



SUMMERVILLE

LOGISTICS CENTER

CLASS A BUILDINGS NEWLY DELIVERED

30,000-550,000 SF

MOVE-IN READY & DIVISIBLE

OFF HWY 78

178 and 179 Quality Drive
Summerville, SC



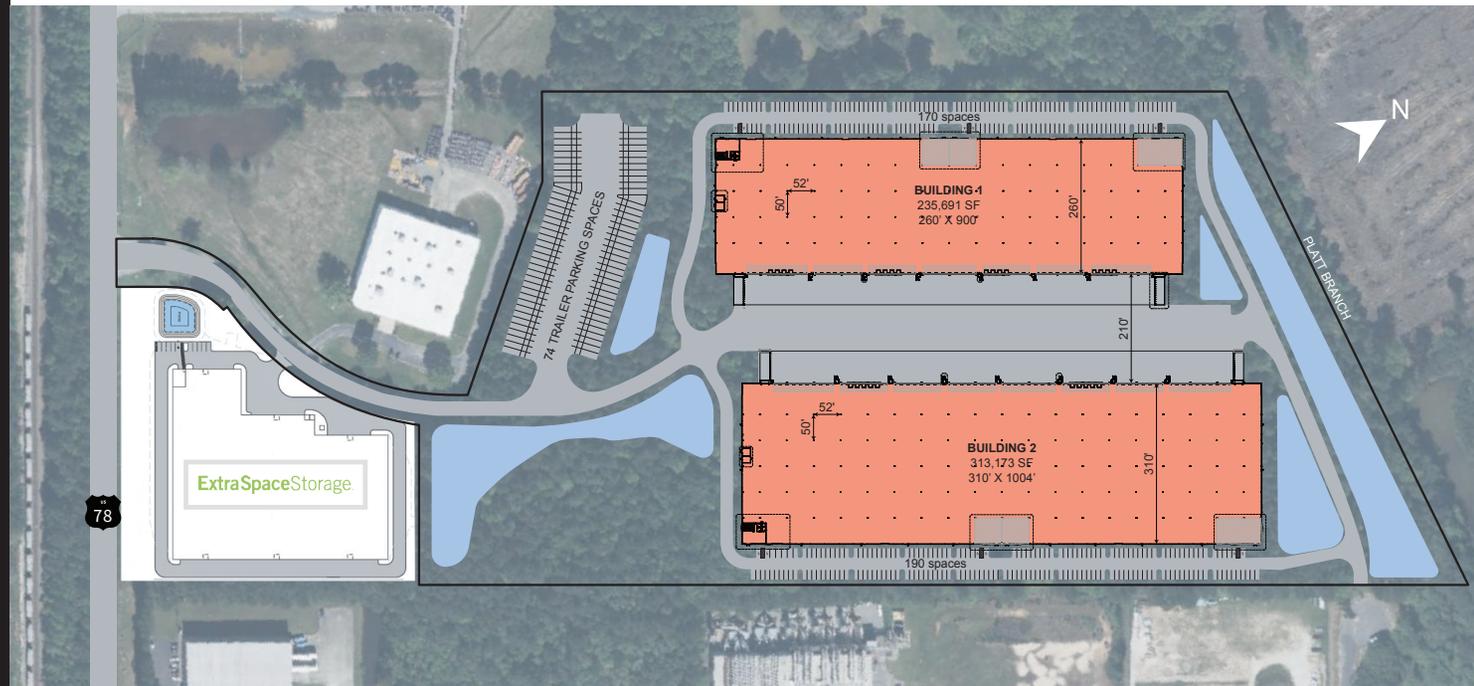
SITE PLAN + SPECS

2-BUILDING LOGISTICS FACILITY IN THE BUSTLING SUMMERVILLE SUB-MARKET

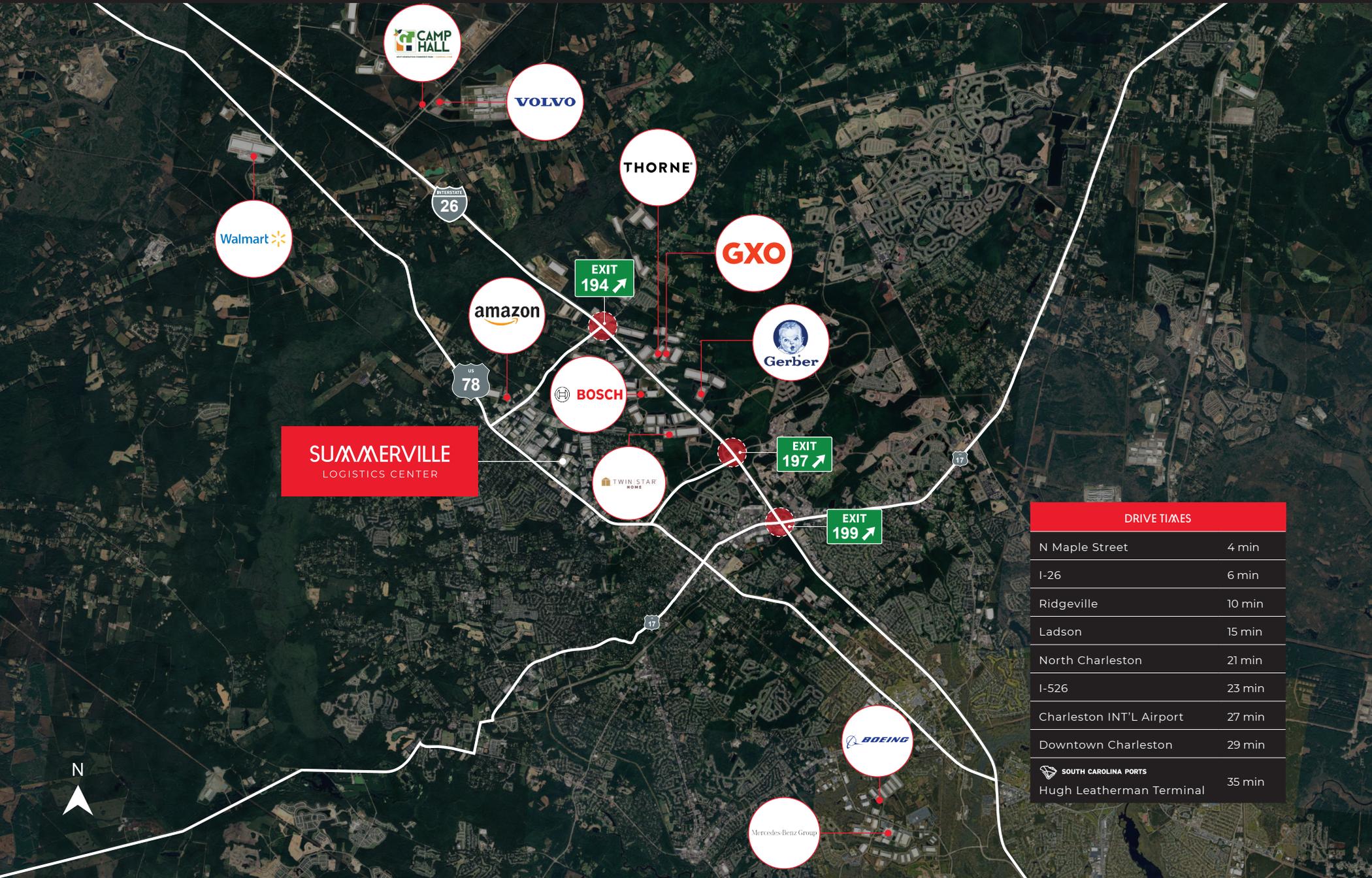
Summerville Logistics Center is a new construction, Class A, two-building industrial campus totaling 548,864 SF. It is scheduled to deliver move-in ready in Q1 2026. Developed by Portman Holdings, both buildings are divisible and include spec office buildouts. This opportunity offers immediate flexibility for a range of logistics and light manufacturing users, all within close proximity to I-26 and the Port of Charleston.

BUILDING 1	
Square Footage	235,691 SF
Divisible SF	30,000 SF
Delivery Date	Q1 2026
Site Acreage	34 Acres (Combined)
Dimensions	260' deep X 900' long
Clear Height	32'
Column Spacing	52' X 50'
Dock Doors	54 (9' x 10') w/ 16 pit levelers
Format	Rear-load
Drive-In Doors	(2) 14' x 16'
Truck Court	210' (Shared)
Car Parking	170 Spaces
Sprinklers	ESFR
Lighting	30 FC LED
Roofing	60-mil TPO with R-20 and 20-year NDL warranty
Floors	6" unreinforced concrete slab, reinforced in speed bays
Electrical	2,000 amp, 277/480 volt, 3-phase service
Office	One suite, approximately 1,770 SF
Zoning	Industrial
Trailer	74 trailer droplot

BUILDING 2	
Square Footage	313,173 SF
Divisible SF	100,000 SF
Delivery Date	Q1 2026
Site Acreage	34 Acres (Combined)
Dimensions	310' deep X 1004' long
Clear Height	32'
Column Spacing	52' X 50'
Dock Doors	61 (9' x 10') w/ 10 pit levelers
Format	Rear-load
Drive-In Doors	(2) 14' x 16'
Truck Court	210' (Shared)
Car Parking	190 Spaces
Sprinklers	ESFR
Lighting	30 FC LED
Roofing	60-mil TPO with R-20 and 20-year NDL warranty
Floors	6" unreinforced concrete slab, reinforced in speed bays
Electrical	3,000 amp, 277/480 volt, 3-phase service
Office	One suite, approximately 1,770 SF
Zoning	Industrial
Trailer	74 trailer droplot



EXCEPTIONAL CONNECTIVITY



SUMMERVILLE
LOGISTICS CENTER

DRIVE TIMES	
N Maple Street	4 min
I-26	6 min
Ridgeville	10 min
Ladson	15 min
North Charleston	21 min
I-526	23 min
Charleston INT'L Airport	27 min
Downtown Charleston	29 min
SOUTH CAROLINA PORTS	
Hugh Leatherman Terminal	35 min





BUILDING 1:
235,691 SF

BUILDING 2:
313,173 SF

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SUMMERVILLE
LOGISTICS CENTER

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