

CLEMENTS FERRY LOGISTICS CENTER

164,215± SF AVAILABLE Q3 2024

Clements Ferry Road
Charleston, South Carolina 29492



FOR LEASE

164,215± SF REAR LOADING
CLASS A SPECULATIVE OR BUILD-TO-SUIT

BUSINESS-FRIENDLY INCENTIVES
PROPERTY TAX INCENTIVES & SALES TAX EXEMPTIONS



FOR MORE
INFORMATION
CONTACT

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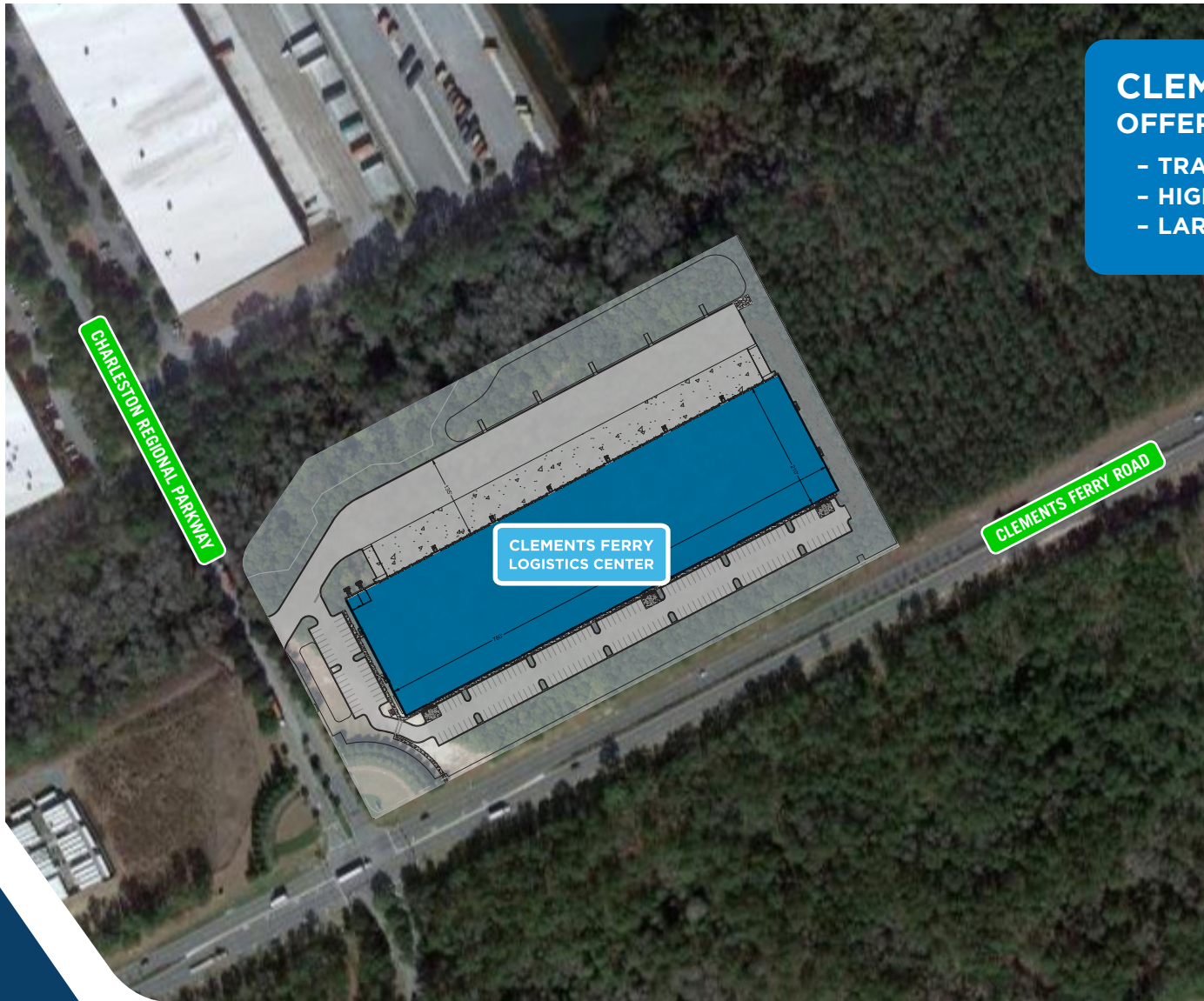
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SITE PLAN
Clements Ferry Road
Charleston, South Carolina 29492



CLEMENTS FERRY LOGISTICS PARK OFFERS SUPERIOR ACCESS TO:

- TRANSPORTATION HUBS
- HIGHWAYS
- LARGE LABOR FORCE

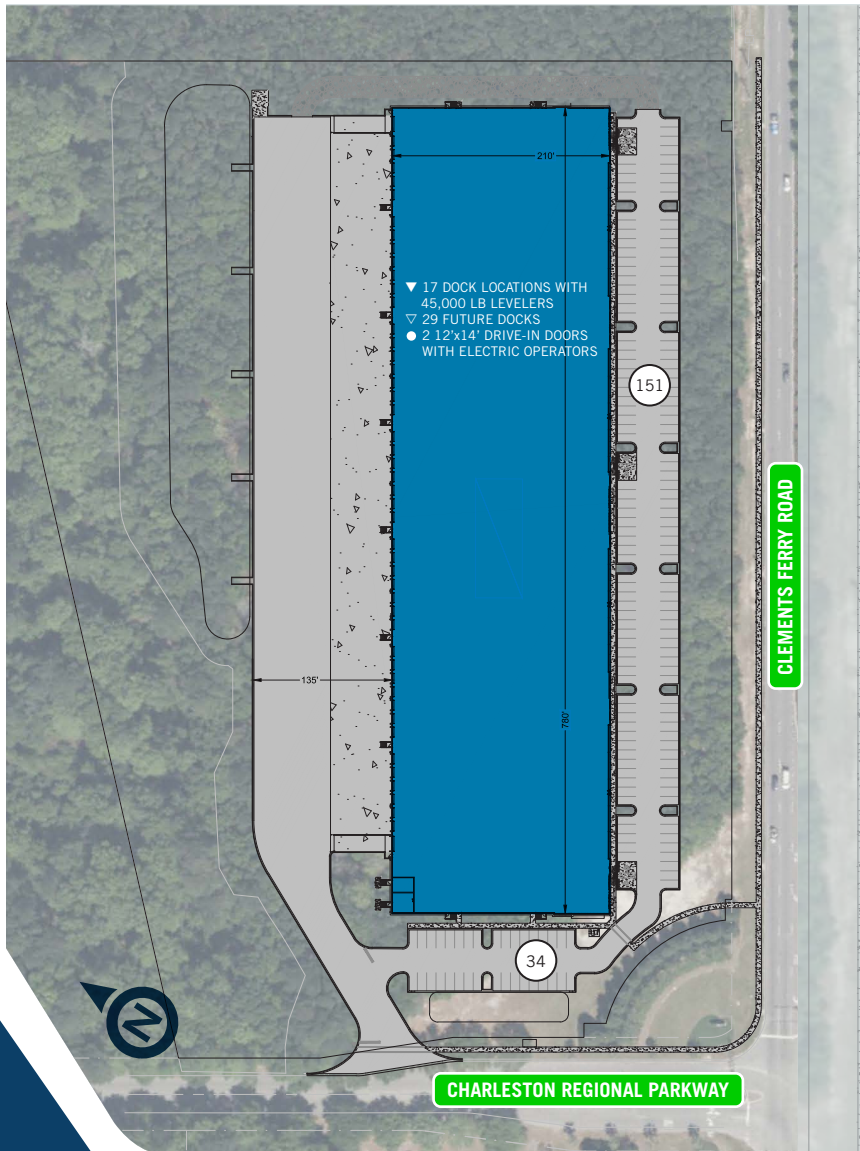
Located within the established **Charleston Regional Business Center**, Hunt Midwest's new Class A facility is strategically master-planned for **last-mile distribution** with an efficiency footprint and rear-load configuration.

- ◆ Closest available Class A building to Charleston's Wando Welch Terminal
- ◆ Central location in Charleston's main industrial corridor, I-526 (Mark Clark Expressway)
- ◆ Move-in ready Q3 2024
- ◆ 314,536 population within 10-mile radius and 6.03% predicted growth rate (2022-2027)

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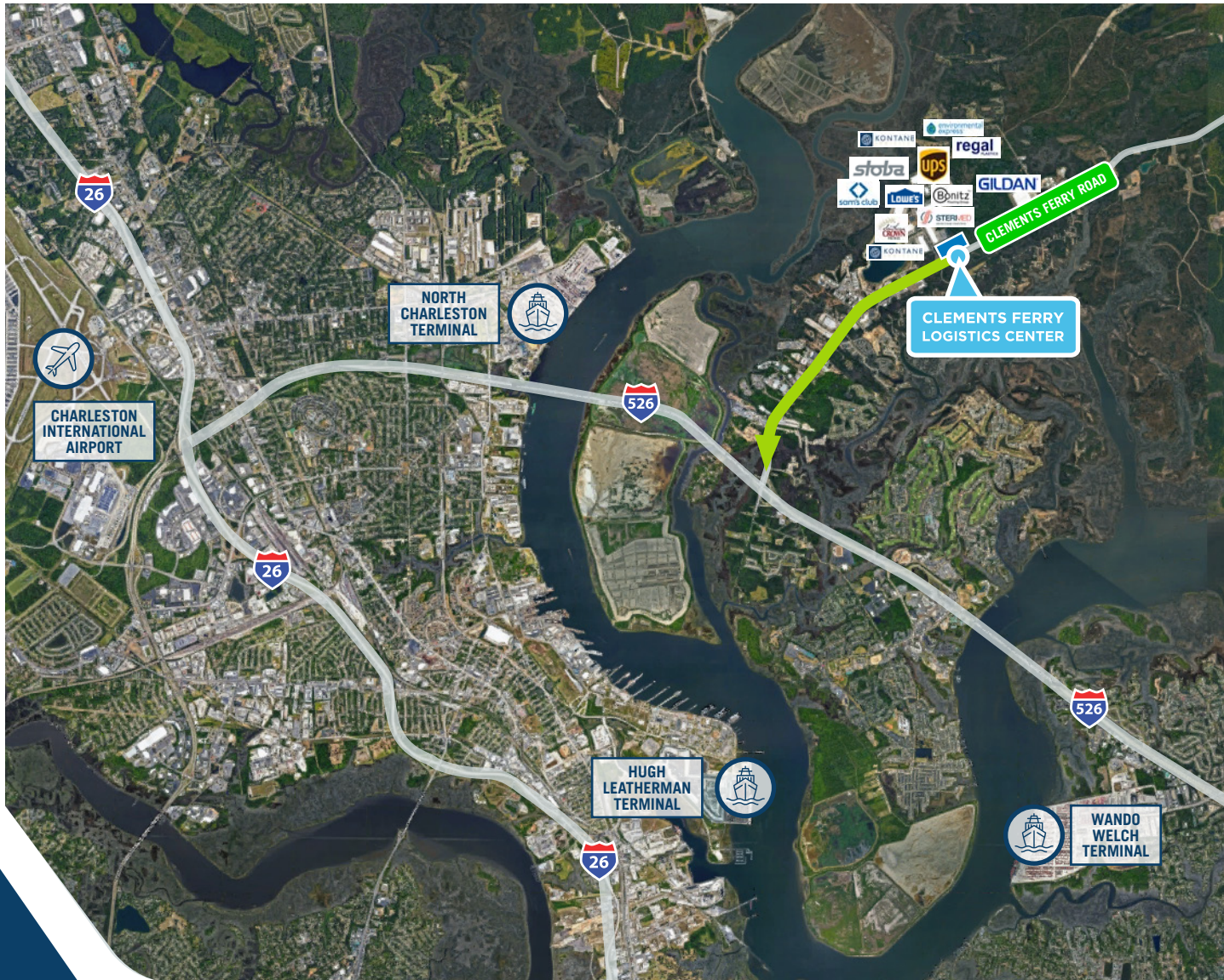
BUILDING TYPE	Concrete tilt panels with structural steel frame 1" insulated Low-E glass
BUILDING SIZE	Approximately 164,215± square feet
BUILDING DIMENSIONS	210' deep x 780' wide
ORIENTATION	Rear-load
COLUMN SPACING	50' deep x 52' wide typical, staging bays are 60' deep
CLEAR HEIGHT	32' minimum
ROOF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

9.2 MILES
PORT OF CHARLESTON NORTH TERMINAL

52 MILES
I-26/I-95 INTERCHANGE

207 MILES
CHARLOTTE, NC

297 MILES
ATLANTA, GA



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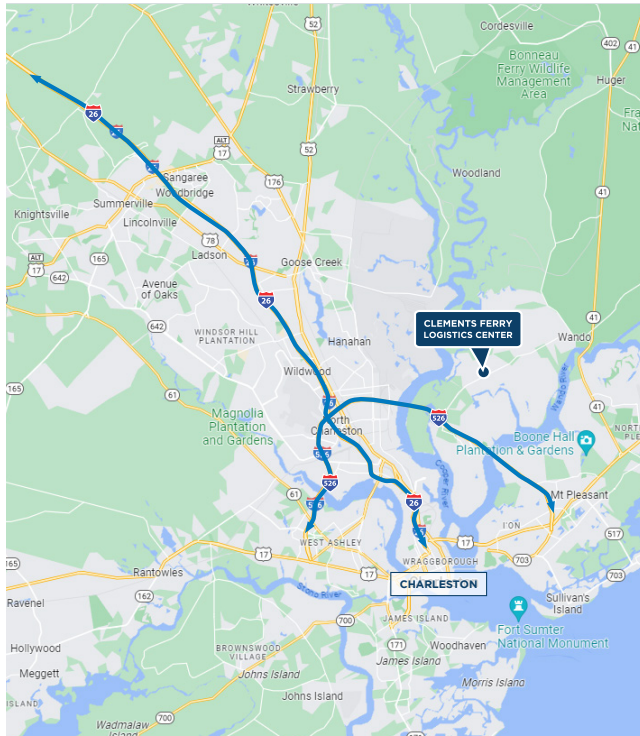
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LOCATION MAP
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1-DAY
SHIPPING TO
110M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



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