

FOR LEASE

400 TRADE ZONE BLVD,
SUMMERVILLE, SC 29483

±1,100,408 SF | 124.0 Acres

LBA Logistics 

Ready for occupancy
July 2026



LEE ALLEN

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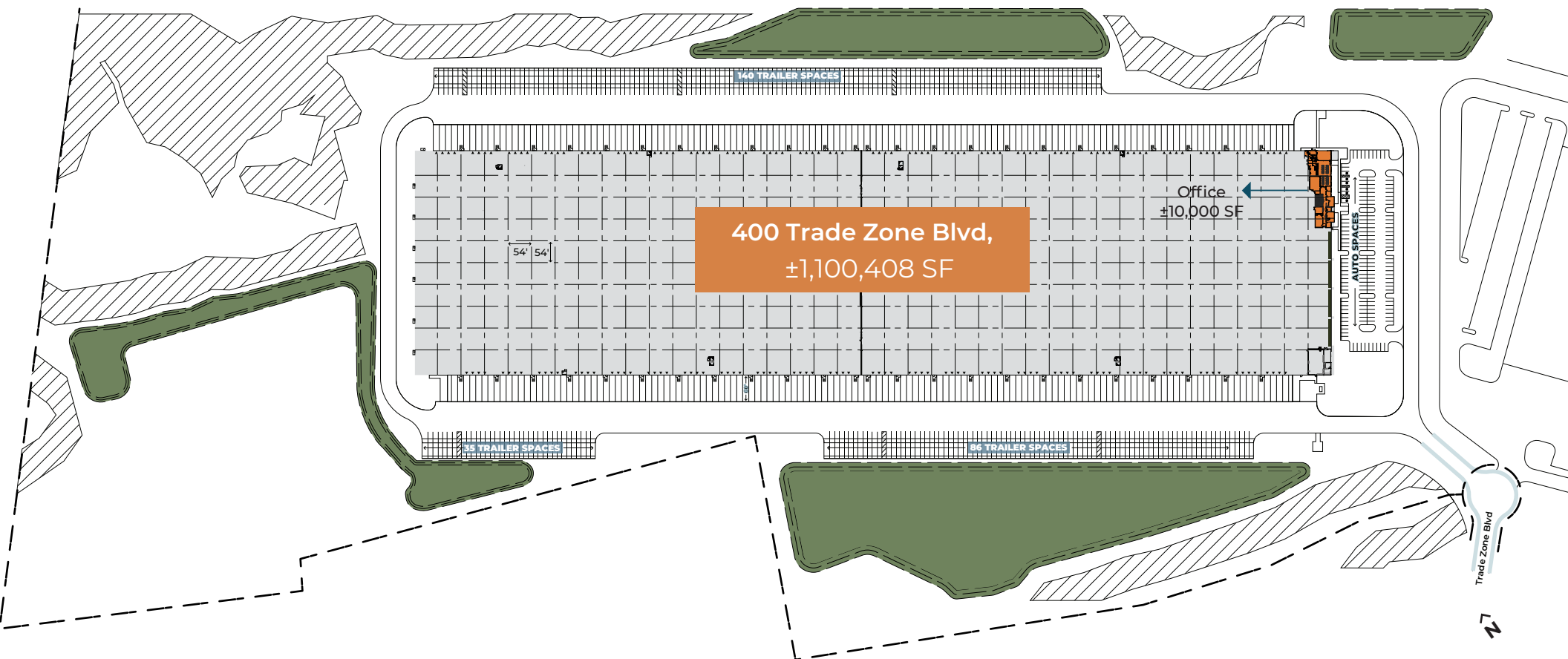
KEVIN COATS

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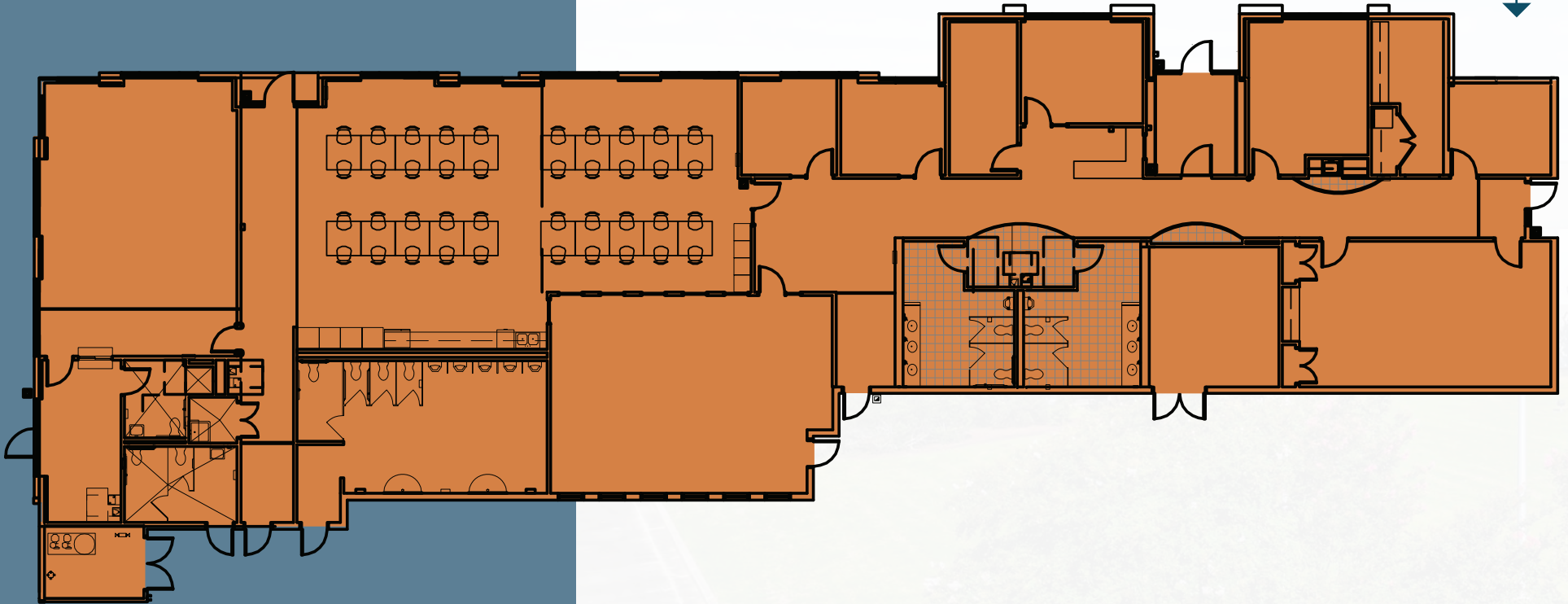
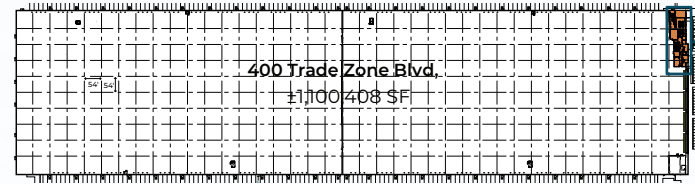
Site Plan



Building Size	±1,100,408 SF
Warehouse	±1,090,408 SF
Office	±10,000 SF
Clear Height	34'
Column Spacing	54' x 54' – 60' speed bays
Trailer Parking	XXXX

Auto Parking	100 surface
Power	3,000 a/Heavy (upon tenant verification)
Sprinkler	ESFR
Dock Doors	186
Drive-in Doors	2 total (12' x 14')

Spec Office - 10,000 SF



Aerial Map



JEDBURG ROAD

26



400 TRADE ZONE BLVD,
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BLUEARROW

EXIT
197

26

NEXTON PARKWAY

Economic Multiplier Effect

In South Carolina, the Port now demonstrates an enhanced employment multiplier of 2.7: for every 10 SCSPA jobs created, an additional 17 jobs are generated statewide as of 2025. This accelerated job creation has propelled container shipping volume to unprecedented levels. With the completed modernization of Wando Welch Ravenel Terminal and full operationalization of Leatherman Terminal, annual TEU throughput capacity has reached 5.2M, representing a 95% increase since 2021.

The surge in volume continues to drive substantial employment growth. Over the last five years, port-related employment has grown by 3.5%, further solidifying South Carolina's position as a global manufacturing powerhouse across diverse sectors. The state now produces nearly 40% of all tires manufactured in the U.S., with Michelin's expanding Upstate operations complemented by major investments from Continental and Bridgestone. The automotive and aerospace clusters have similarly flourished, with BMW's Spartanburg facility setting new export records through the Port in 2024. Companies throughout the Southeast increasingly leverage Charleston's enhanced port capabilities to optimize their supply chains.

The economic multiplier effect of the Port continues to strengthen through direct, indirect, and induced impacts. Direct effects now include over \$450 million in annual spending on operational activities, advanced equipment, and technological infrastructure, creating high-value jobs for Port employees and service providers. Indirect effects have expanded as Port-related industries increase purchases, generating growing demand across more than 25 supporting sectors. Induced effects have intensified as the average wage for Port-related jobs has risen to 32% above the state average, resulting in substantially higher consumer spending that circulates throughout South Carolina's increasingly robust economy.

SOUTH CAROLINA ECONOMIC IMPACT

Sourced from the South Carolina Ports Authority

8th

largest container port in the United States

2.5M

20' equivalent container units (TEUs) handled by SC Ports in CY 2021

1 in 9

SC jobs created by port operations

\$87 B

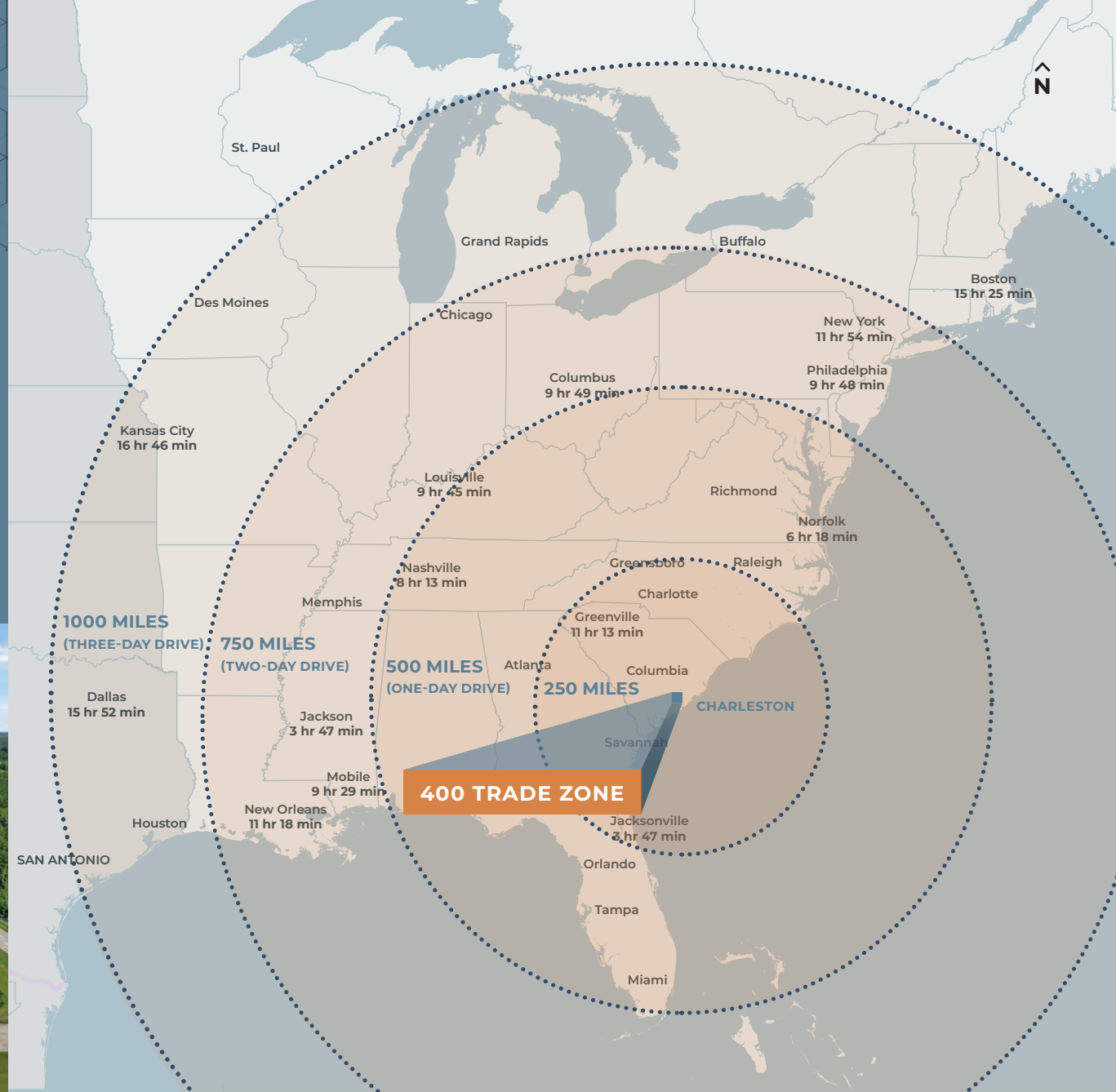
annual economic impact generated in SC by port operations



Regional Map

DISTANCE TO U.S. POPULATION (% OF POPULATION)

500 MILES	1-DAY DRIVE
750 MILES	2-DAY DRIVE
1,000 MILES	3-DAY DRIVE



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