

EASTPORT DISTRIBUTION CENTER



FOR LEASE

±40,560 SF - Building 1

115 Horton Drive, Summerville, SC 29483

±112,840 SF - Building 2

157 Belgian Way, Summerville, SC 29483

LEE ALLEN

+1 843 805 5111 | lee.allen@jll.com

KEVIN COATS

+1 843 805 5112 | kevin.coats@jll.com

MASTER PLAN



BUILDING 1

115 HORTON DRIVE, SUMMERVILLE SC 29483

Size: ±40,560 SF Available

Spec office: 952 SF

Site Agerage: ±24.1

Dimensions: 260' x 884'

Clear Height: 36'

Column Spacing: 52' x 50' (typical)

Dock Doors: (11) 9' X 10'

Format: Rear load

Drive-In Doors: 0

Trailer Parking: 10

Truck court 185'

Car Parking: 37

Sprinklers: ESFR sprinkler system

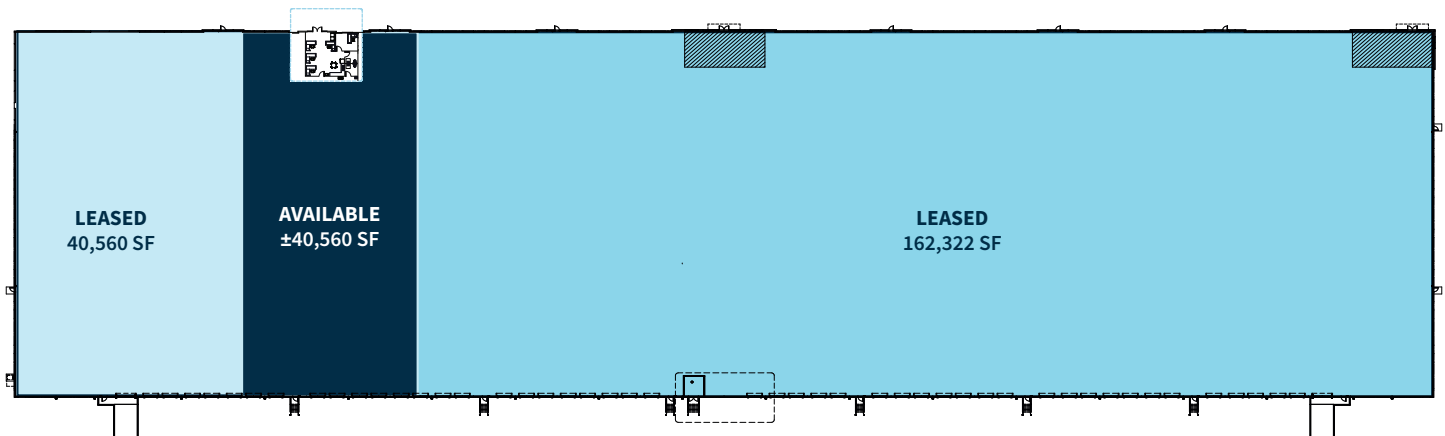
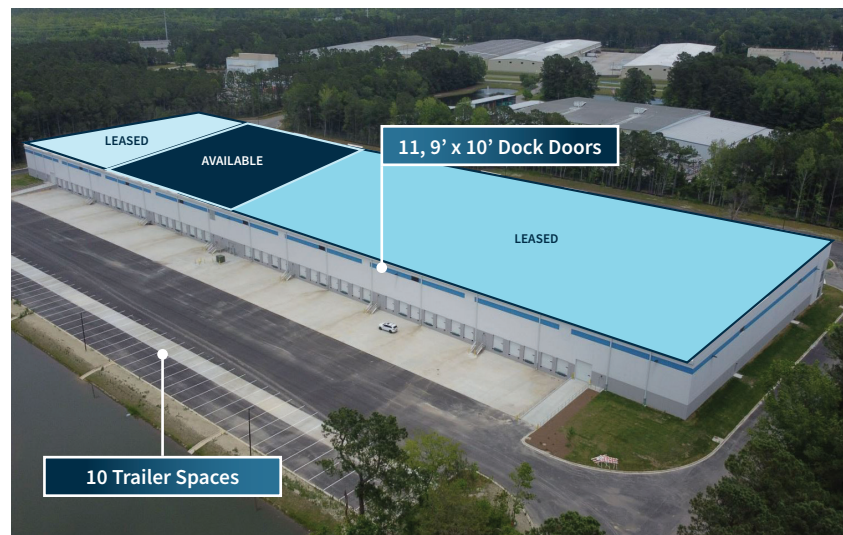
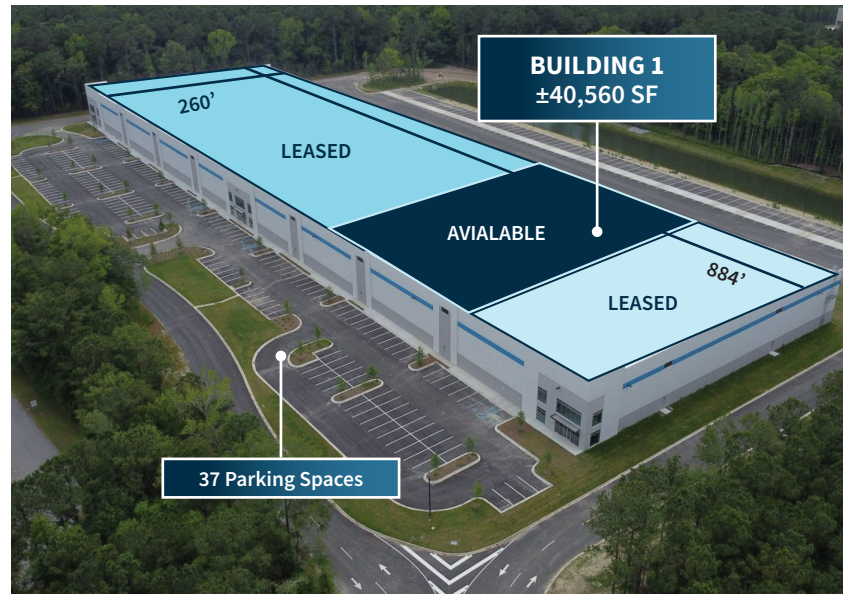
Lighting: Full LED lighting to 30 FC

Roofing: R-20 mechanically attached 60 mil TPO roof with NDL warranty included

Floors: 4,000 psi - 6" unreinforced concrete

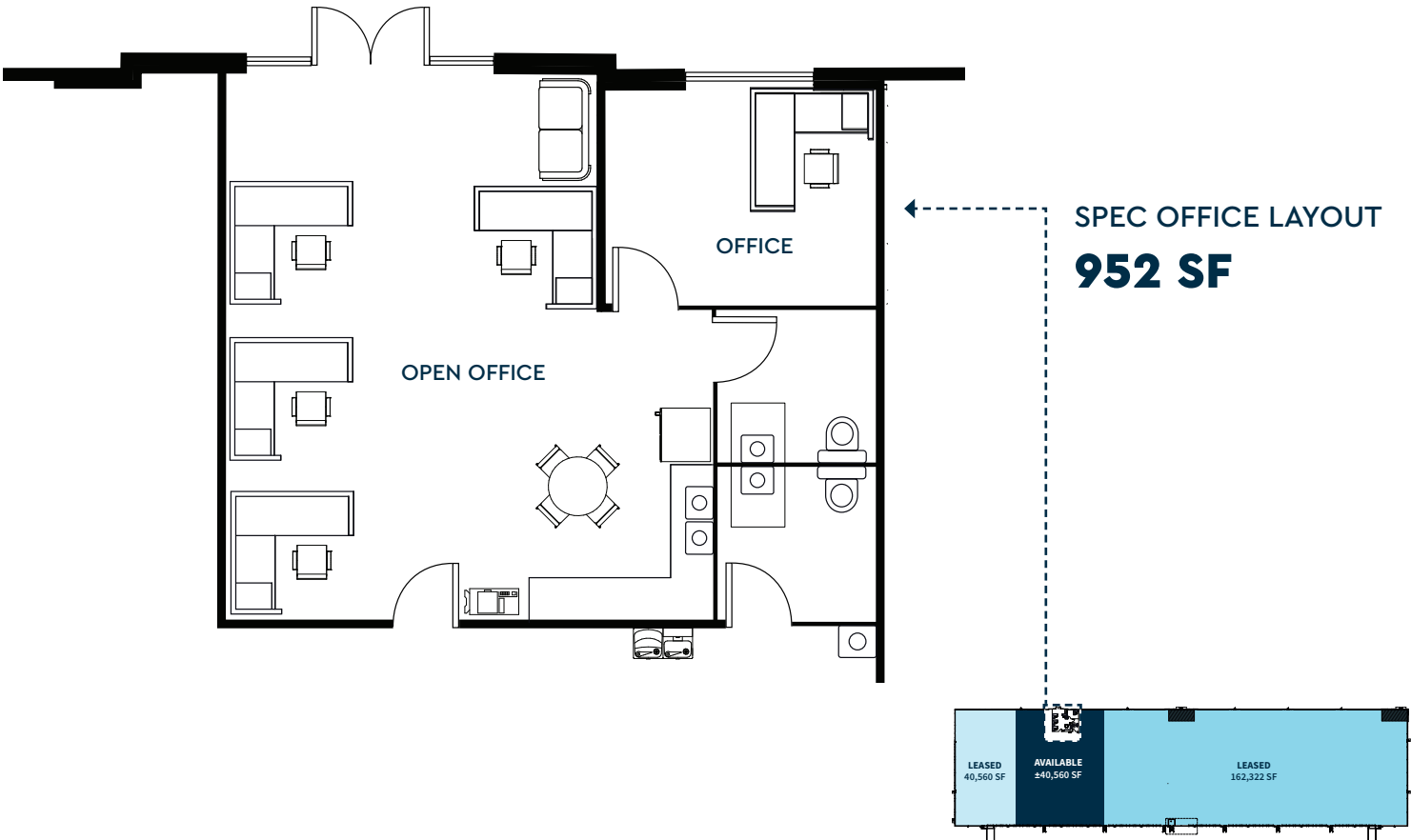
Electrical: 277/480V, 3-phase 2,000s amp service

Zoning: Light industrial / Dorchester County



BUILDING 1 SPEC OFFICE

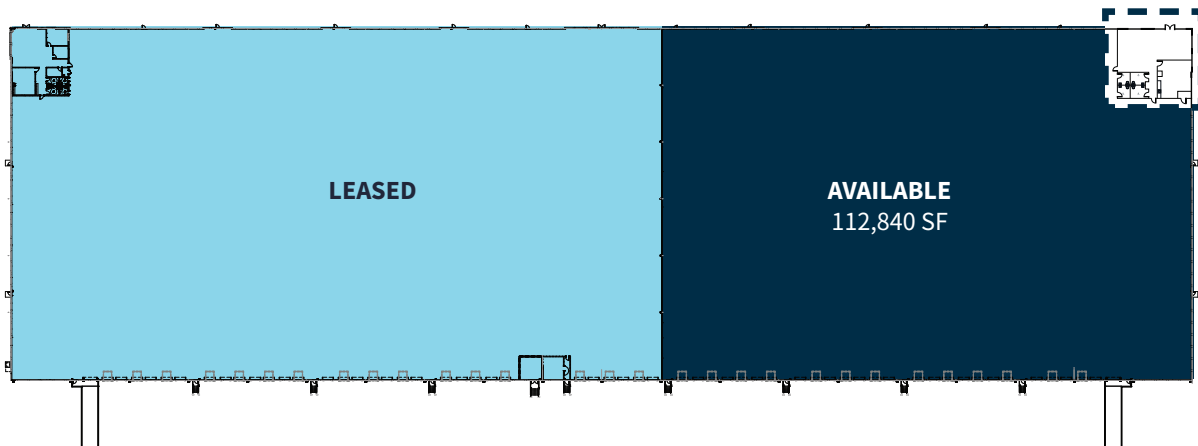
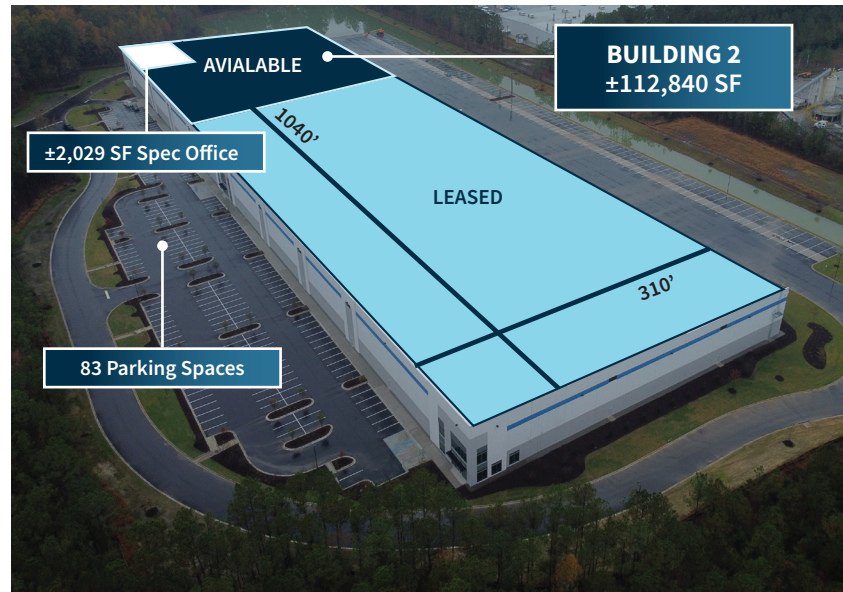
115 HORTON DRIVE, SUMMERVILLE SC



BUILDING 2

157 BELGIAN WAY, SUMMERVILLE SC 29483

Size:	±112,840 SF
Spec Office:	2,029 SF
Site Acreage:	±24.1
Dimensions:	310' x 1040'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	19, 9' x 10' with (9) 35,000 lbs pit levelers
Format:	Rear load
Drive-In Doors:	(2) 12' x 14'
Trailer Parking:	31
Truck court	185'
Car Parking:	83
Sprinklers:	ESFR sprinkler system
Lighting:	Full LED lighting
Roofing:	R-20 mechanically attached 60 mil TPO roof with NDL warranty included
Floors:	4,000 psi - 7" unreinforced concrete
Electrical:	277/480V, 3-phase 3,000 amps service
Zoning:	Industrial / Dorchester County

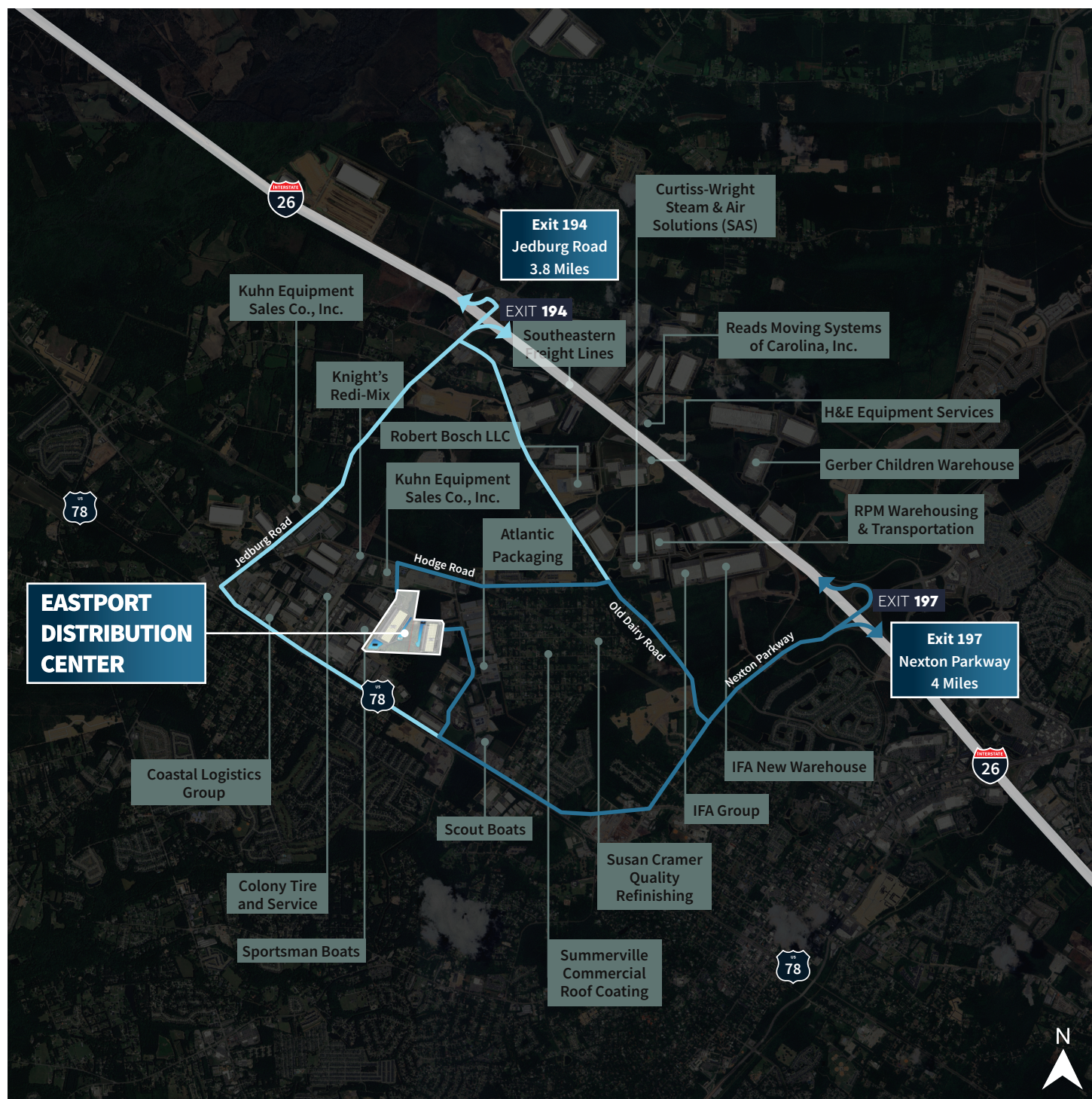


BUILDING 2 SPEC OFFICE

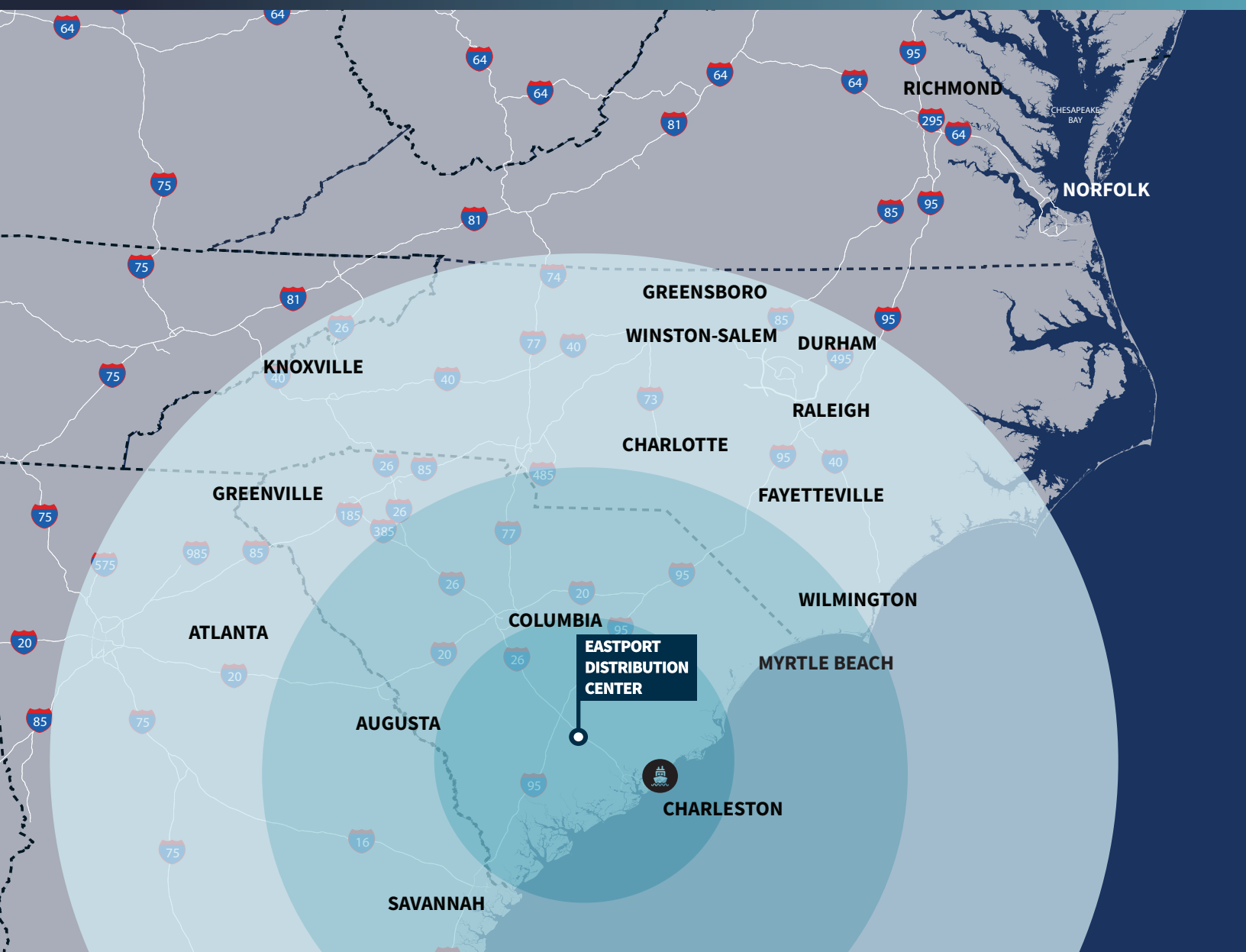
115 HORTON DRIVE, SUMMERVILLE SC



LOCAL ACCESS MAP



REGIONAL MAP



WITHIN 60 MINUTES

Boeing
Volvo
Mercedes
Chs Airport
Leatherman Terminal

WITHIN 120 MINUTES

Columbia, SC
Myrtle Beach, SC
Savannah, GA
Augusta, GA

WITHIN 180 MINUTES

Greenville, SC
Charlotte, NC
Wilmington, NA
Raleigh, NC
Atlanta, GA



LEE ALLEN

+1 843 805 5111

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