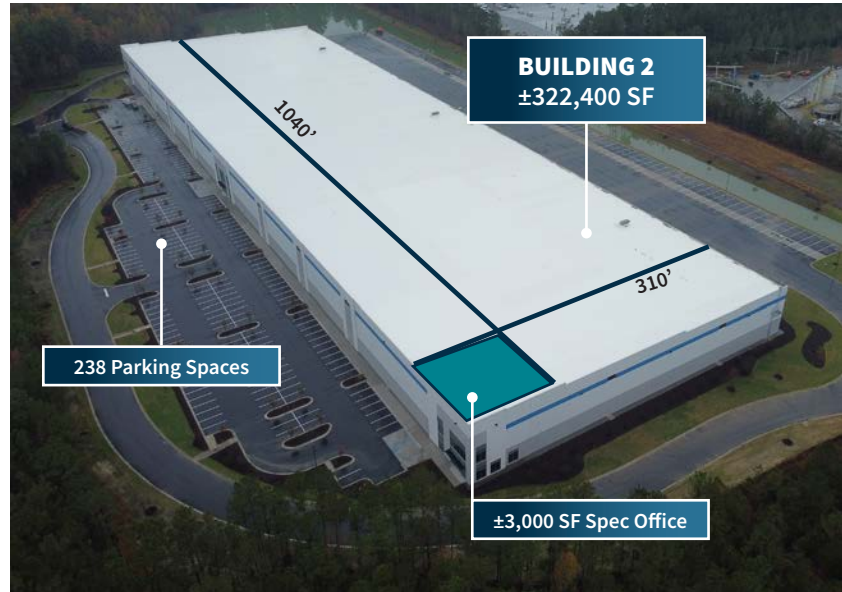
115 HORTON DRIVE, SUMMERVILLE SC



BUILDING 2

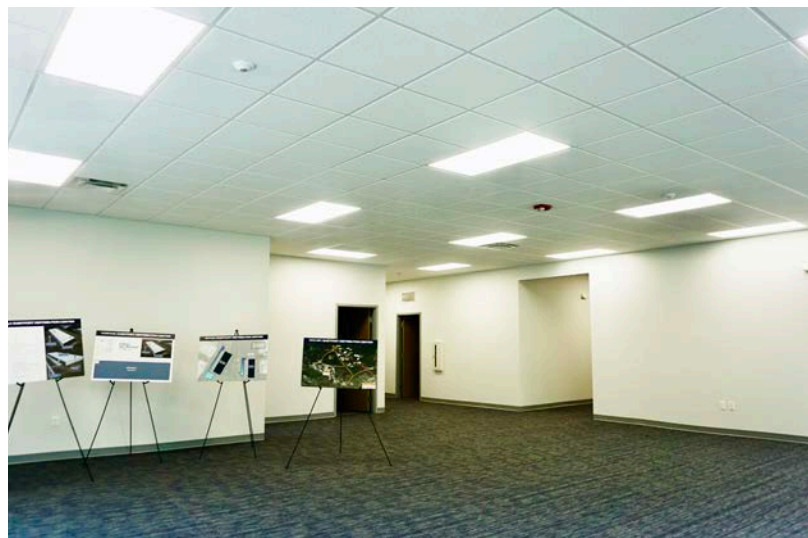
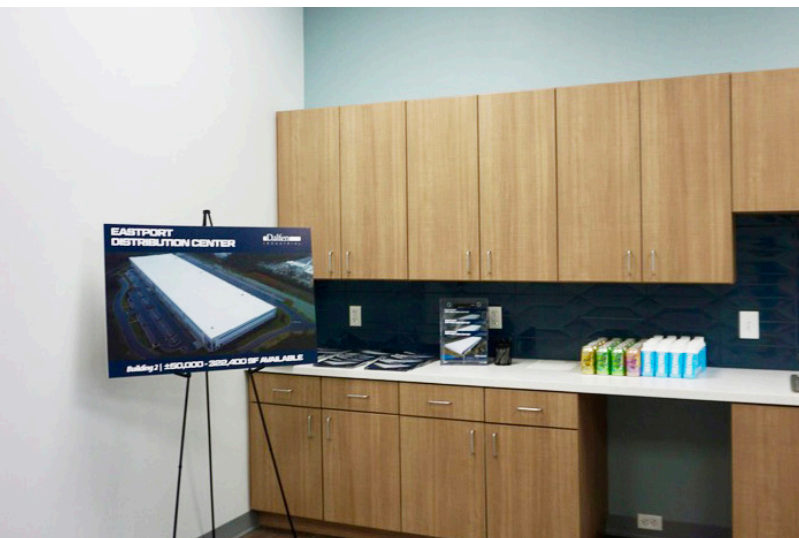
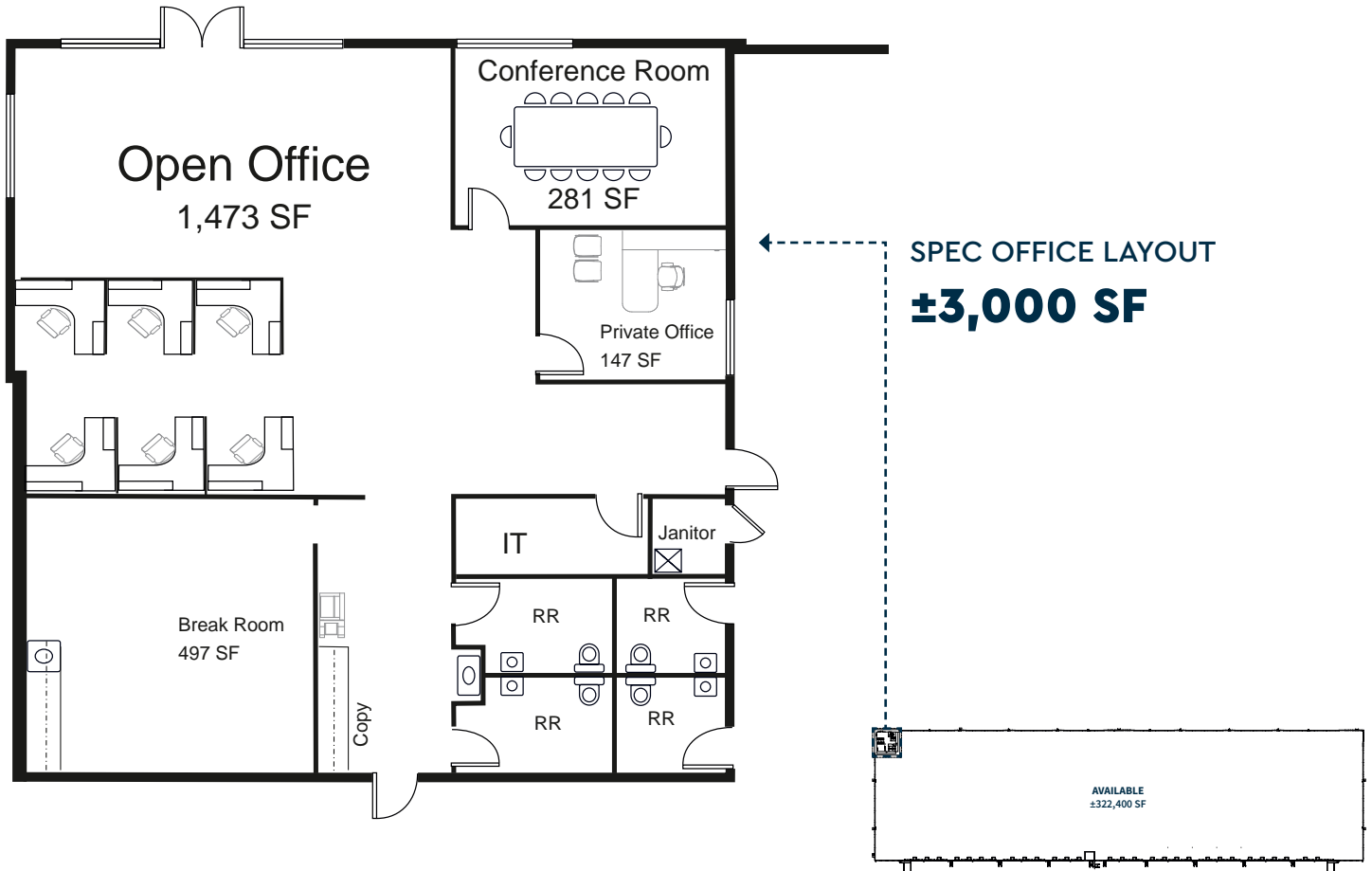
157 BELGIAN WAY, SUMMERVILLE SC

Size:	±322,400 SF
Site Acreage:	±24.1
Dimensions:	310' x 1040'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	58, 9' x 10' with (29) 35,000 lbs pit levelers
Format:	Rear load
Drive-In Doors:	(2) 12' x 14'
Trailer Parking:	88
Truck court	185'
Car Parking:	238
Sprinklers:	ESFR sprinkler system
Lighting:	Full LED lighting
Roofing:	R-20 mechanically attached 60 mil TPO roof with NDL warranty included
Floors:	4,000 psi - 7" unreinforced concrete
Electrical:	277/480V, 3-phase 3,000 amps service
Spec office:	±3,000 SF
Zoning:	Light industrial / Dorchester County

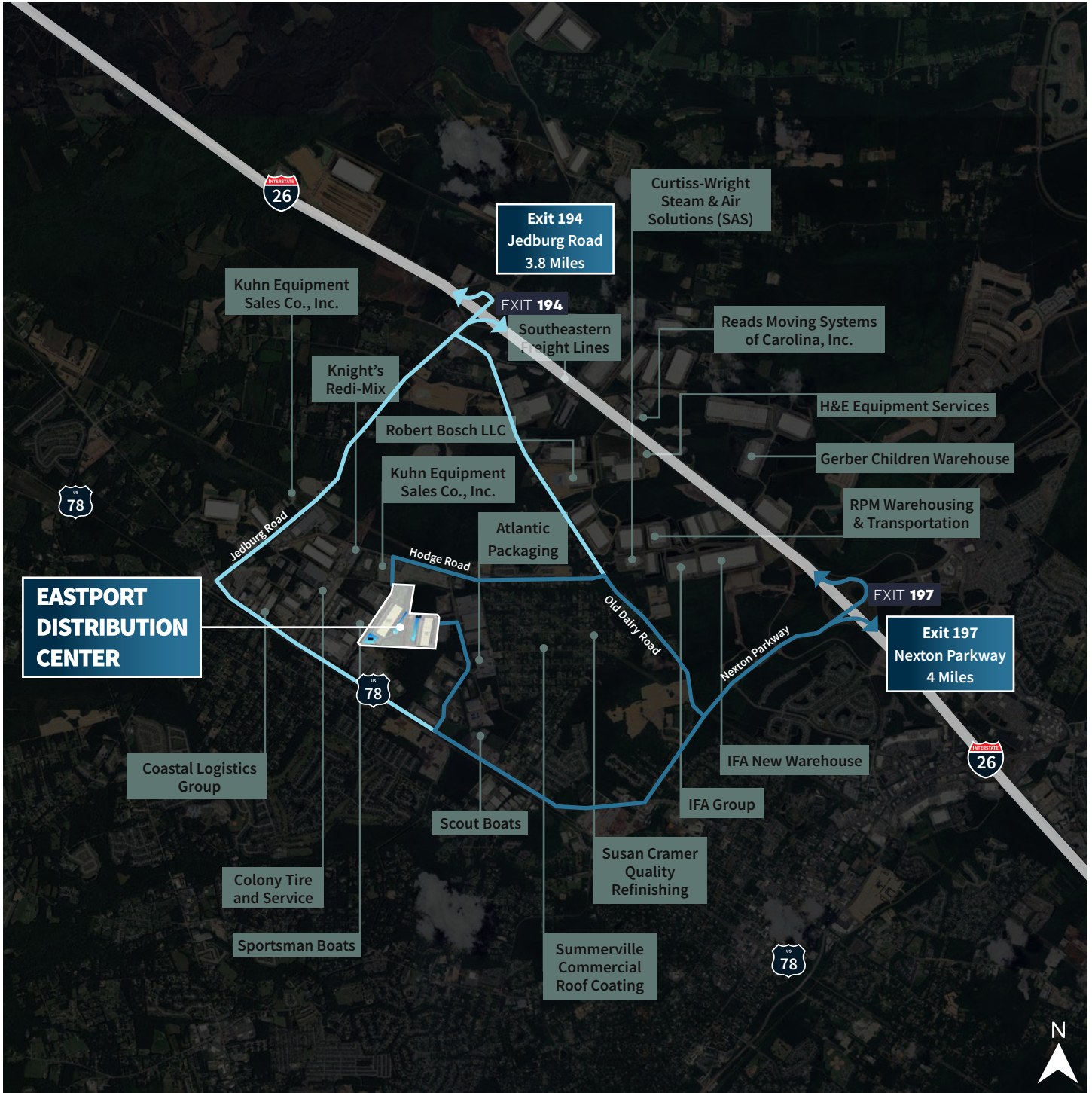


BUILDING 2 SPEC OFFICE

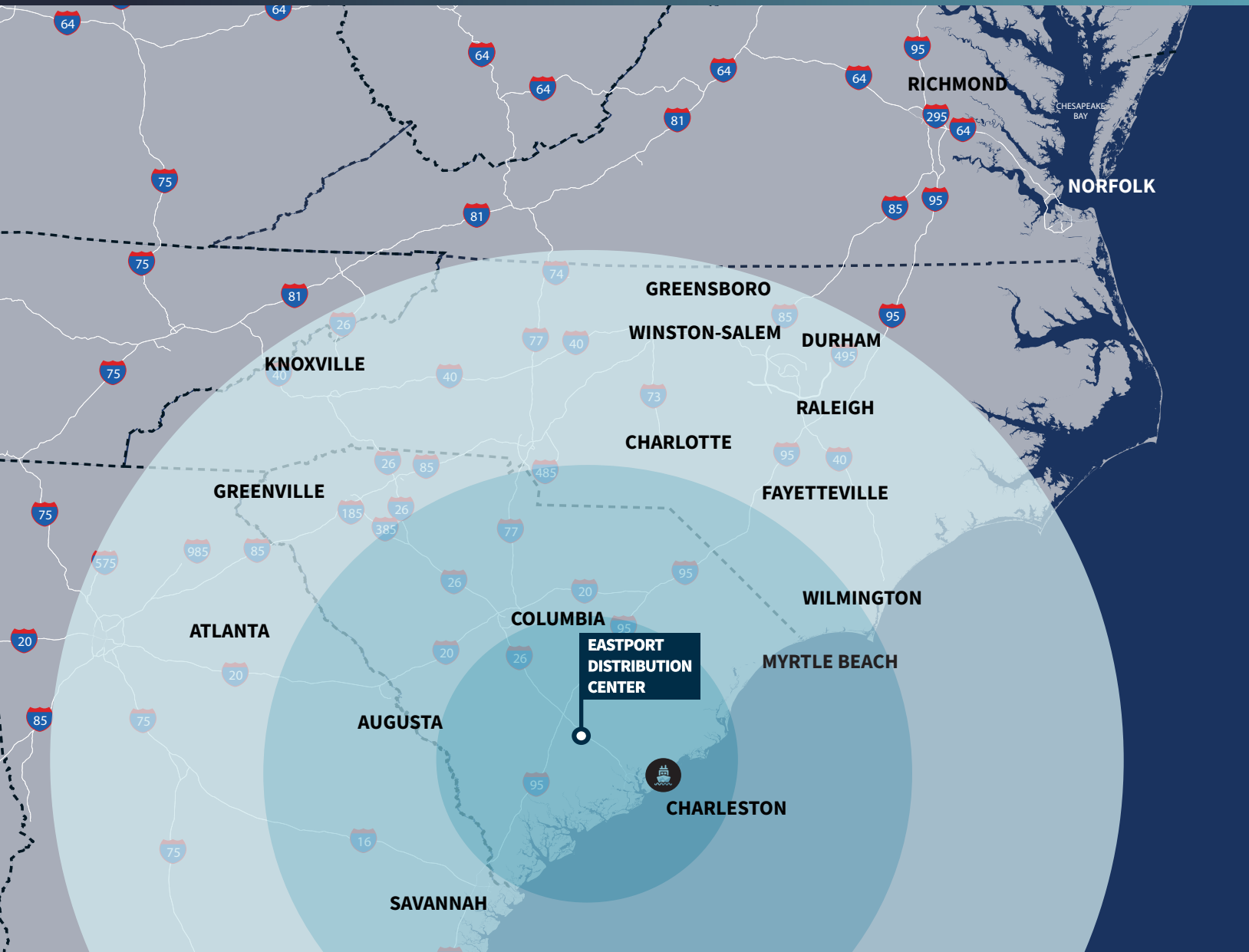
157 BELGIAN WAY, SUMMERVILLE SC



LOCAL ACCESS MAP



REGIONAL MAP



WITHIN 60 MINUTES

Boeing
Volvo
Mercedes
Chs Airport
Leatherman Terminal

WITHIN 120 MINUTES

Columbia, SC
Myrtle Beach, SC
Savannah, GA
Augusta, GA

WITHIN 180 MINUTES

Greenville, SC
Charlotte, NC
Wilmington, NA
Raleigh, NC
Atlanta, GA



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