



landmark
INDUSTRIAL

PORT LINK | 26



FULLY ENTITLED & SITE-READY

TMS# 0860000041000 & 0860000039000

APPROVED
Zoning

COMPLETED
Due Diligence

ISSUED
Wetland
Permit

APPROVED
Grading
Plan

FINALIZED
Utility
Routing

POWER
Up to 30MW
Available

BUILD-TO-SUIT OPPORTUNITY

ALONG I-26

Port Link 26 represents a rare build-to-suit industrial opportunity within Charleston's rapidly growing, in-demand industrial corridor. Strategically positioned along Interstate 26, 20 minutes from I-95, the project will deliver up to 683,000 square feet of demisable Class A industrial space with heavy power, providing distribution, logistics, and manufacturing users a critical combination of scale, access, flexibility and power.



POWER

UP TO 30MW AVAILABLE VIA
EDISTO ELECTRIC



AVAILABLE SPACE

533,520 – 683,280 SF (DEMISABLE)



LESS THAN 20 MIN
TO INTERSTATE 95



SITE ACREAGE

63 ACRES



ZONING

LIGHT INDUSTRIAL



ACCESS

I-26, VIA RIDGEVILLE RD

QUALIFIED OPPORTUNITY ZONE

Port Link 26 sits within a dedicated **Rural Qualified Opportunity Zone**, offering deferred capital gains taxes, reduced property improvement thresholds, and specialized tax basis step-ups to rural industrial developments.

SITE PLAN OPTION 1

SITE SPECS | UP TO 683,280 SF



BUILDING 1

Size	274,040 SF
Configuration	Rear-Load
Footprint	310' x 884'
Clear Height	36'
Slab	7"
Column Spacing	52' x 50'
Dock Doors	52
Auto	172
Trailer	65

BUILDING 2

Size	274,040 SF
Configuration	Rear-Load
Footprint	310' x 884'
Clear Height	36'
Slab	7"
Column Spacing	52' x 50'
Dock Doors	52
Auto	170
Trailer	69

BUILDING 3

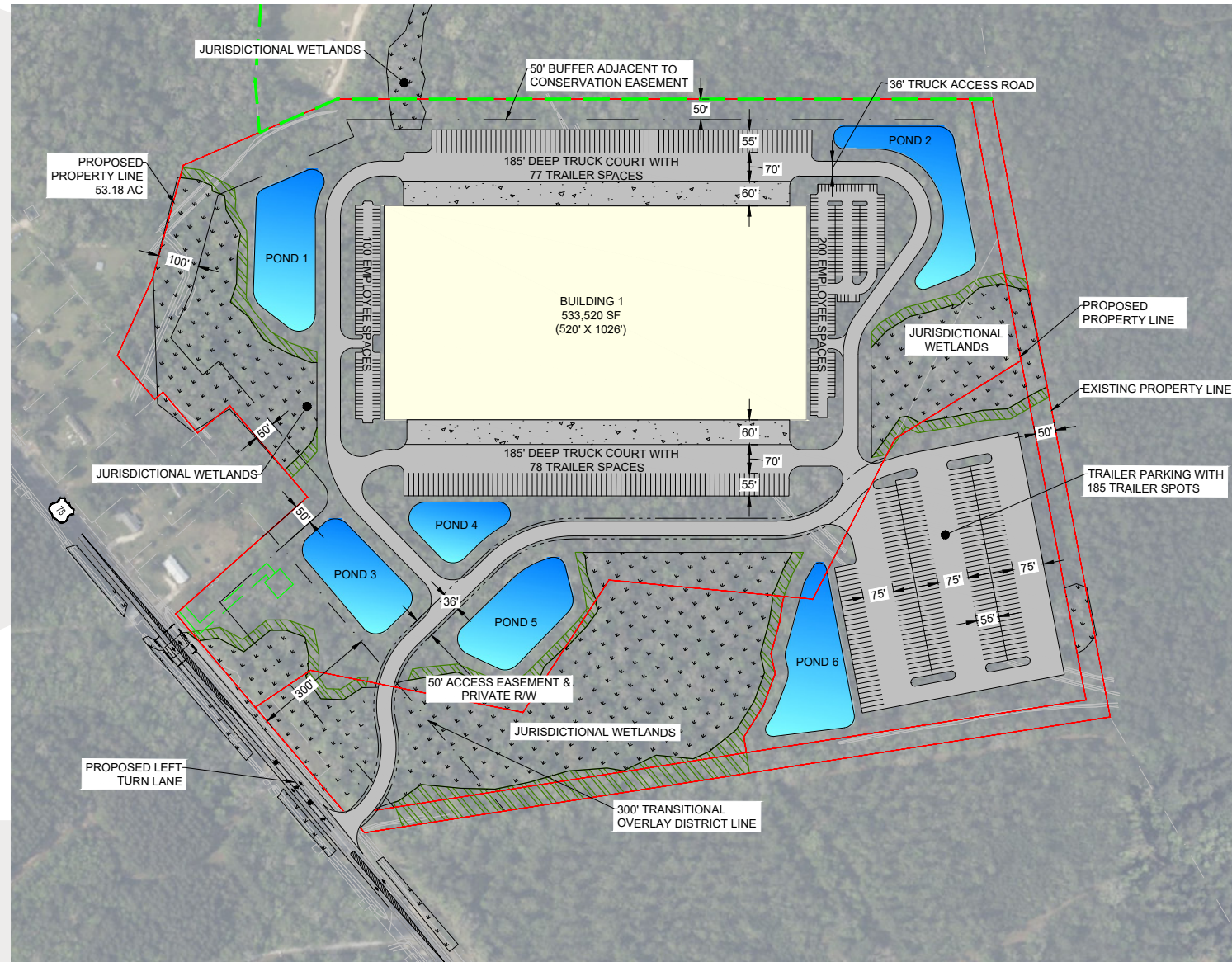
Size	135,300 SF
Configuration	Rear-Load
Footprint	260' x 520'
Clear Height	32'
Slab	6"
Column Spacing	52' x 50'
Dock Doors	131
Auto	442
Trailer	171

SITE PLAN OPTION 2

SITE SPECS

BUILDING 1

Size	533,520 SF
Configuration	Cross-Dock
Footprint	520' x 1026'
Clear Height	40'
Slab	7"
Column Spacing	52' x 50'
Dock Doors	114
Auto	300
Trailer	340



WHERE LOGISTICS LEADERS CONNECT

Anchored by a heavy concentration of global distribution and manufacturing leaders, including Walmart, Volvo, Mercedes-Benz, and Amazon, Charleston's robust logistics infrastructure continues to draw major industrial users to the region. With seamless connectivity to critical highways, ports, and air networks, Charleston also delivers 1-2-day shipping access to 29 of the largest metropolitan markets in the U.S.

KEY ACCESS POINTS

I-26
5 MINS

I-77
1 HOUR

I-95
20 MINS

I-20
1 HR 15 MINS

Charleston International Airport
35 MINS

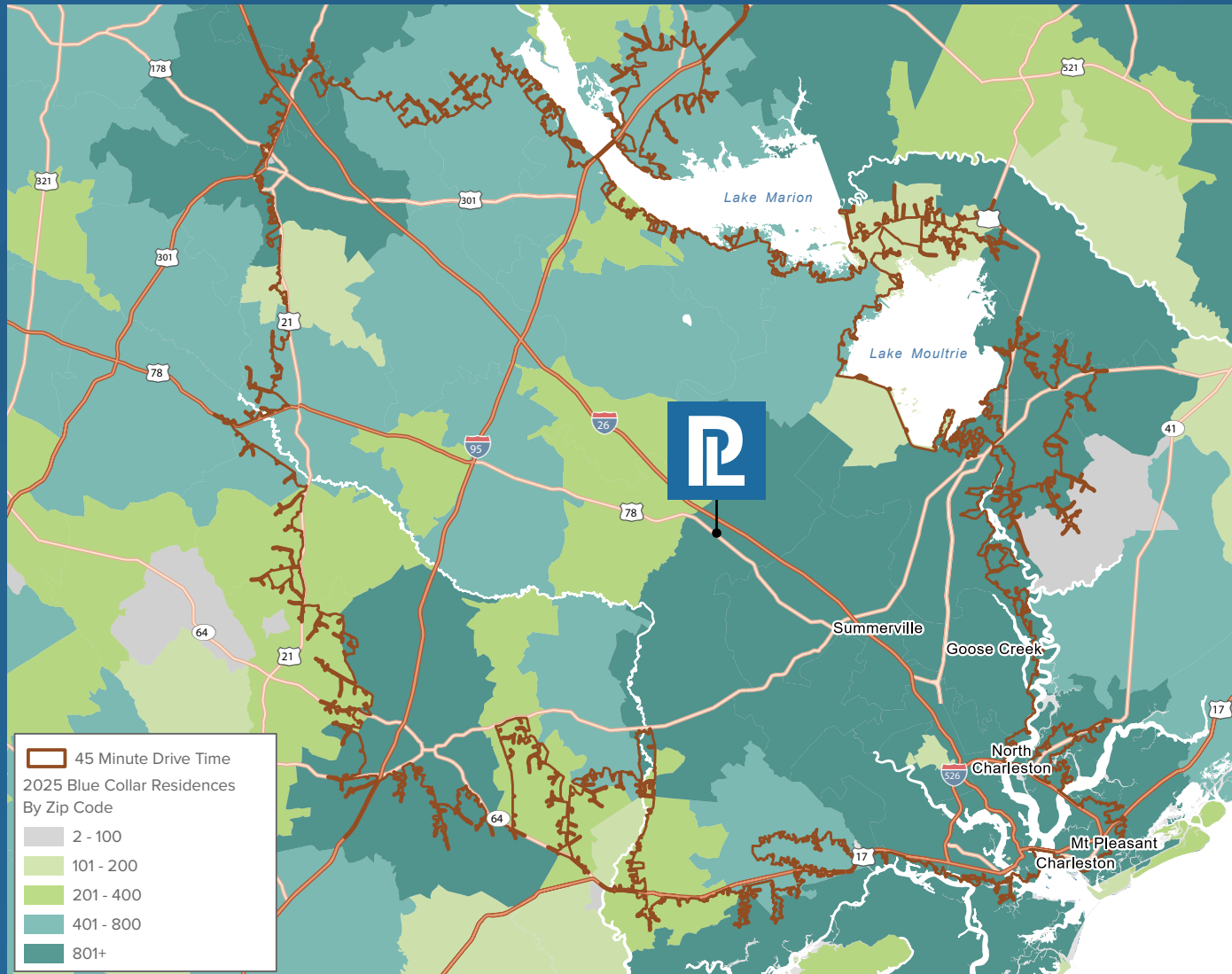
Port of Charleston
45 MINS

Port of Savannah
1 HR 45 MINS



WHY CHARLESTON REGION?

With a growing population, the greater Charleston region offers local employers an impressive pool of 430,000+ skilled workers. And the area's exceptional education and workforce training system continues to build a solid base of technically skilled workers in engineering, information technology and more.



GREATER CHARLESTON WORKFORCE



Population
684,000



College Educated
46%



Employed
423,000



Manufacturing &
transportation
54,000+



Median age
36.7



Population between
20-44 years old
35.8%



LANDMARK INDUSTRIAL

Landmark Industrial is an execution-oriented commercial real estate firm that is focused on developing light industrial buildings throughout the southeast. Landmark pursues development opportunities in under-served secondary and tertiary markets located near seaports, inland ports, and major highways where we can create value through our deep understanding of the development process, industrial markets and supply chains. This functional expertise enables us to identify and pursue transactions where others fail to perceive opportunity, understand risk, or possess the ability to navigate complex engineering, regulatory and/or political environments.

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