



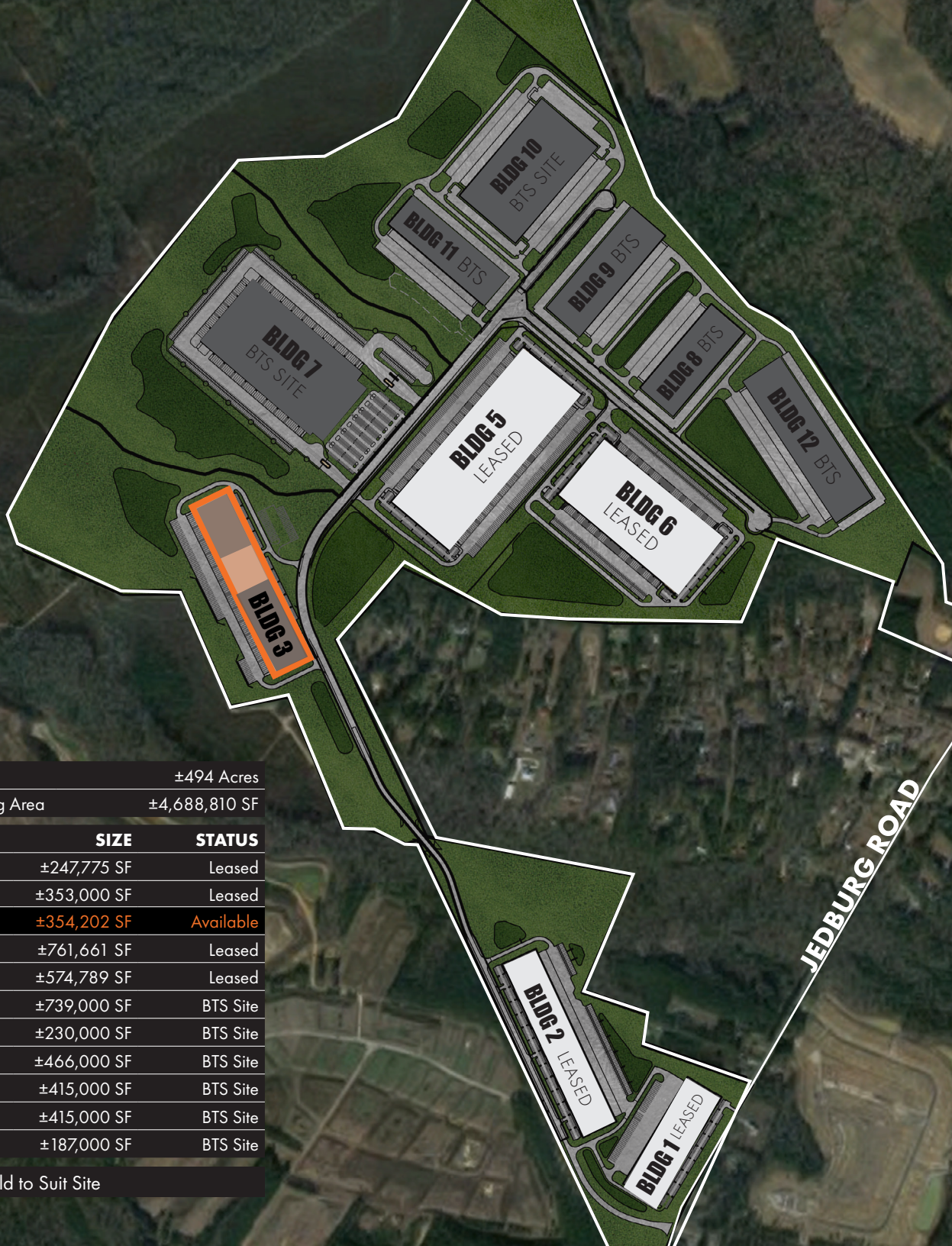
BERKELEY CHARLESTON
TRADEPORT

**±81,908 SF
AVAILABLE**

BUILDING 3 | ±81,908 SF FOR LEASE

607 Tradeport Drive, Summerville, South Carolina





Site Area ±494 Acres

Total Building Area ±4,688,810 SF

BUILDING	SIZE	STATUS
Building 1	±247,775 SF	Leased
Building 2	±353,000 SF	Leased
Building 3	±354,202 SF	Available
Building 5	±761,661 SF	Leased
Building 6	±574,789 SF	Leased
Building 7	±739,000 SF	BTS Site
Building 8	±230,000 SF	BTS Site
Building 9	±466,000 SF	BTS Site
Building 10	±415,000 SF	BTS Site
Building 11	±415,000 SF	BTS Site
Building 12	±187,000 SF	BTS Site

* BTS = Build to Suit Site

KEY ADVANTAGES



PRIME LOCATION

Located off of I-26 with close proximity to Port of Charleston, Volvo, Mercedes-Benz Complex, Charleston Int. Airport and I-95.



ACCESS TO PORT

The Port of Charleston has grown at more than twice the rate of other U.S. ports in recent years. The South Carolina Ports Authority's Post-45 Harbor Deepening Project further enhances the port's capacity and ability to accommodate larger vessels.



HIGH GROWTH

Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.



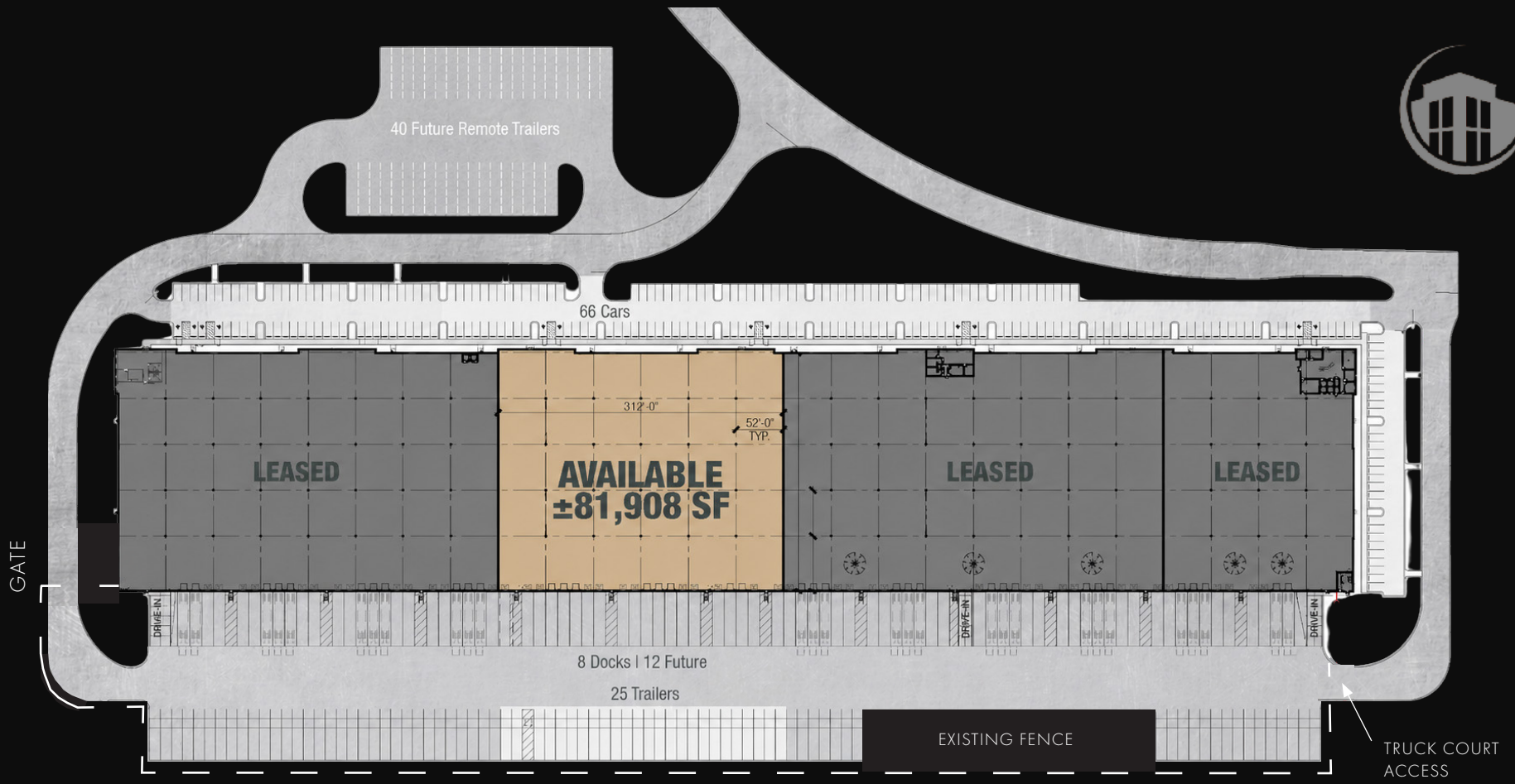
BUILD TO SUIT

Multiple BTS opportunities; ability to build over 1.5 million SF under one roof.



CAPITALIZED + EXPERIENCED

Established in 2012, NorthPoint Development is a privately held real estate company specializing in Class A industrial, data center, and multifamily development, acquisition, leasing, and management. Their in-house platform provides streamlined, end-to-end solutions for clients including Amazon, Tesla, Home Depot, Chewy, GE, Ryder, and PepsiCo.



BUILDING 3 | ±81,809 SF AVAILABLE

BUILDING SIZE:	±354,202 SF	BLDG CONFIGURATION:	Rear Load	TRUCK COURT DEPTH:	185'
BUILDING DIMENSIONS:	260' x 1352'	CLEAR HEIGHT:	36'	LIGHTING:	LED with motion sensors, 30 FC avg; 30" AFF
DIVISIBLE SIZE:	±40,000 SF	DOCK DOORS:	8 Dock Doors (12 Future Docks)	CONSTRUCTION:	100% Concrete Tilt Panel
OFFICE:	Planned	DRIVE-IN DOORS:	To Suit	ELECTRICAL SERVICE:	(1) 600 A distribution panels
COLUMN SPACING:	52' x 50'	TRAILER PARKING:	25 Trailers (40 Future Stalls)	SPRINKLER SYSTEM:	ESFR
SPEED BAY SPACING:	60'	AUTO PARKING:	66 Cars	YEAR BUILT:	2024

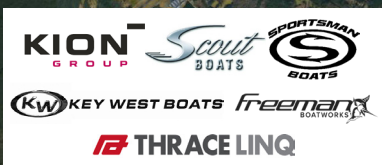


BERKELEY CHARLESTON
TRADEPORT

RIDGEVILLE



JEDBRUG RD



SUMMERVILLE



LOCATION

Located in Summerville's industrial corridor, this BCT is just one mile from I-26, 30 miles from I-95, 25-30 miles from the Port of Charleston, and 15 miles from Charleston International Airport. It is also close to major OEMs like Volvo, Mercedes-Benz Vans, and Boeing.

LADSON



BERKELEY CHARLESTON

TRADEPORT



PETER FENNELLY SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

WILL CROWELL SIOR
+1 843 990 7879
will.crowell@bridge-commercial.com

