

# BUILDING 2

DELIVERING JULY 2022  
3471 TRADE CENTER COURT NORTH CHARLESTON, SC

PALMETTO COMMERCE PARK | NORTH CHARLESTON, SC

# PALMETTO

## TRADE CENTER

STEEL ORDERED

# 245,000 SF AVAILABLE

Located in thriving Palmetto Commerce Park near Boeing Interiors, Mercedes Benz Vans, Cummins, and Shimano.



[WWW.PALMETTOTRADECENTER.COM](http://WWW.PALMETTOTRADECENTER.COM)



**CBRE**

# property highlights

TOTAL SIZE: 245,000 SF  
DIVISIBLE: 21,840 - 245,000 SF



CLEAR HEIGHT: 32'



DELIVERY: JULY 2022



SPRINKLER: ESFR



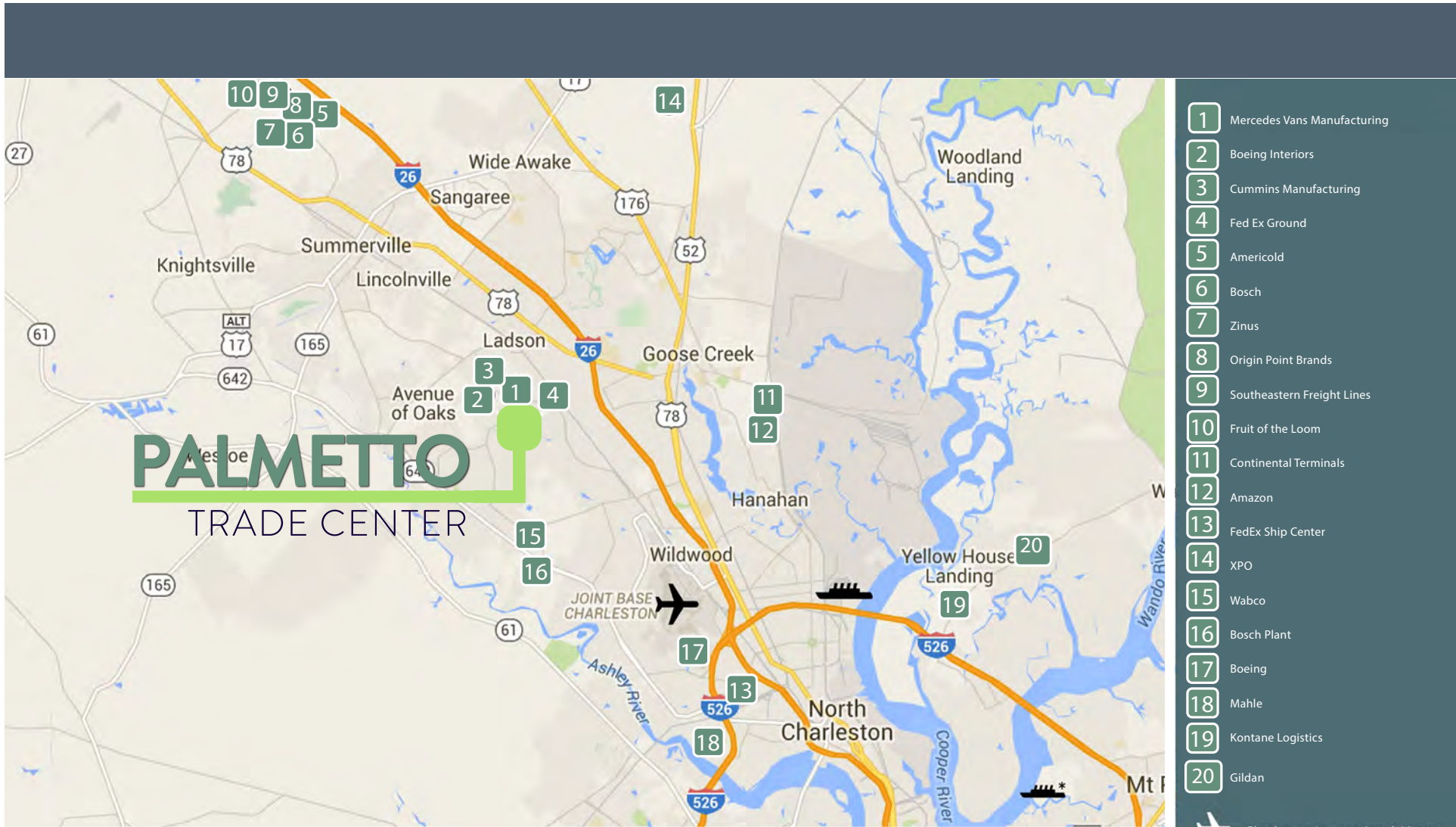
DOCK DOORS: 66



\*REPRESENTATIVE PHOTO BUILDING 1

- Multi-tenant, sub-divisible down to 21,840 SF. Bay sizes are 10,920 SF.
- Located in thriving Palmetto Commerce Park in North Charleston, SC near Boeing Interiors, Daimler, Cummins and Shimano.
- 299 Auto Parking Spaces.

# site map



- 1 Mercedes Vans Manufacturing
- 2 Boeing Interiors
- 3 Cummins Manufacturing
- 4 Fed Ex Ground
- 5 Americold
- 6 Bosch
- 7 Zinus
- 8 Origin Point Brands
- 9 Southeastern Freight Lines
- 10 Fruit of the Loom
- 11 Continental Terminals
- 12 Amazon
- 13 FedEx Ship Center
- 14 XPO
- 15 Wabco
- 16 Bosch Plant
- 17 Boeing
- 18 Mahle
- 19 Kontane Logistics
- 20 Gildan

- Charleston International Airport
- North Charleston Port Terminal
- Wando Port Terminal

Charleston Port Terminal	12 miles	Boeing Main Campus	10 miles
Interstate 26	3.5 miles	SPAWAR	12 miles
Mercedes-Benz Vans	2.8 miles	SPA Wando Port Terminal	19 miles
Charleston International Airport	9.6 miles	VOLVO	28 miles

# site plan

21,840 - 245,000 SF Available - Up to 7 Tenants



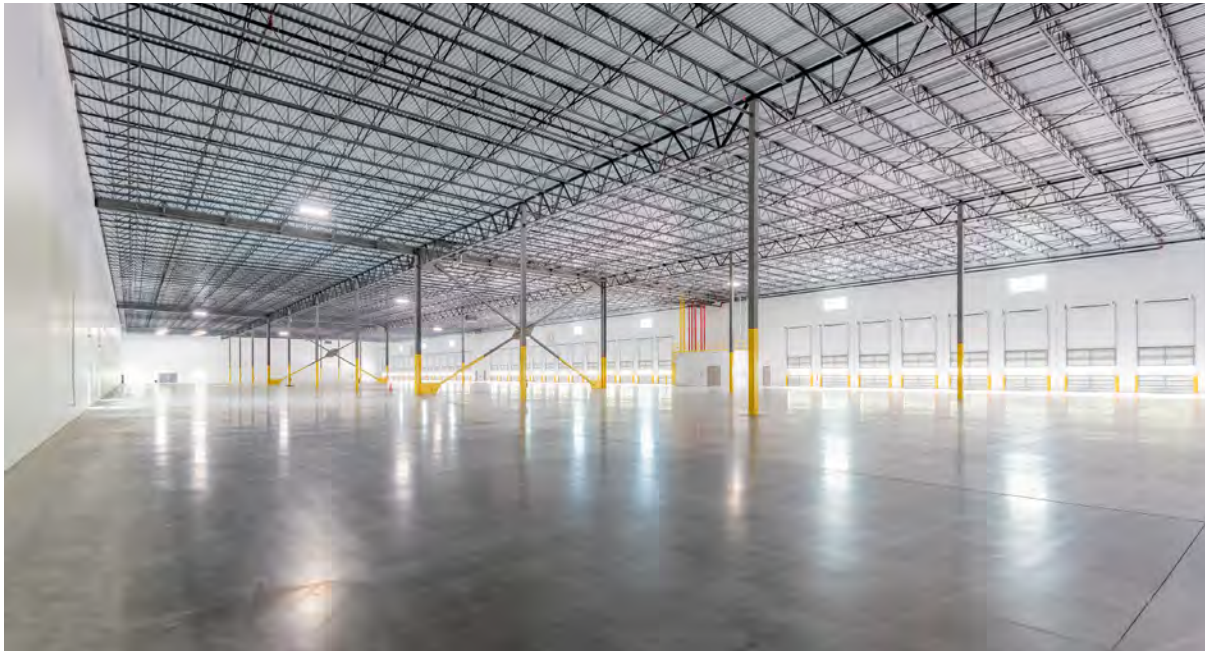
## Conceptual Demising Plan



# building information

## PROPERTY DETAILS

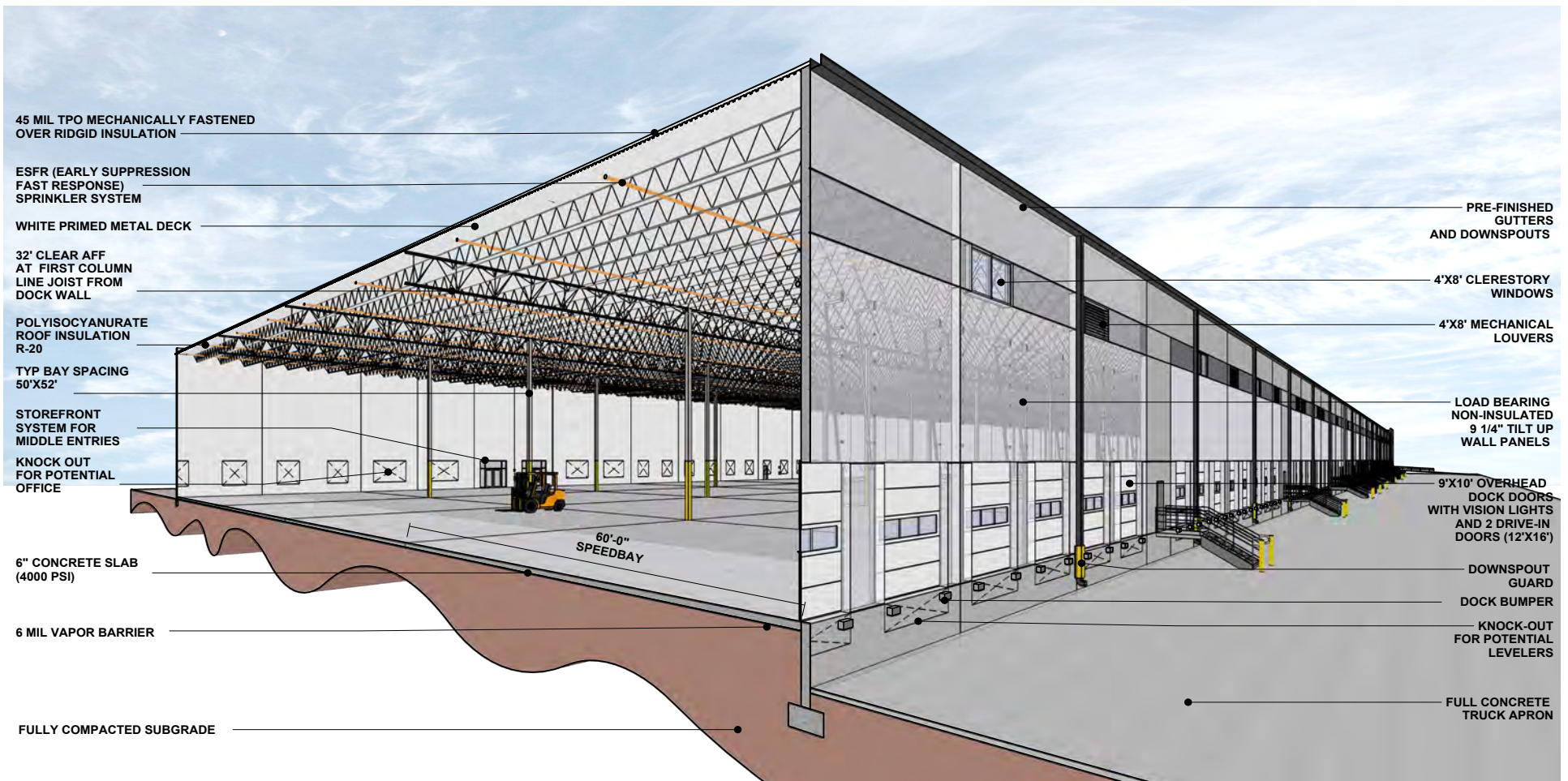
TOTAL SIZE (SF)	245,000 SF	LIGHTING	LED
AVAILABLE SF	21,000 - 245,000 SF	PARKING	299 Auto Spaces
OFFICE SIZE	To Suit	TRUCK COURT	140'
COLUMN SPACING	50' x 52'	DOCK DOORS	66
SPRINKLER	ESFR	DRIVE IN DOORS	2
CLEAR HEIGHT	32'	STORAGE	Outside storage and trailer storage



\*REPRESENTATIVE PHOTOS BUILDING 1



# cutaway



aerial view



aerial map



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FOR MORE INFORMATION  
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