

# TradePark P EAST

BUILDING 1 AVAILABLE | 76,440 - 171,080 SF



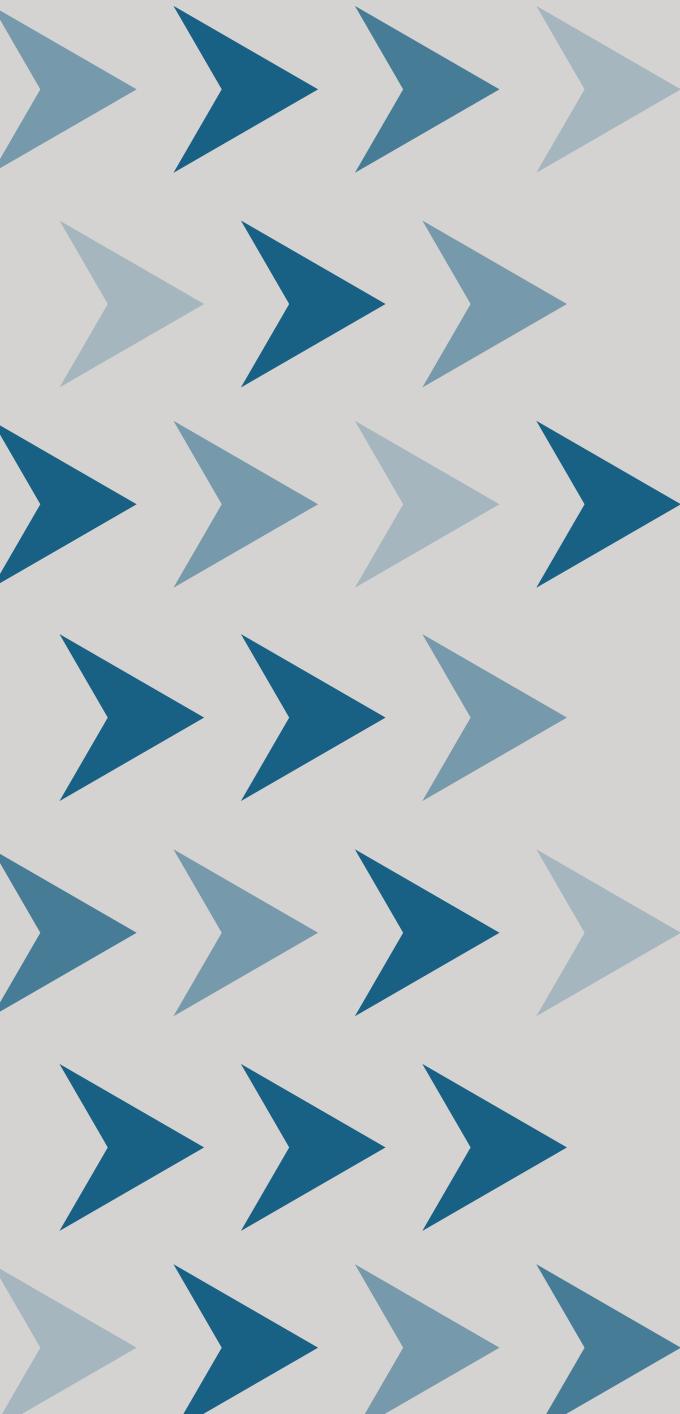
NORTH CHARLESTON, SOUTH CAROLINA ➤ ±840,000 SF CLASS A INDUSTRIAL CAMPUS

# SITE PLAN



BUILDING	TOTAL SF
1	342,160
2	174,720
3	174,720
4	145,600

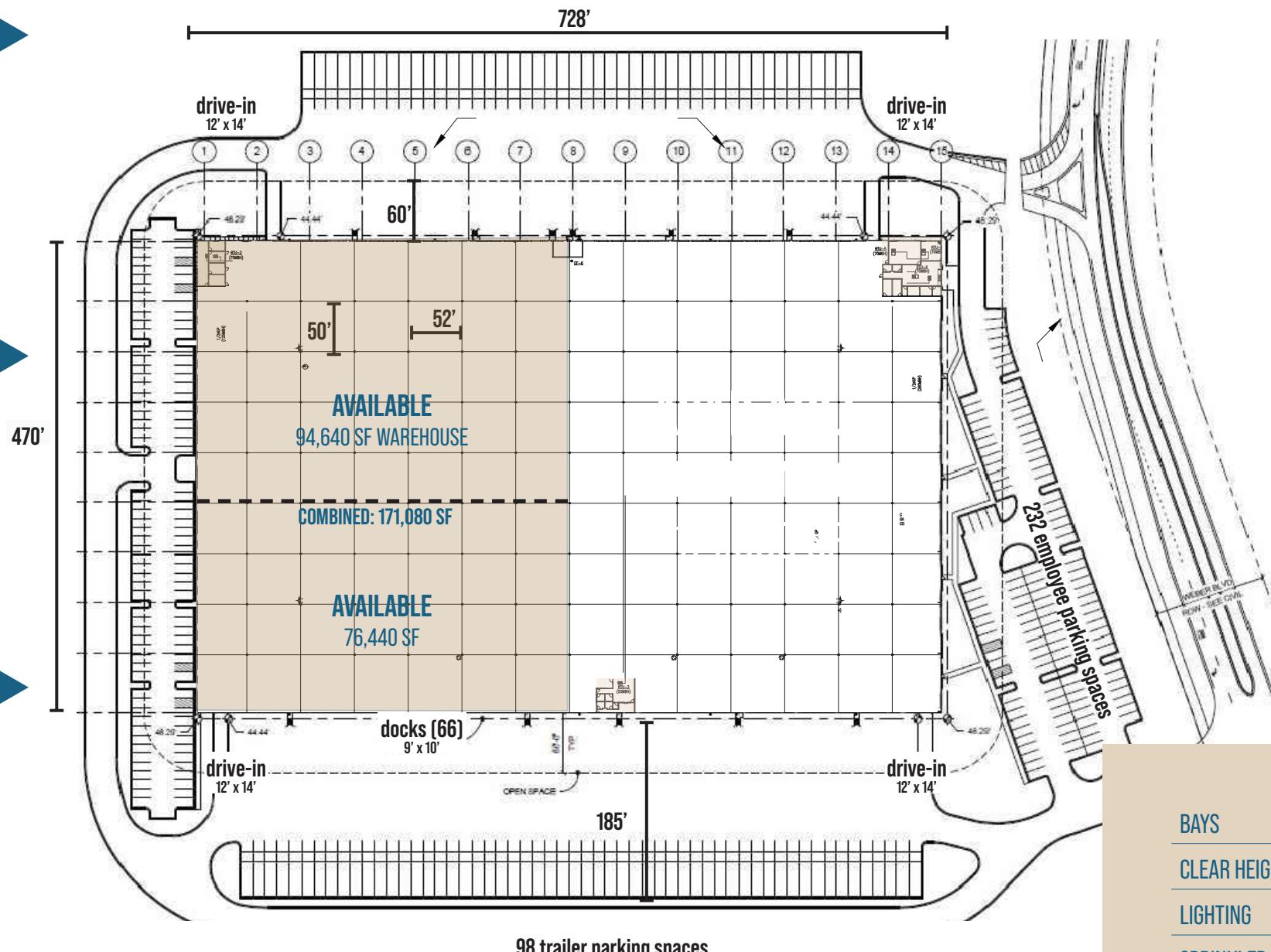
# BUILDING 1 FEATURES



TOTAL BUILDING SF	342,160	DRIVE-IN DOORS	2 [12' x 14']
AVAILABLE SF	76,440 - 171,080	DOCK DOORS	30 [9' x 10']
MAIN OFFICE SF	1,356	DOCK LEVELERS	Edge of dock leverlers on 8 doors
CLEAR HEIGHT	36'	TRUCK COURT DEPTH	185'
DIMENSIONS	728' x 470'	EMPLOYEE PARKING	116 spaces
CONFIGURATION	Cross-dock	TRAILER PARKING	49 spaces
COLUMN SPACING	50' x 52'	LIGHTING	LED
BAYS	7 (speed bay at both truck dock sides)	POWER	800 amp
SPRINKLER	ESFR		
RACKING	Existing - ±70% of space		



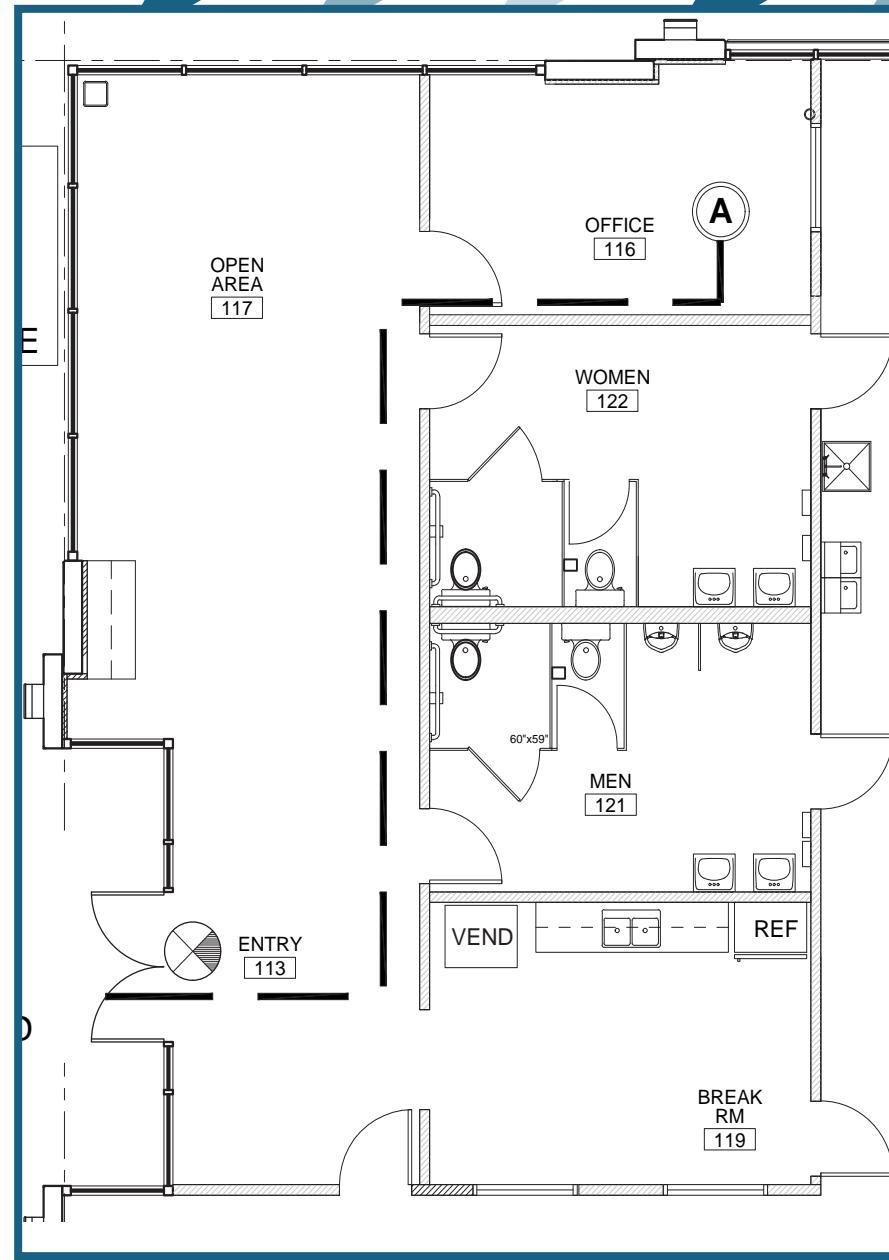
# BUILDING 1 FLOOR PLAN - 342,160 SF TOTAL | 76,440 - 171,080 AVAILABLE



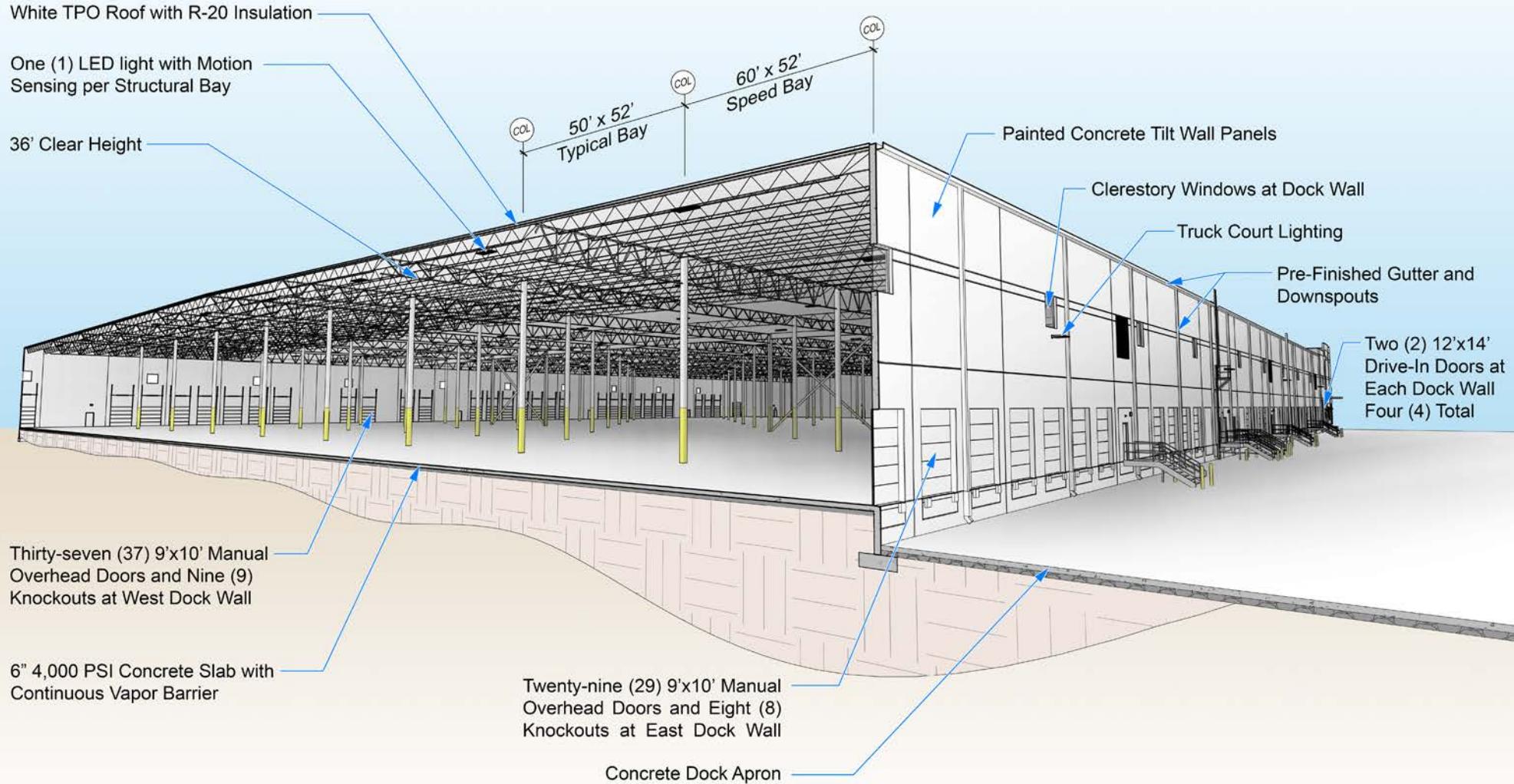
BAYS	7
CLEAR HEIGHT	36'
LIGHTING	LED
SPRINKLER	ESFR
POWER	800 AMP

# BUILDING 1 OFFICE SPECS

MAIN OFFICE  
1,356 SF



# BUILDING 1 CROSS SECTION



# MAJOR ECONOMIC DRIVERS



#	ECONOMIC DRIVER	DISTANCE TO PTE (MILES)
1	FedEx	0.1
2	AHT	0.2
3	Daimler Plant	1.0
4	Cummins	1.4
5	Isringhausen	1.6
6	TIGHITCO	1.7
7	Nexton Development	9.1
8	Boeing Facility	9.7
9	Carnes Crossroad Development	9.8
10	Charleston International Airport	10.0
11	Nexton Interchange	12.7
12	North Charleston Terminal	14.6
13	IFA	14.6
14	Navy Base Intermodal	15.1
15	Cane Bay Development	15.8
16	Hugh Leatherman Terminal	16.6
17	Columbus Street Terminal	18.5
18	Union Pier Terminal	19.6
19	Volvo Facility	20.5
20	Wando Welch Terminal	21.8

# LABOR AND INCENTIVES

CITY	MILEAGE
Savannah	108
Columbia	115
Wilmington	168
Charlotte	208
Jacksonville	239
Atlanta	298
Richmond	422
Tampa	435
Norfolk	437
Birmingham	444
Washington D.C.	533
Nashville	549
Miami	583
Louisville	615
Cincinnati	620
Columbus	631
Pittsburgh	653
Memphis	681
Indianapolis	725
New York City	755
New Orleans	761



## ABOUT THE OWNER



Dogwood has acquired over 12M feet of infill, multi-tenant logistics space across 130+ buildings located in high growth metropolitan areas in the United States.

Focusing on functionality and locations with high barriers to entry, Dogwood strives to build a logistics driven portfolio that caters to the needs of the modern global supply chain.

With presence in over 13 metros, Dogwood's portfolio is comprised of light bulk and shallow bay distribution facilities in last mile locations providing for key opportunities for Dogwood's increasing demand in high-growth markets and new e-commerce demand.

Learn more at [dogwoodindustrial.com](http://dogwoodindustrial.com)



**Lee Allen**

Executive Managing Director

+1 843 805 5111

[lee.allen@jll.com](mailto:lee.allen@jll.com)

**Kevin Coats**

Senior Managing Director

+1 843 805 5112

[kevin.coats@jll.com](mailto:kevin.coats@jll.com)

