

# BERKELEY INDUSTRIAL PARK

174,700± TO 249,860± SF - BUILD-TO-SUIT

Strathmore Road and I-26  
Summerville, South Carolina 29483



## FOR LEASE

174,700± TO 249,860± SF WITH ADDITIONAL  
PARKING AND/OR TRAILER STORAGE

*SAMPLE RENDERING*



FOR MORE  
INFORMATION  
CONTACT

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SITE PLAN

Strathmore Road and I-26  
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## BUILDING I

249,860 SF | Planned

## BUILDING II

217,620 | Planned

## BUILDING III

196,560 SF | Planned

## BUILDING IV

174,720 SF | Planned

## REGIONAL SNAPSHOT

### BUSINESS-FRIENDLY INCENTIVES

Property tax incentives, sales tax exemptions and special discretionary incentives at local and state levels available.

### LOW TO NO COST TRAINING

Employers here benefit from collaborative partnerships that support the entire work-force pipeline, including recruiting and training programs.

### INNOVATION AND EDUCATION

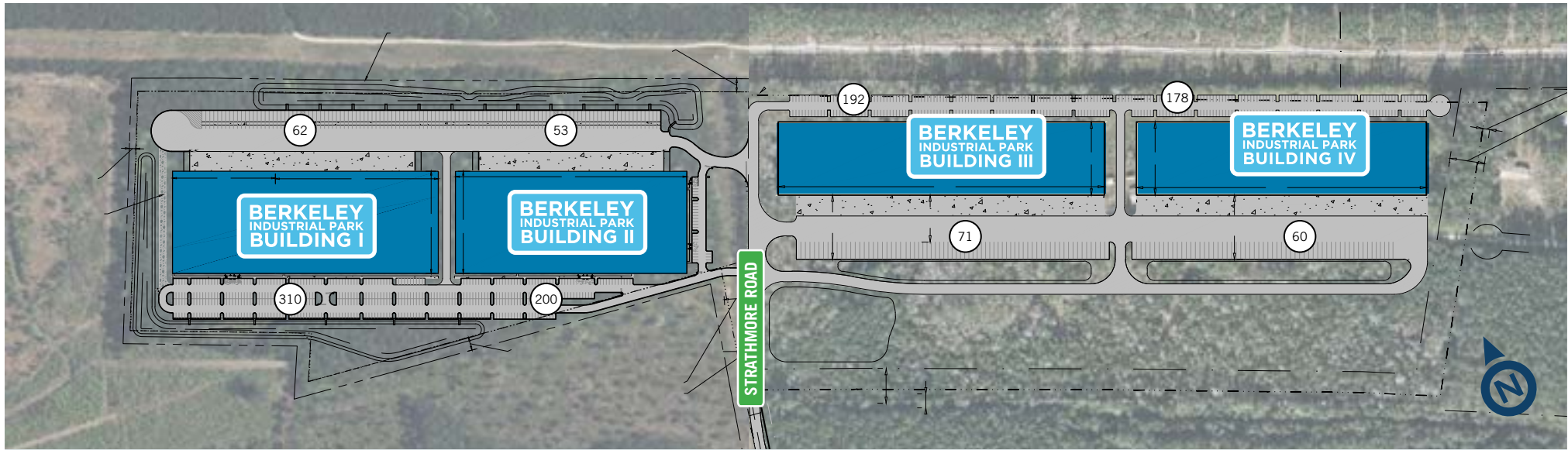
The Charleston region is home to more than 20 colleges and universities that produce highly-skilled talent, drive groundbreaking research and technological breakthroughs, and build a globally competitive market.

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BUILDING SPECS

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## BUILDING I

<b>BUILDING SIZE</b>	249,860± SF (806' x 310')
<b>ORIENTATION</b>	Front-load with 135' truck court
<b>VEHICLE PARKING</b>	310
<b>TRAILER PARKING</b>	62
<b>CLEAR HEIGHT</b>	32'
<b>INTERIOR</b>	Office to suit, ESFR fire suppression, LED lighting

## BUILDING II

<b>BUILDING SIZE</b>	217,620± SF (702' x 310')
<b>ORIENTATION</b>	Front-load with 135' truck court
<b>VEHICLE PARKING</b>	200
<b>TRAILER PARKING</b>	53
<b>CLEAR HEIGHT</b>	32'
<b>INTERIOR</b>	Office to suit, ESFR fire suppression, LED lighting

## BUILDING III

<b>BUILDING SIZE</b>	196,560± SF (936' x 210')
<b>ORIENTATION</b>	Rear load with 135' truck court
<b>VEHICLE PARKING</b>	192
<b>TRAILER PARKING</b>	71
<b>CLEAR HEIGHT</b>	32'
<b>INTERIOR</b>	Office to suit, ESFR fire suppression, LED lighting

## BUILDING IV

<b>BUILDING SIZE</b>	174,720± SF (832' x 210')
<b>ORIENTATION</b>	Rear load with 135' truck court
<b>VEHICLE PARKING</b>	178
<b>TRAILER PARKING</b>	60
<b>CLEAR HEIGHT</b>	32'
<b>INTERIOR</b>	Office to suit, ESFR fire suppression, LED lighting

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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.

**0.5  
MILES**

I-26 - JEDBURG ROAD  
INTERCHANGE

**15  
MILES**

CHARLESTON  
INTERNATIONAL AIRPORT

**22  
MILES**

PORT OF CHARLESTON  
NORTH TERMINAL

**24  
MILES**

I-26/I-95  
INTERCHANGE

**170  
MILES**

CHARLOTTE, NC

**250  
MILES**

ATLANTA, GA



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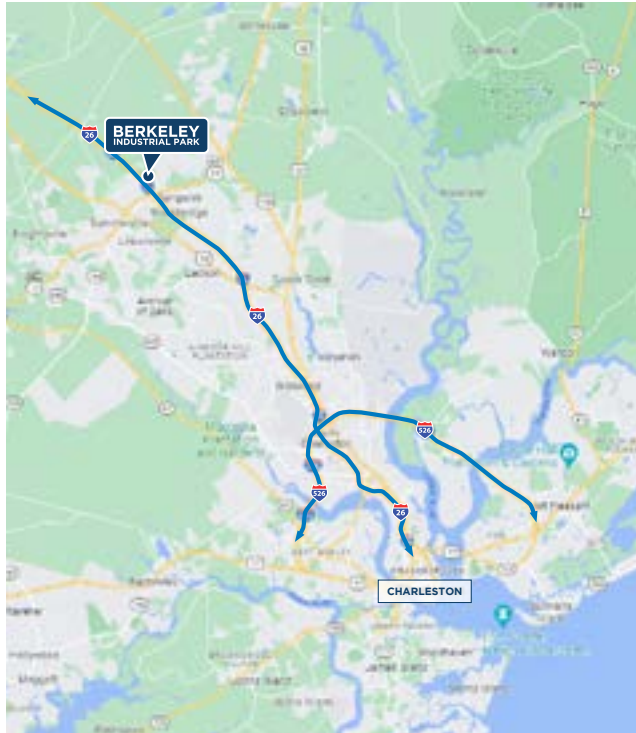


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LOCATION MAP

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

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