

LIMITED SPACE REMAINING!

YOUR SIGN HERE

PORT 26

WATCH VIDEO



2155 EAGLE DRIVE NORTH CHARLESTON, SC 29406



FULL BUILDING & SITE RENOVATION COMPLETE

PORT 26



# PROPERTY FEATURES

- Large **open floorplates** with limited columns and 12' ceiling heights
- **Dock high doors** with the ability to add additional **roll up doors**
- Turn radius for larger trucks and **trailer parking** room
- ±275 Linear feet of frontage facing I-26, potential for **unrivalled signage** exposure to Charleston's primary artery (I-26), with 130,000 CPD
- Unique indoor and outdoor amenities include: **game room, micro-market, tenant lounge, outdoor patio, dog park** available to all tenants



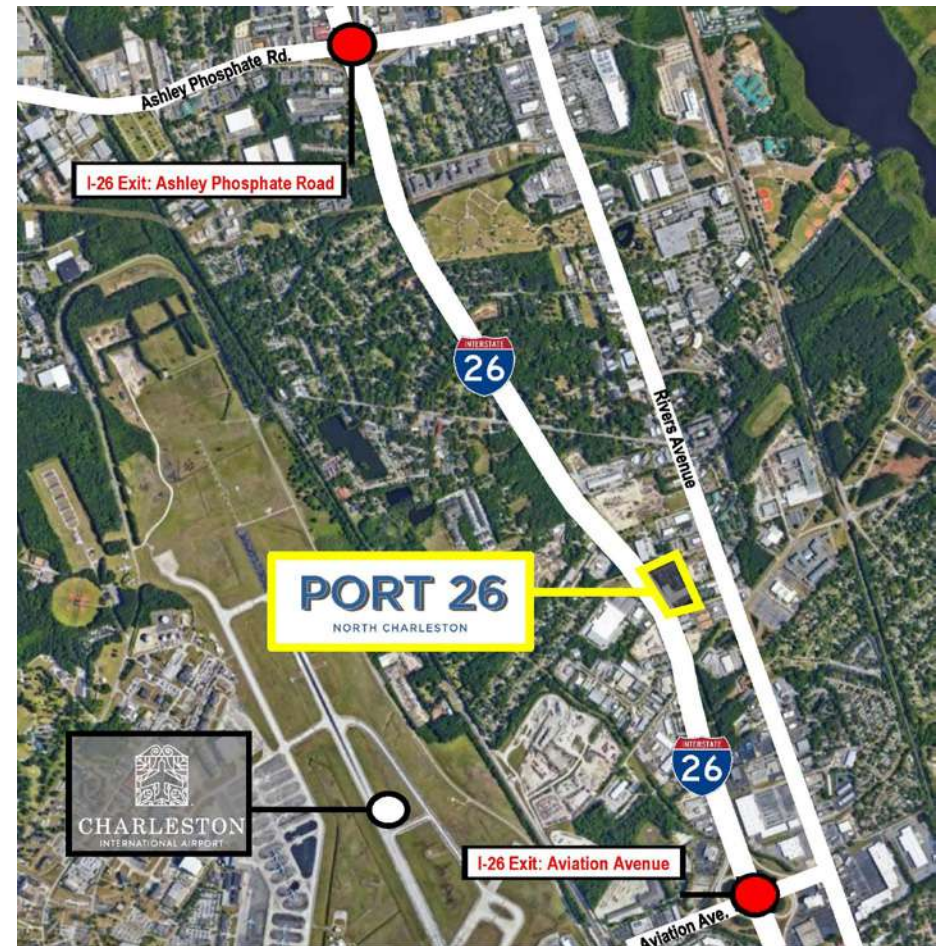
TOTAL RENTABLE SQUARE FEET  
± 84,019 SF



HUB ZONE LOCATION



DOCK DOORS WITH THE ABILITY TO ADD  
ADDITIONAL ROLL UP DOORS



UNSURPASSED FRONTAGE ON  
**I-26**



# RENOVATION

- Full building renovation into **creative space** with large open floor plates
- **4.0/1,000** RSF parking ratio
- Unique **on-site amenities** including:



ROLL UP DOORS



OUTDOOR PATIO  
WITH WI-FI



MEETING SPACE &  
MICRO-MARKET



TENANT LOUNGE  
WITH GAMEROOM



DOG PARK

*Renderings used for inspirational purposes only.*



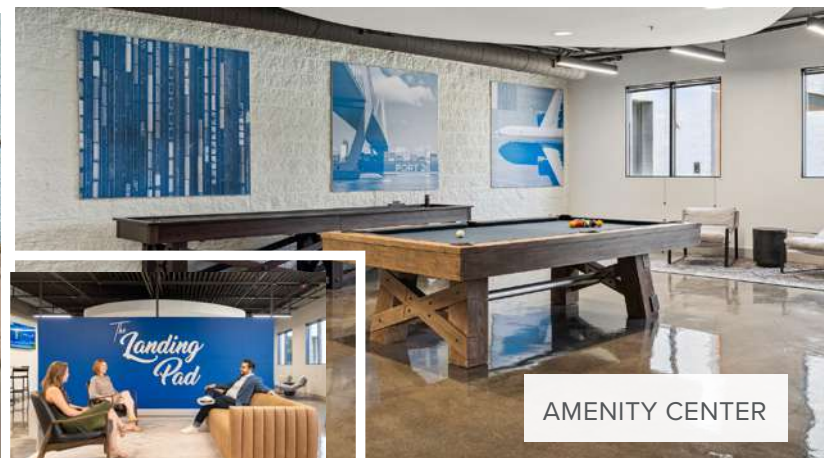
LOBBY AREA



DOG PARK



OUTDOOR PATIO WITH WI-FI

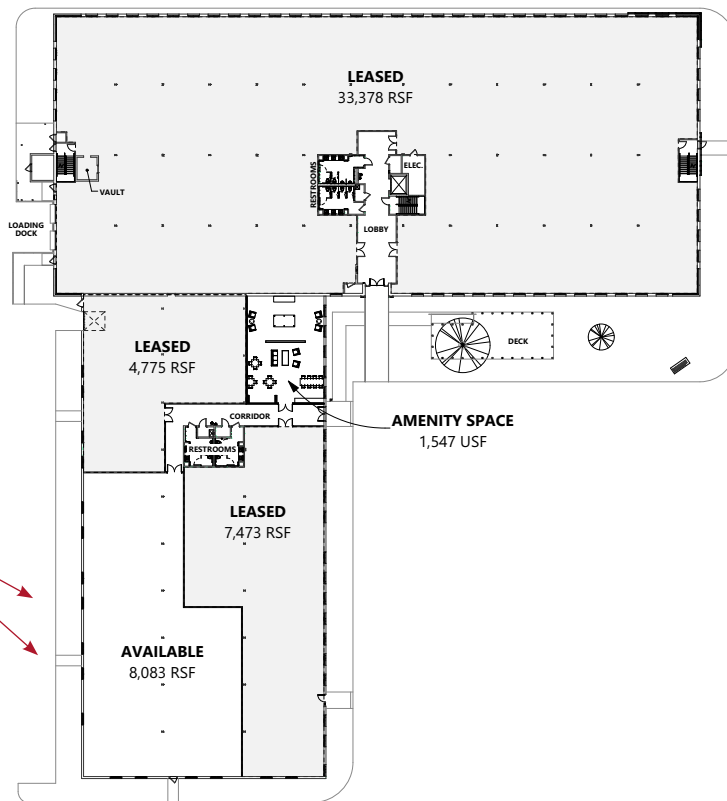


AMENITY CENTER

# FLOOR PLANS

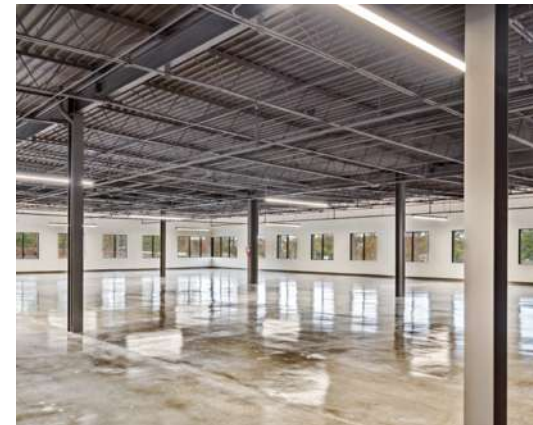
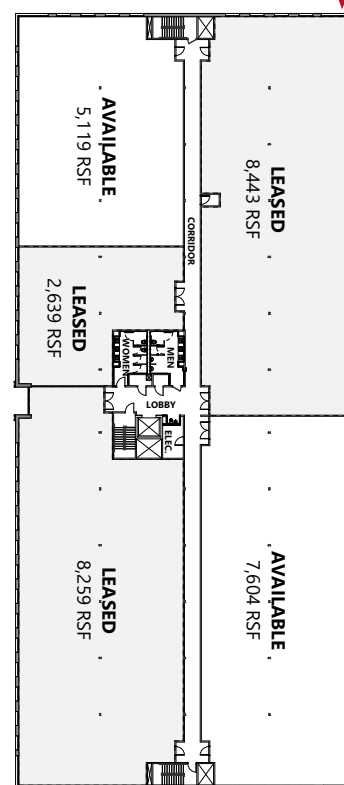
## FIRST FLOOR

### FLEX SPACE



## SECOND FLOOR

### OFFICE SPACE









# AREA AMENITIES

## ● LOWCOUNTRY RAPID TRANSIT PROJECT

- World class bus rapid transit system operating on dedicated transit lines that will span from Downtown Charleston to Summerville. Construction is anticipated to finish by 2027.



## CHARLESTON INTERNATIONAL AIRPORT

### A RETAIL OPTIONS NEARBY:

Target, Jimmy Johns, Starbucks, Chik-fil-a, Crunch Fitness, Best Buy, Chipotle, Walmart, UPS, Panera Bread

### B ADJACENT TO FUTURE LCRT STOPS

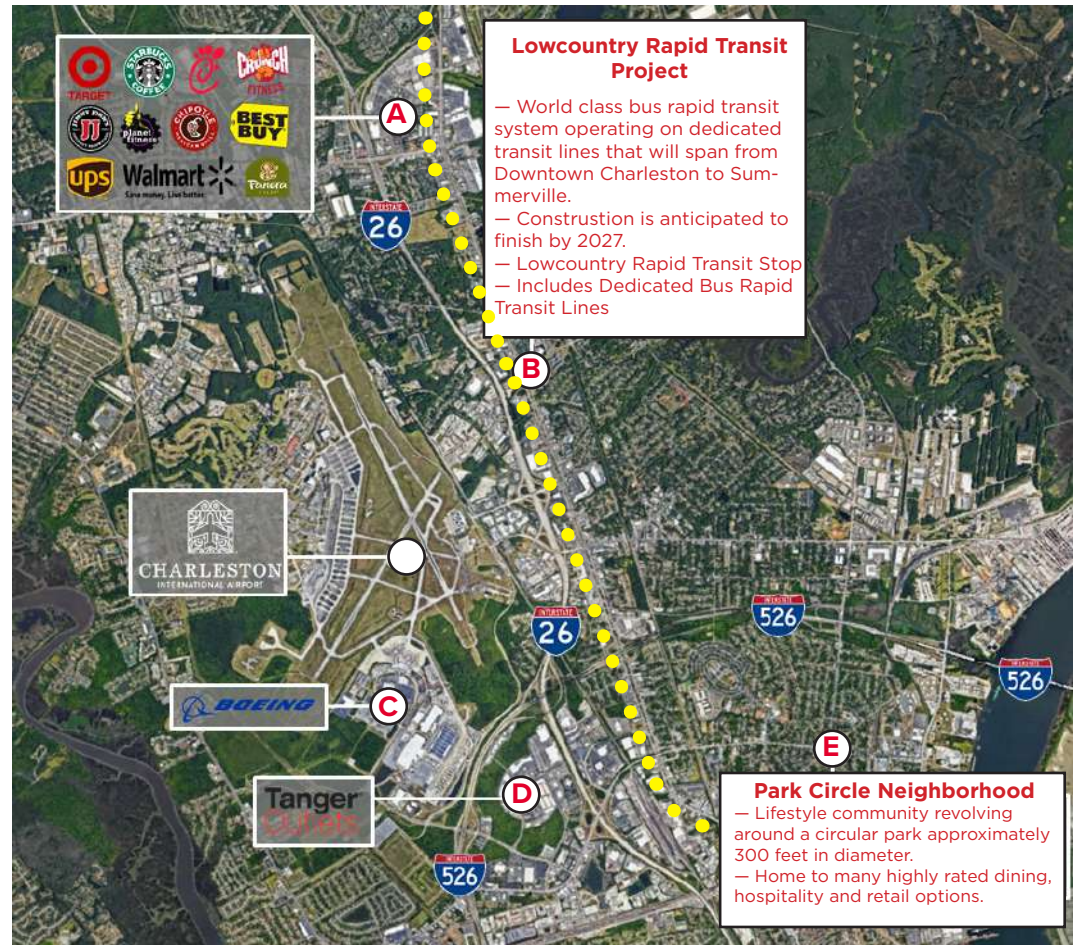
- Lowcountry Rapid Transit Stop
- Includes dedicated bus Rapid Transit lines

### C EAST COAST BOEING MANUFACTURING HQ

### D TANGER OUTLETS

### E PARK CIRCLE NEIGHBORHOOD

- Lifestyle community revolving around a circular park approximately 300 feet in diameter.
- Home to many highly rated dining, hospitality and retail options.



# LOCATION

## NORTH CHARLESTON, SC

North Charleston is a growing city with over 115,000 residents located approximately 9 miles north of Downtown Charleston, South Carolina. Due to the city's convenient access to major thoroughfares such as I-26, I-526, and I-95 as well as more affordable rents than Downtown Charleston, North Charleston has established itself as a desirable location for businesses. North Charleston continues to be a driver for South Carolina's economy as the city offers a business friendly environment, rich with tax incentives, and a highly skilled, growing workforce.



23.1%

POPULATION  
GROWTH  
IN NORTH  
CHARLESTON  
SINCE 2010.

\$1.9

BILLION

INVESTED IN  
ECONOMIC  
DEVELOPMENT  
OF NORTH  
CHARLESTON.

\$350

MILLION

RENOVATION  
/ EXPANSION  
TO THE  
CHARLESTON  
INTERNATIONAL  
AIRPORT.

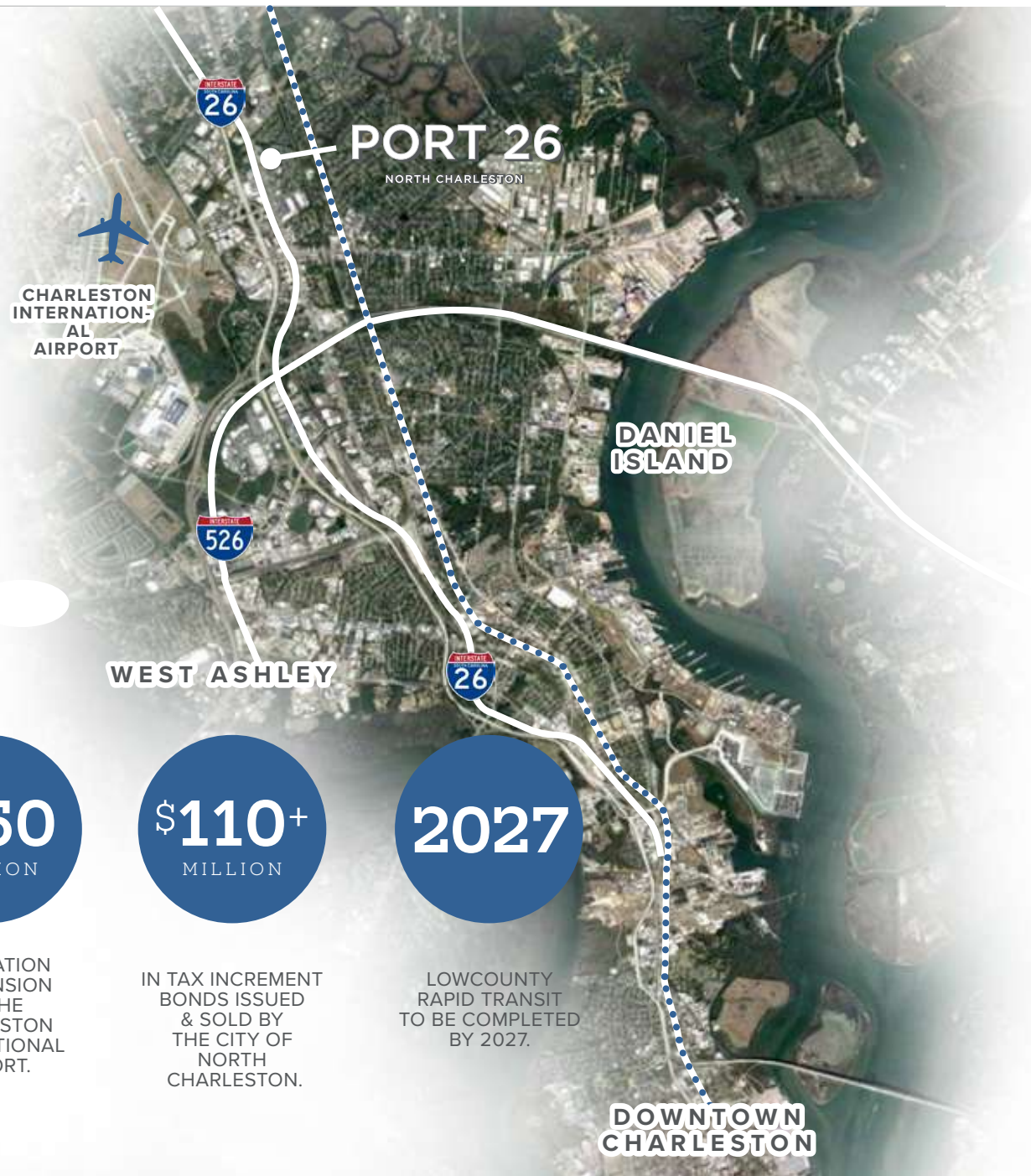
\$110+

MILLION

IN TAX INCREMENT  
BONDS ISSUED  
& SOLD BY  
THE CITY OF  
NORTH  
CHARLESTON.

2027

LOWCOUNTY  
RAPID TRANSIT  
TO BE COMPLETED  
BY 2027.





# PORT 26

NORTH CHARLESTON

PORT 26

## FOR MORE INFORMATION, CONTACT:

### NICK TANANA

SENIOR DIRECTOR

(240) 793-4580

NICK.TANANA@CUSHWAKE.COM

### BRADY DASHIELL

SENIOR ASSOCIATE

(443) 655-4334

BRADY.DASHIELL@CUSHWAKE.COM

**REDLINE**

PROPERTY PARTNERS



**CUSHMAN &  
WAKEFIELD**

115 CENTRAL ISLAND STREET, SUITE 175 - CHARLESTON, SC | [CUSHMANWAKEFIELD.COM](https://www.cushmanwakefield.com)