

100,000-253,500 SF SPACE FOR LEASE



# 1980 TECHNOLOGY DR

CHARLESTON, SC



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# PREMIER INDUSTRIAL SPACE FOR LEASE

1980 TECHNOLOGY DRIVE

Located within the Charleston Regional Business Center, this 351,000 SF Class A industrial facility offers premier distribution space in Charleston's thriving port hub. Built in 2007, the property features cross-dock capabilities, a fenced lot, and access to public utilities including water, sewer, gas, and lighting. With excellent connectivity to major transportation routes and proximity to the Leatherman Terminal, this site is ideal for logistics and supply chain operations.

**253,500 SF**  
DISTRIBUTION FACILITY

**2,600 SF**  
OFFICE SPACE

**50' X 52'**  
COLUMN SPACING

**30'**  
CLEAR HEIGHT



# PROPERTY DETAILS

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<b>Total Building Size</b>	351,000 SF
<b>Available SF</b>	100,000-253,500 SF
<b>Office Size</b>	2,600 SF
<b>Lot Size</b>	22 Acres
<b>Column Spacing</b>	52' x 55'
<b>Sprinkler</b>	ESFR
<b>Clear Height</b>	30'
<b>Lighting</b>	T-5 Fluorescent Lighting
<b>Truck Court</b>	173' Front & Back
<b>Dock Doors</b>	Up to 69 Doors
<b>Auto Parking</b>	100+ Spaces
<b>Floors</b>	6" Concrete, 3,500 psi
<b>Trailer Parking</b>	100+ Spaces
<b>Water</b>	2" Water Line
<b>Sewer</b>	6" Sewer Line
<b>Power</b>	480/277 Volt 3 phase



# SITE PLAN

1980 TECHNOLOGY DR

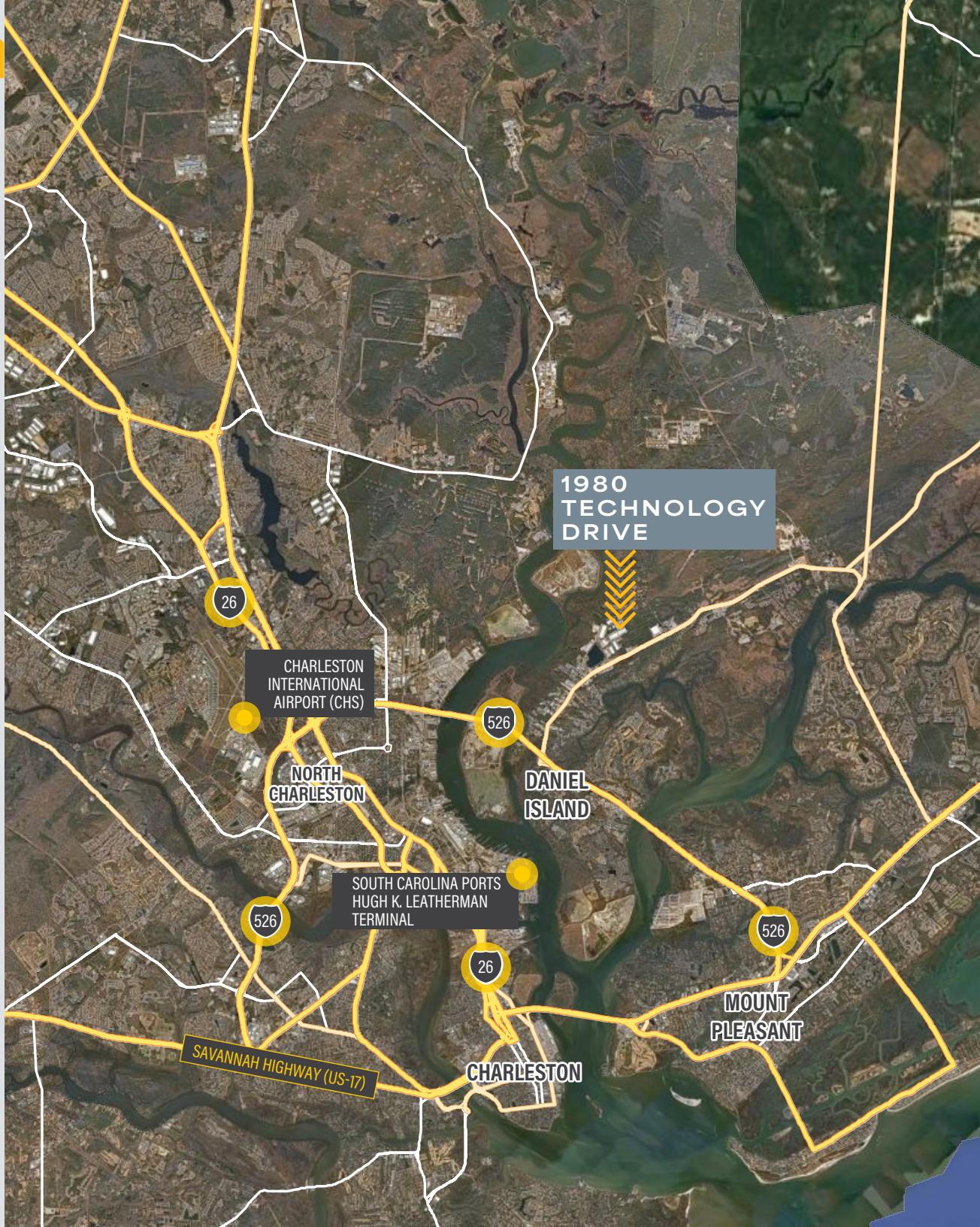


# AREA MAP

## 1980 TECHNOLOGY DR

1980 Technology Drive offers a prime location in Charleston's Daniel Island submarket—known for innovation, lifestyle, and business-friendly infrastructure. The area supports diverse industries including tech, life sciences, and advanced manufacturing.

With direct access to I-526 and I-26, the property offers excellent connectivity to downtown Charleston, Charleston International Airport, and the Port of Charleston, one of the East Coast's top-performing ports. This prime location ensures outstanding accessibility for logistics.





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