

# CLEMENTS FERRY LOGISTICS CENTER

164,215± SF - BUILD-TO-SUIT

Clements Ferry Road  
Charleston, South Carolina 29492



## BUILD-TO-SUIT

164,215± SF REAR-LOAD

CLOSEST AVAILABLE CLASS A  
TO WANDO WELCH TERMINAL



FOR MORE  
INFORMATION  
CONTACT

**RYAN YOUNG**  
803.530.4153  
ryan.young@cushwake.com

**DREW SCHARF**  
919.264.7691  
drew.scharf@cushwake.com

**ERIC RIDLEHOVER**  
704.335.4440  
eric.ridlehoover@cushwake.com

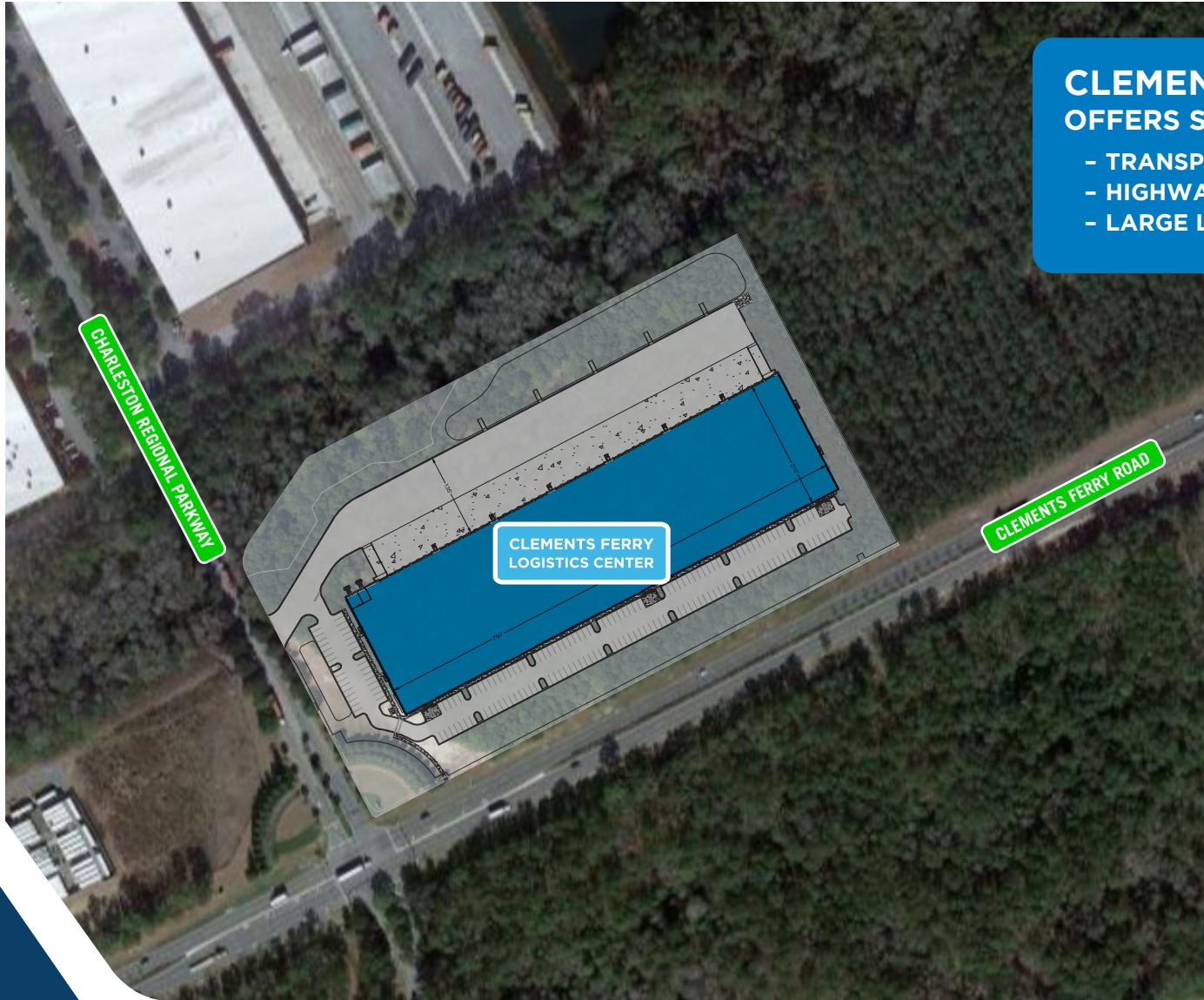


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SITE PLAN

Clements Ferry Road  
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## CLEMENTS FERRY LOGISTICS CENTER OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS
- LARGE LABOR FORCE

Located within the established **Charleston Regional Business Center**, Hunt Midwest's new Class A facility is strategically master-planned for **last-mile distribution** with an efficiency footprint and rear-load configuration.

- ◆ Closest available Class A building to Charleston's Wando Welch Terminal
- ◆ Central location in Charleston's main industrial corridor, I-526 (Mark Clark Expressway)
- ◆ 314,536 population within 10-mile radius and 6.03% predicted growth rate (2022-2027)



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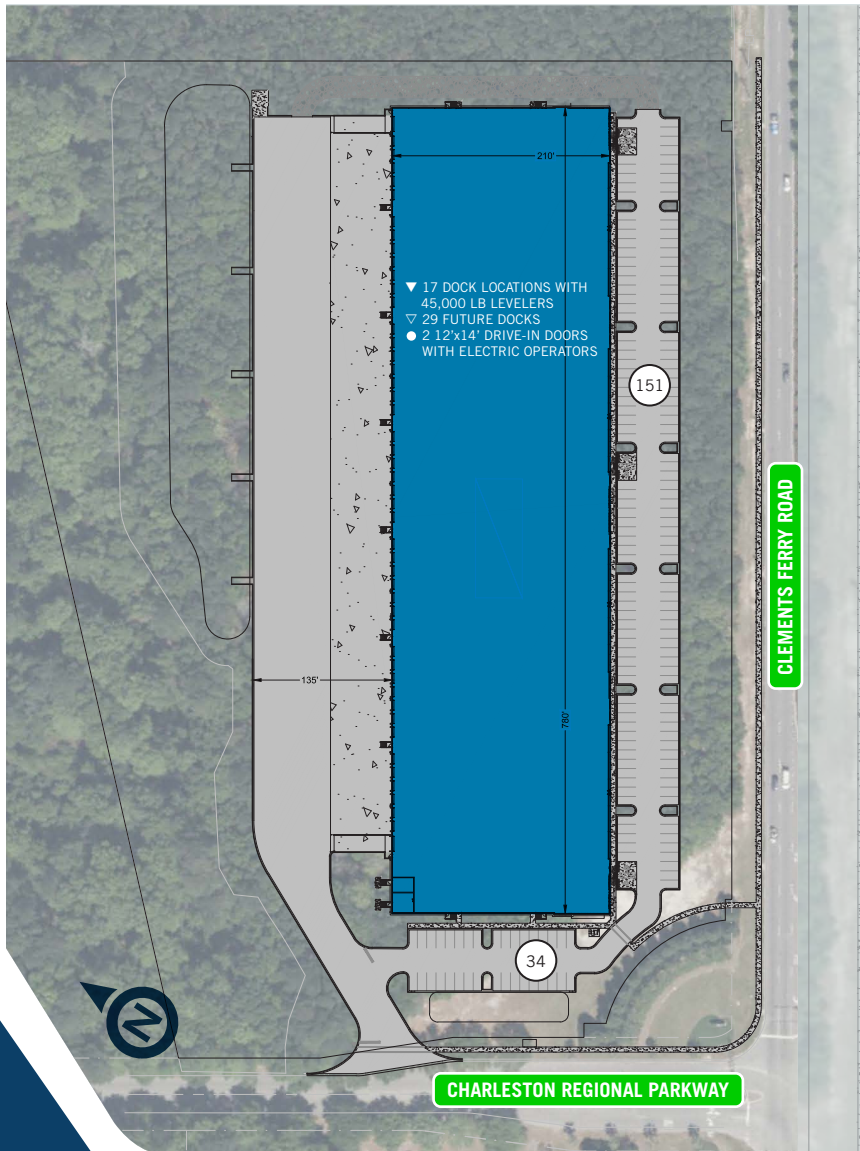
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BUILDING SPECS  
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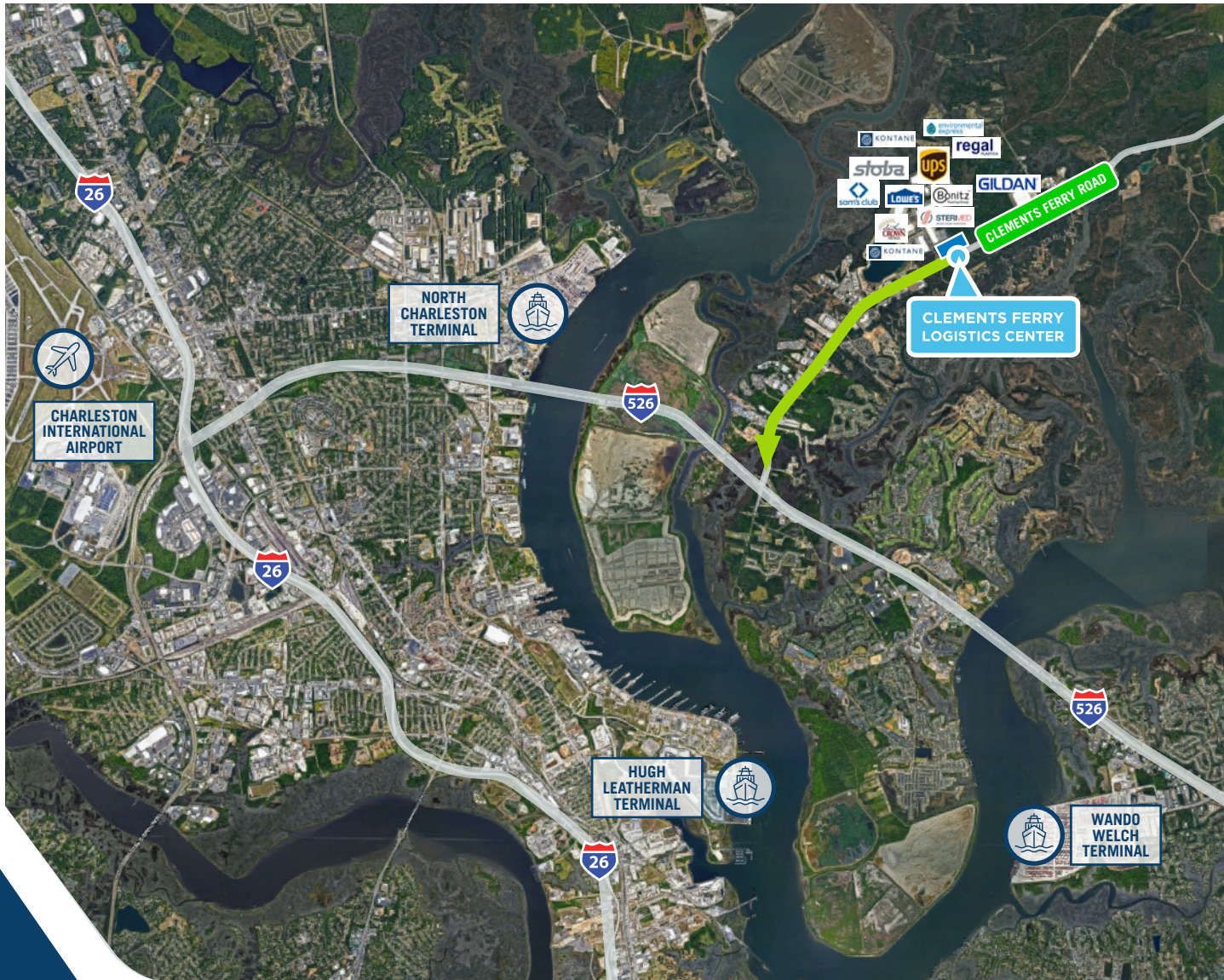
<b>BUILDING TYPE</b>	Concrete tilt panels with structural steel frame 1" insulated Low-E glass
<b>BUILDING SIZE</b>	Approximately 164,215± square feet
<b>BUILDING DIMENSIONS</b>	210' deep x 780' wide
<b>ORIENTATION</b>	Rear-load
<b>COLUMN SPACING</b>	50' deep x 52' wide typical, staging bays are 60' deep
<b>CLEAR HEIGHT</b>	32' minimum
<b>ROOF</b>	60 Mil TPO single-ply white membrane, mechanically fastened
<b>BUILDING FLOOR SLAB</b>	7" thick, 4,000 psi concrete typical floor flatness of FF 50 minimum Floor levelness of FL 35 minimum
<b>FLOOR SEALER</b>	Ashford
<b>DRIVE-IN DOORS</b>	Two (2) 12' x 14' drive-in doors
<b>DOCK DOORS &amp; EQUIPMENT</b>	Seventeen (17) 9' x 10' dock-high doors expandable to 46 Z guards, set of dock bumpers, 45,000 lb. mechanical dock levelers, 10" dock seals
<b>ELECTRICAL SERVICE</b>	2,000 amp, 480V
<b>OFFICE</b>	Build-to-suit
<b>INTERIOR</b>	Painted
<b>WAREHOUSE LIGHTING</b>	LED fixtures with 30 Footcandles
<b>FIRE PROTECTION SYSTEM</b>	Viking ESRF quick response pendent heads
<b>TRUCK COURTS</b>	135' deep
<b>TRAILER PARKING</b>	46 total spaces
<b>CAR PARKING</b>	185 total spaces

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AREA MAP

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## CHARLESTON, SOUTH CAROLINA INDUSTRIAL CORRIDOR

Charleston is the fastest growing container port on the East Coast, creating excellent opportunities for industrial users with import/export needs in a business-friendly state.

In addition to delivery of the new Hugh Leatherman Terminal, the Charleston Harbor deepening project has made the Port of Charleston the deepest on the Eastern seaboard at 52 feet, accommodating vessels up to 19,000 TEUs and greatly enhancing efficiency and capacity.

**2.7 MILES**  
I-526 - EXIT 23B INTERCHANGE

**11.2 MILES**  
CHARLESTON INTERNATIONAL AIRPORT

**8.5 MILES**  
WANDO WELCH TERMINAL

**9.2 MILES**  
PORT OF CHARLESTON NORTH TERMINAL

**207 MILES**  
CHARLOTTE, NC

**297 MILES**  
ATLANTA, GA



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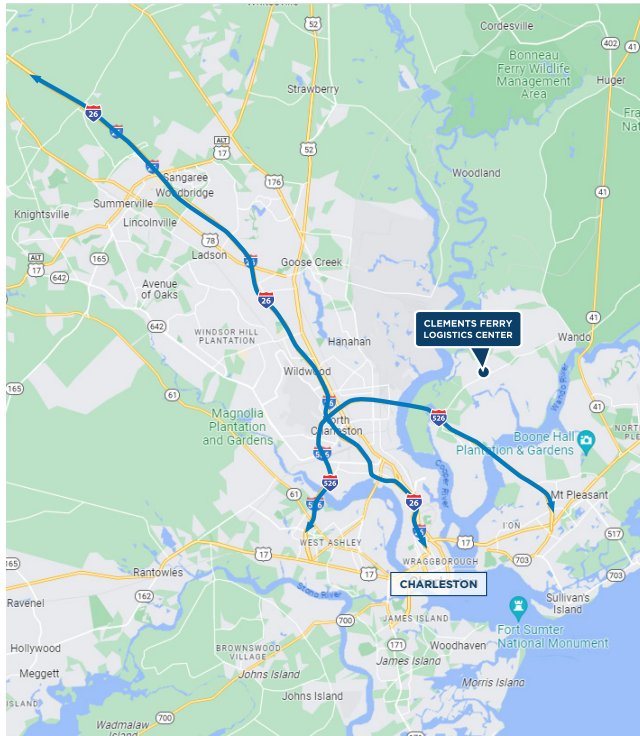


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LOCATION MAP

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**1-DAY**  
SHIPPING TO  
**110M**  
CONSUMERS

**2-DAY**  
SHIPPING TO  
**230M**  
CONSUMERS



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