

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

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SITE PLAN

Clements Ferry Road
Charleston, South Carolina 29492

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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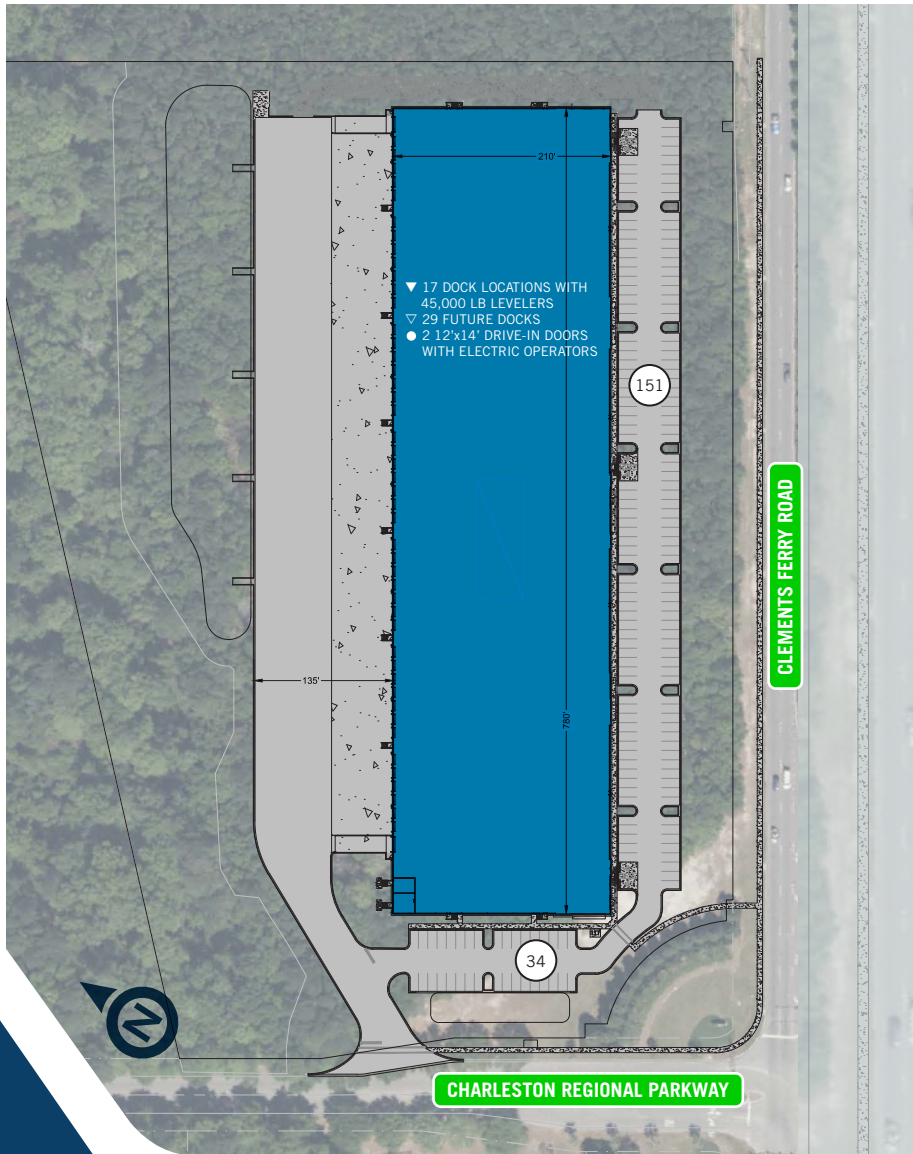


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BUILDING SPECS

Clements Ferry Road
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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 ESFR quick response pendent heads

TRUCK COURTS 135' deep

TRAILER PARKING 46 total spaces

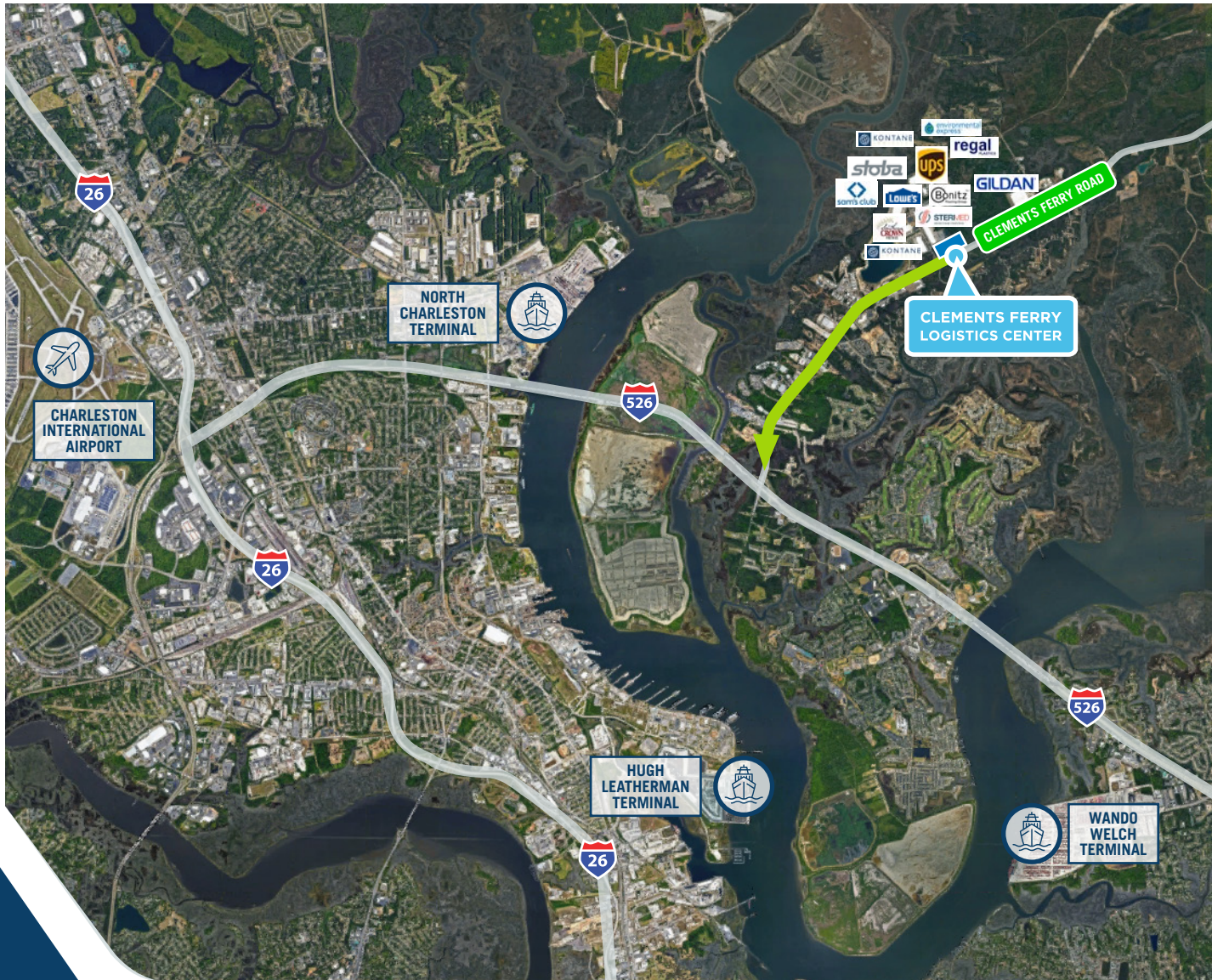
CAR PARKING 185 total spaces

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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

**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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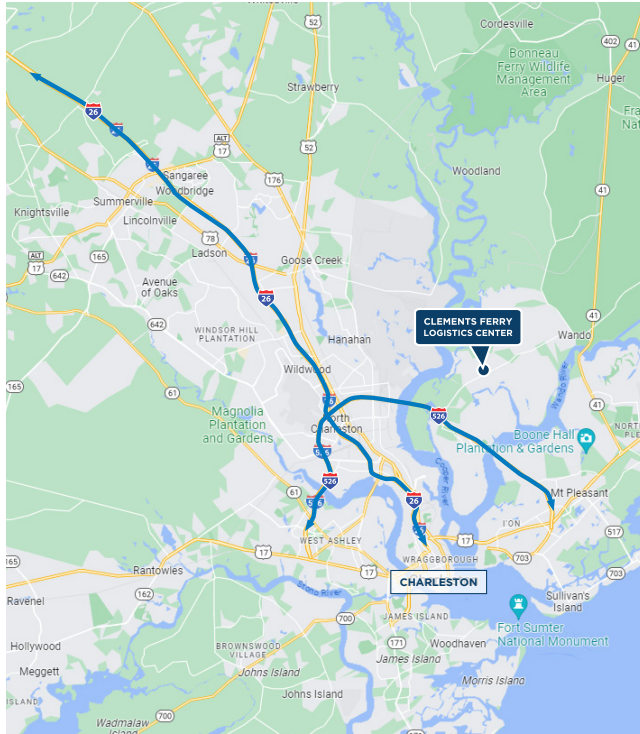


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1-DAY
SHIPPING TO
110M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



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