

BERKELEY INDUSTRIAL PARK

174,700± TO 257,920± SF - BUILD-TO-SUIT

Strathmore Road and I-26
Summerville, South Carolina 29483



BUILD-TO-SUIT

174,700± TO 257,920± SF WITH ADDITIONAL
PARKING AND/OR TRAILER STORAGE



FOR MORE
INFORMATION
CONTACT

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SITE PLAN

Strathmore Road and I-26
Summerville, South Carolina 29483



BUILDING I

257,920 SF | Planned

BUILDING II

209,560 | 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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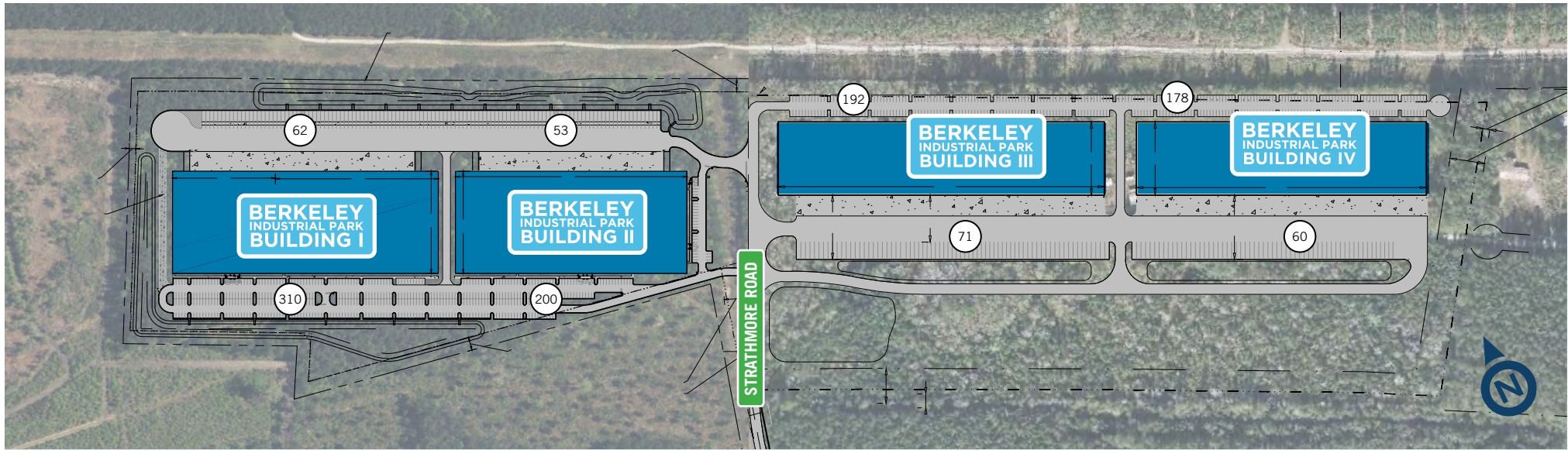
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BUILDING SPECS
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BUILDING I

BUILDING SIZE	257,920± SF (806' x 310')
ORIENTATION	Front-load with 135' truck court
VEHICLE PARKING	310
TRAILER PARKING	62
CLEAR HEIGHT	32'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

BUILDING II

BUILDING SIZE	209,560± SF (702' x 310')
ORIENTATION	Front-load with 135' truck court
VEHICLE PARKING	200
TRAILER PARKING	53
CLEAR HEIGHT	32'
INTERIOR	Office to suit, ESFR fire suppression, LED lighting

BUILDING III

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

BUILDING IV

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

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AREA MAP

Strathmore Road and I-26
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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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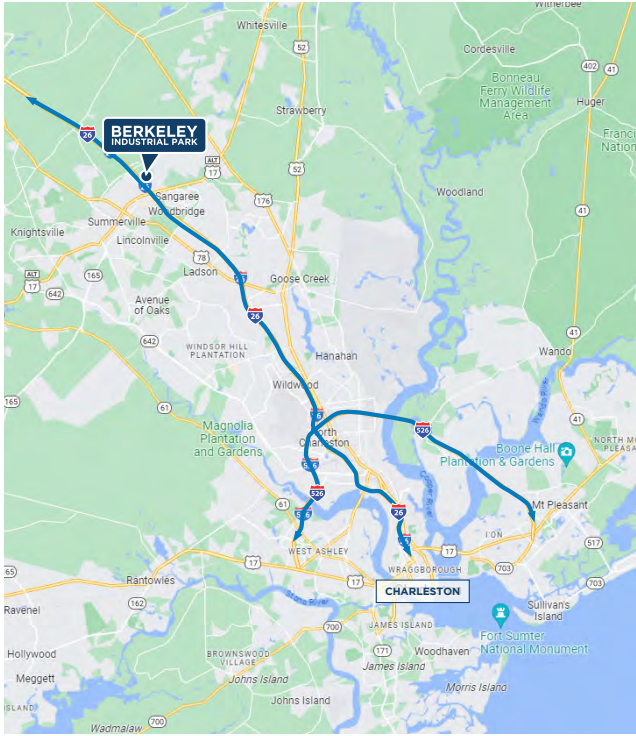


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LOCATION MAP

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1-DAY
SHIPPING TO
110M
CONSUMERS

2-DAY
SHIPPING TO
230M
CONSUMERS



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