



NORTH RHETT COMMERCE CENTER



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CBRE

RAIL-SERVED INDUSTRIAL
OPPORTUNITY ADJACENT TO
THE PORT OF CHARLESTON

5801
N Rhett Ave



- » ±47,000 - 318,926 SF FOR LEASE
- » NEW OWNERSHIP | IMPROVEMENTS UNDERWAY

PROPERTY OVERVIEW

North Rhett Commerce Center is a $\pm 516,881$ SF two-building industrial park located in Hanahan, SC, directly adjacent to the Port of Charleston's North Charleston Terminal.

The available $\pm 318,926$ SF building offers rail service, flexible suite configurations, and immediate access to I-26 and I-526, making it ideal for distribution, logistics, and port-related users.

Tenants benefit from a strategic infill location with strong connectivity to regional and global supply chain networks.

- » **BUILDING 1 $\pm 318,926$ SF TOTAL**
- » **DIVISIBLE DOWN TO $\pm 47,000$ SF SUITE**
- » **± 3.25 -ACRE DROP YARD**
- » **32' CLEAR HEIGHT (AT CENTER)**
- » **UP TO 10 DOCK DOORS PER SUITE**



LOCATION

± 1.7 Miles to North Charleston Terminal
 ± 1.4 Miles to NIWC
 ± 5.4 Miles to Boeing



FLEXIBLE CONFIGURATIONS

Divisible Building
Layout Down to
 $\pm 47,000$ SF



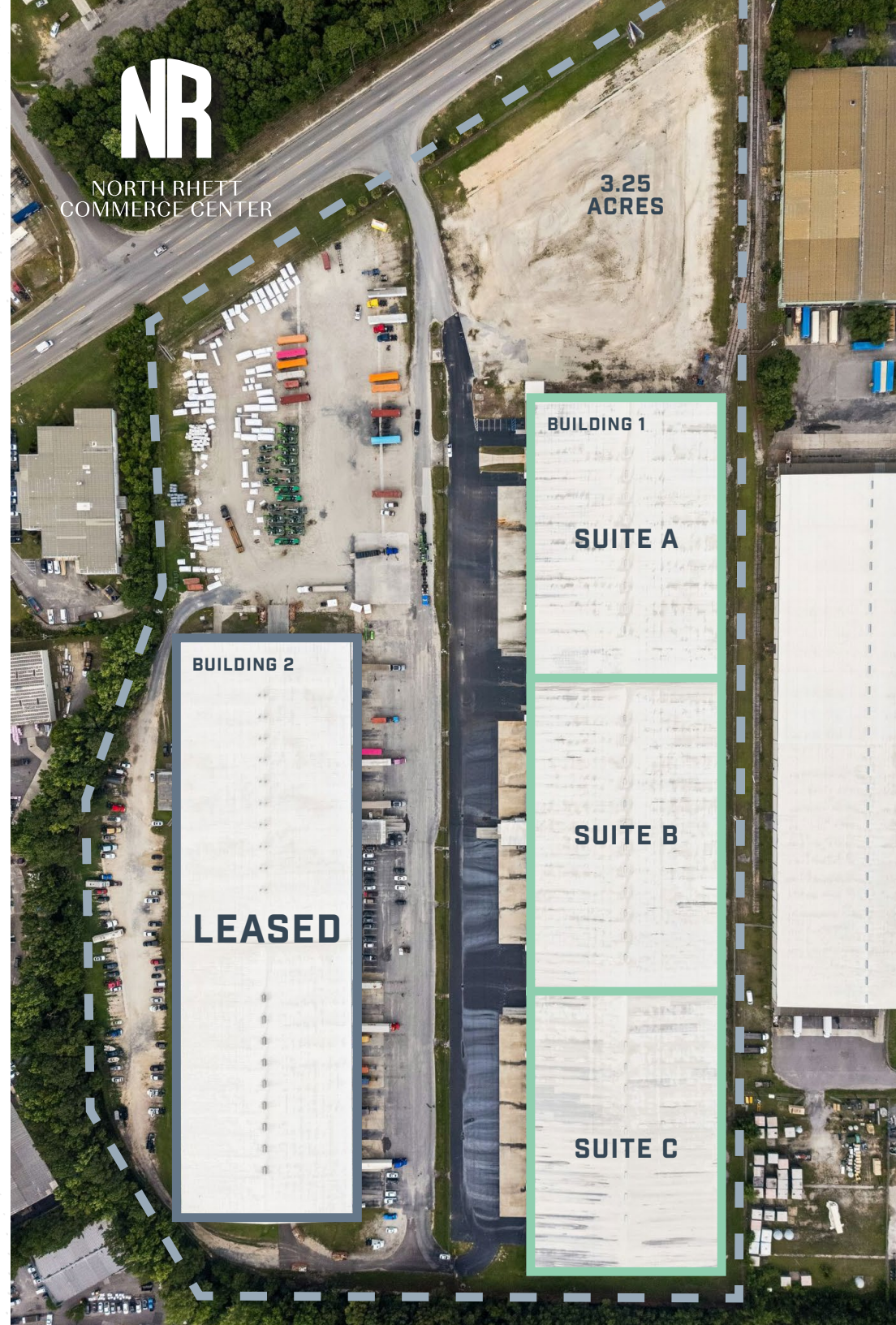
RAIL-SERVED

On-Site Access to
Active CSX Rail
Infrastructure

PROPERTY SPECIFICATIONS

BUILDING 1

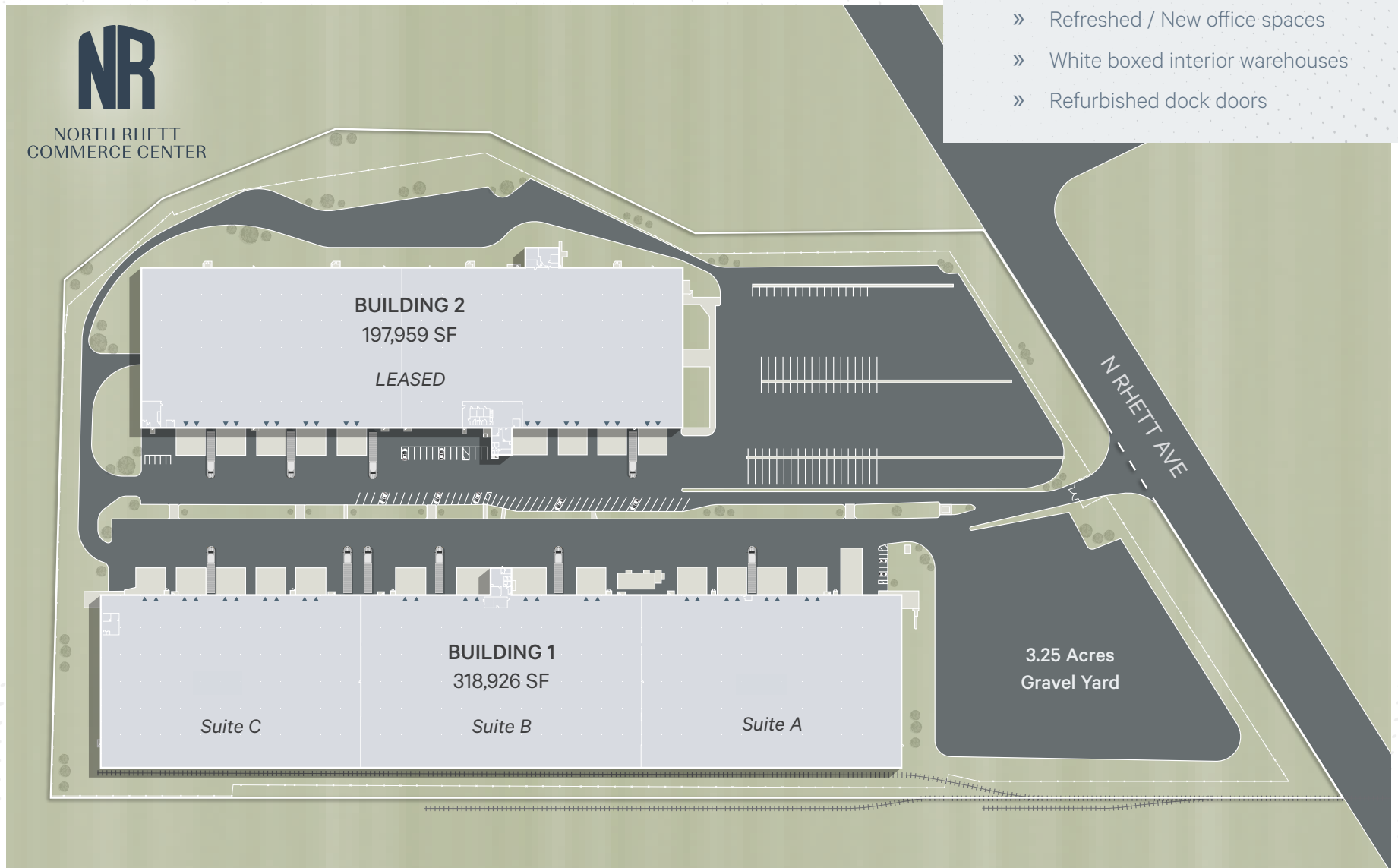
Total Building RSF	±318,926 SF
Suite A	103,656 SF
Suite B	111,583 SF
Suite C	103,687 SF
Divisibility	Down to ±47,000 SF
Building Depth	260'
Clear Height	24' (eaves) 32'6" (center)
Column Spacing	30' x 40'
Truck Court Depth	±110'
Dock Doors	8-10 per suite
Drive In Doors	Available in each suite
Rail Doors	6-7 per suite
Rail Service	Active CSX Rail Access
Office Space	±800 – 1,200 SF per suite
Fire Protection	ESFR Sprinkler System
Lighting	LED
Yard Space	±3.25-Acre Drop Yard



SITE PLAN



NORTH RHETT
COMMERCE CENTER



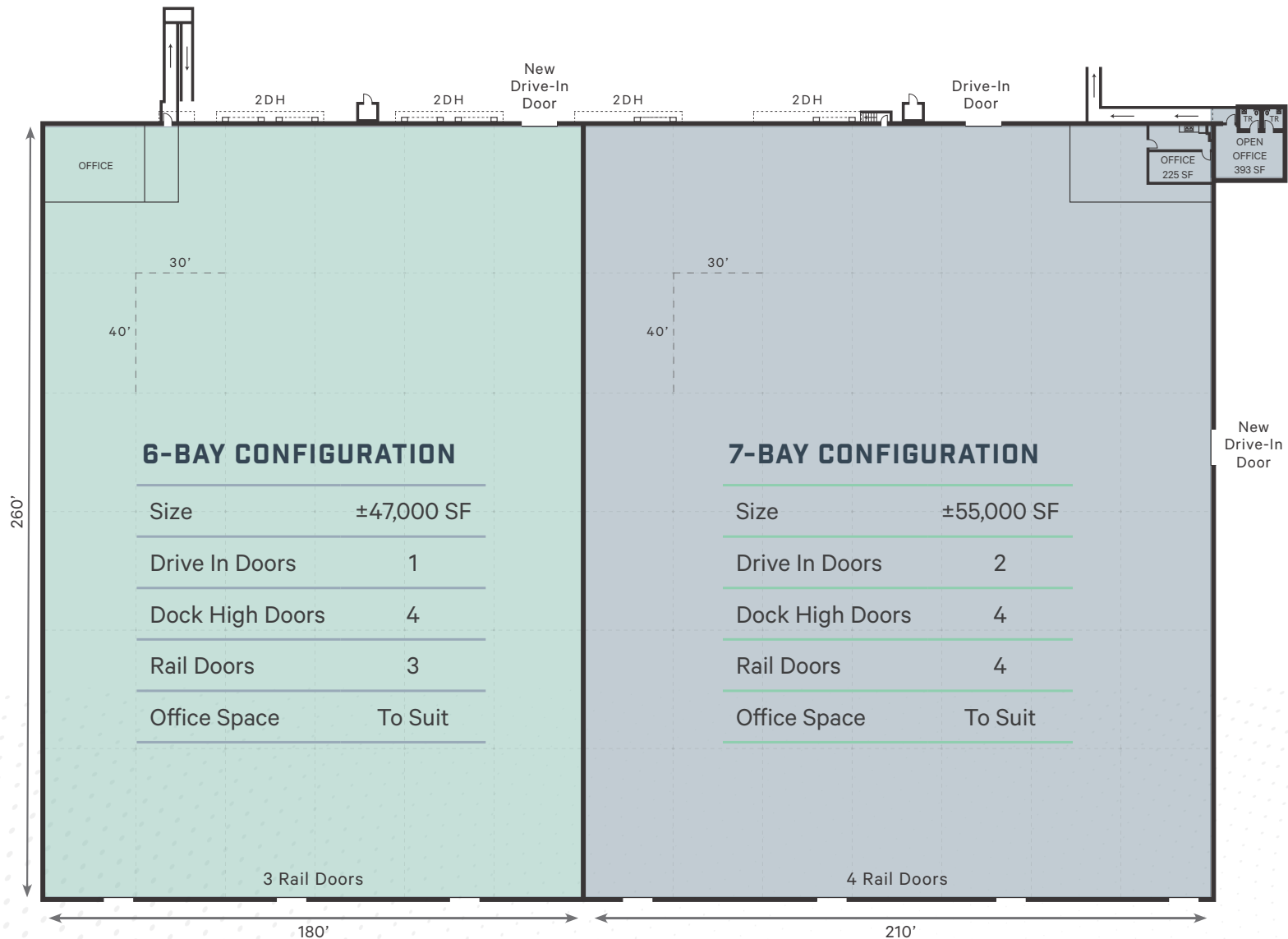
PROPERTY IMPROVEMENTS

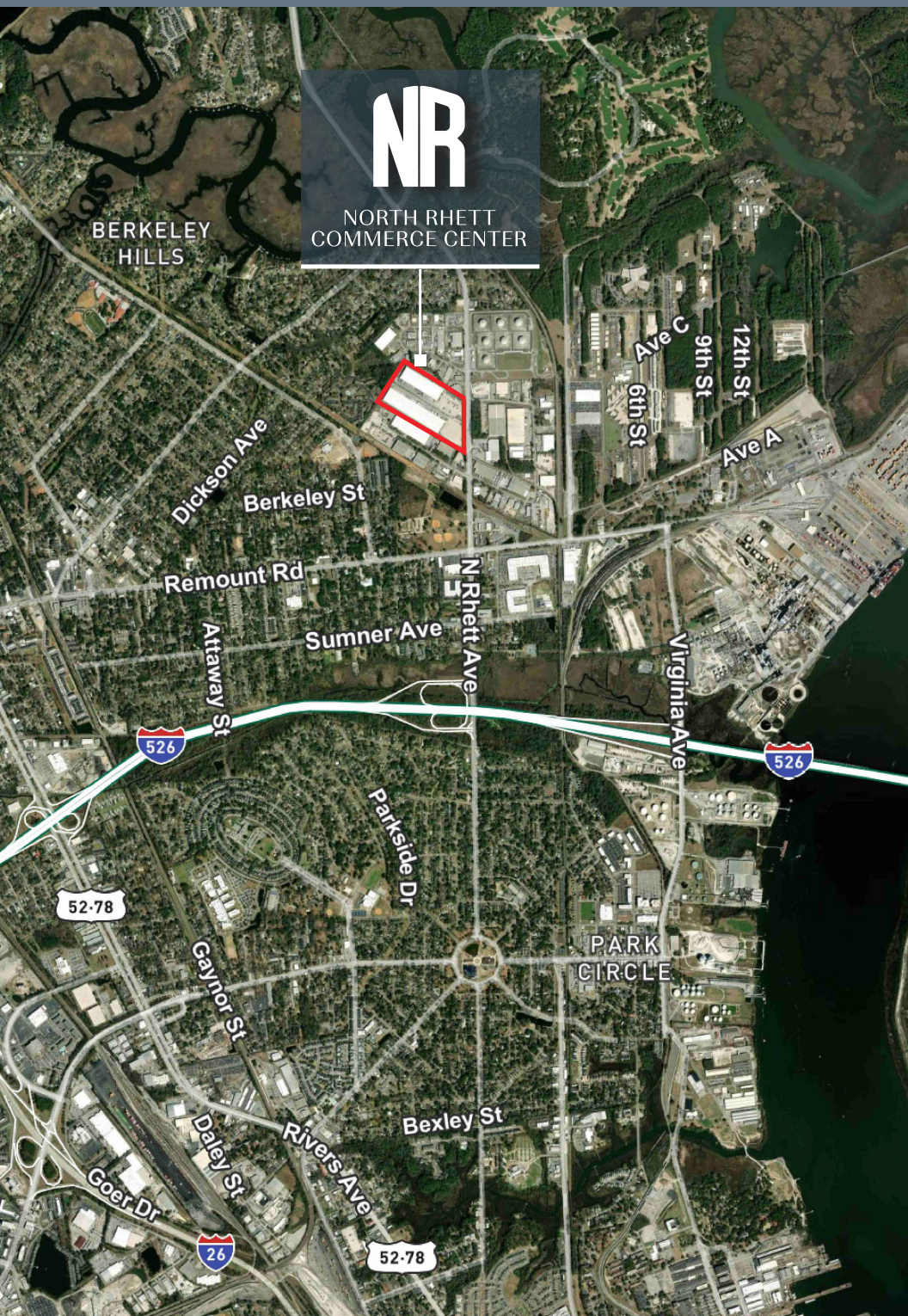
- » New 23' x 23' oversized door on endcap, with ramp to laydown yard
- » New dock ramps in all suites
- » Upgraded LED lighting
- » Refreshed / New office spaces
- » White boxed interior warehouses
- » Refurbished dock doors

CONCEPTUAL SUB-DIVISION PLAN

BUILDING 1 | SUITE A

- » Suite A totals $\pm 103,656$ SF and can be subdivided into $\pm 55,000$ SF and $\pm 47,000$ SF configurations
- » The space includes 7 rail doors, 3 drive-in doors, 8 dock-high doors, and office space, providing flexible functionality for logistics and distribution users





PROPERTY LOCATION

Interstates

I-526	±1.0 mile
I-26	±2.5 miles

Port Terminals

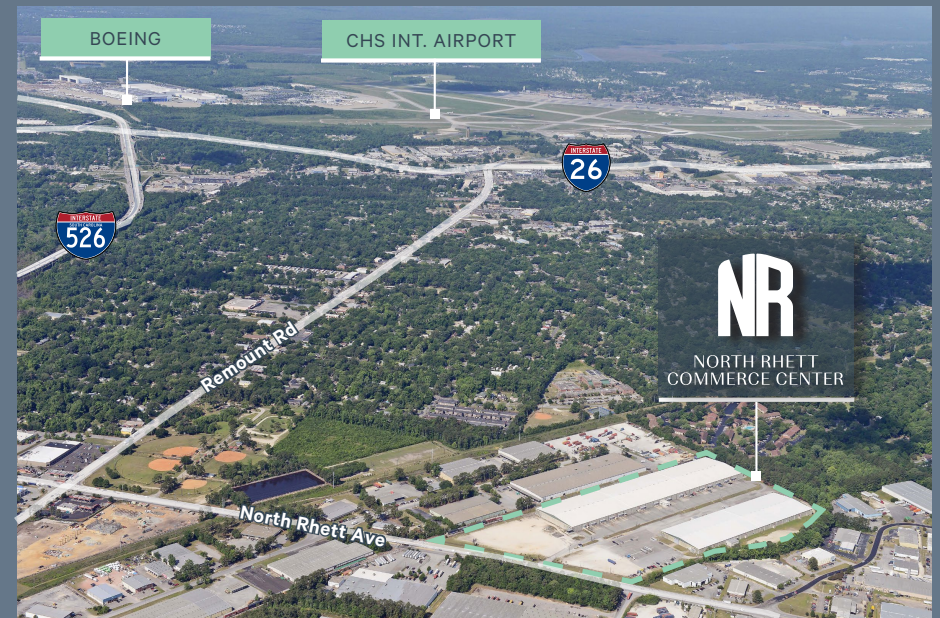
North Charleston Terminal	±1.7 miles
Hugh Leatherman Terminal	±6.1 miles
Wando Welch Terminal	±10.7 miles

Transportation

CSX / Norfolk Southern Intermodal	±4.1 miles
Charleston International Airport	±5.4 miles

- » Direct adjacency to one of the busiest and fastest-growing ports in the U.S.
- » Seamless connectivity to interstate and rail networks
- » Close proximity to major employers including Boeing, Volvo, and Mercedes-Benz
- » Central access to the Southeast distribution corridor

AERIAL MAP



5801
N Rhett Ave
HANAHAN, SC

NR

NORTH RHETT
COMMERCE CENTER



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