

LOWCOUNTRY LOGISTICS 2&3

8250 & 8276 Patriot Boulevard, North Charleston, SC 29418

CLASS A INDUSTRIAL FOR LEASE

- Two buildings totaling $\pm 180,052$ SF;
Divisible to $\pm 16,000$ SF
- Delivery Q3 2027

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SUPERIOR INFILL LOCATION

FLEXIBLE SIZING

Two buildings combined totaling $\pm 180,099$ SF or can be subdivided down to $\pm 16,000$ SF.

ACCESSIBLE

Direct access to Palmetto Commerce Park. Easily accessible to and from I-26, ports, and other industrial tenants.

SURROUNDED BY SKILLED LABOR FORCE

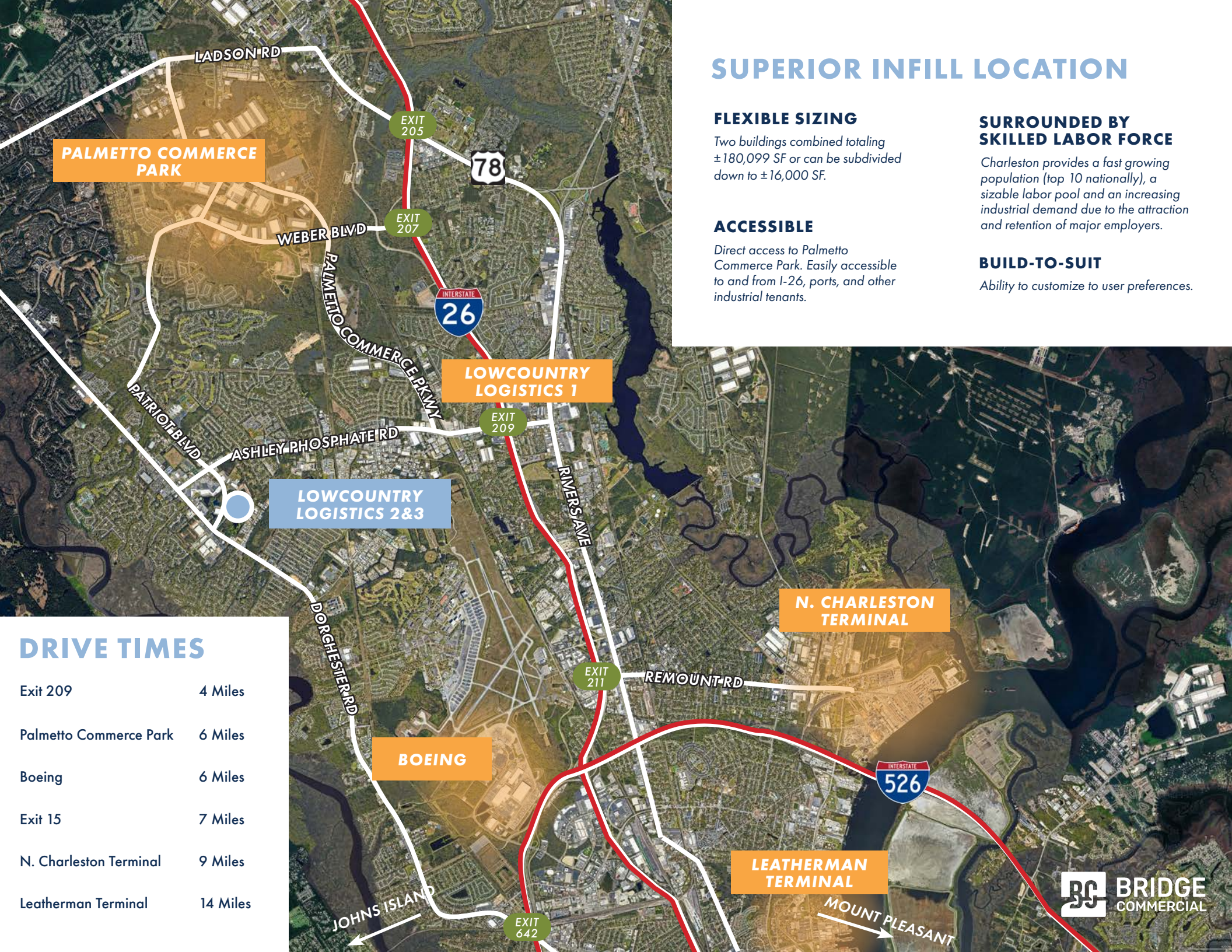
Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.

BUILD-TO-SUIT

Ability to customize to user preferences.

DRIVE TIMES

Exit 209	4 Miles
Palmetto Commerce Park	6 Miles
Boeing	6 Miles
Exit 15	7 Miles
N. Charleston Terminal	9 Miles
Leatherman Terminal	14 Miles



LL BLD 2
101,526 SF
(210'x460')

LL BLD 3
78,526 SF
(160'x460')

EMPLOYEE PARKING (86 SPACES)

EMPLOYEE PARKING (82 SPACES)

LOADING DOCK

LOADING DOCK

POND

POND

POND

POND

PATRIOT BLVD. (60' R/W)

E. ASSOCIATE DR. (60' R/W)

RIGHT-TURN IN/OUT ONLY

20' LANDSCAPE BUFFER

50' BUILDING SETBACK

EXISTING WETLAND

25' WETLAND BUFFER

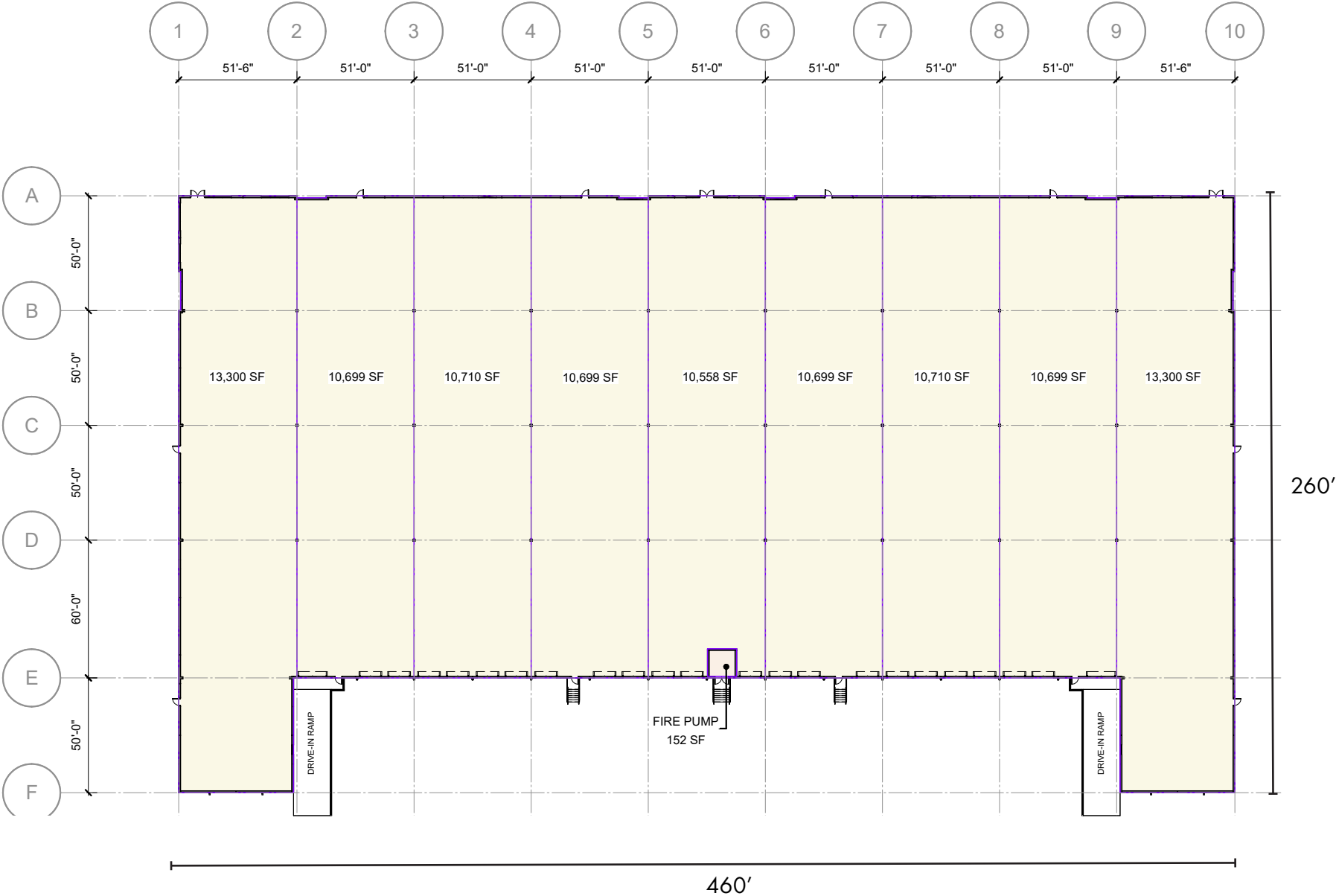
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BUILDING 2	
ADDRESS:	8276 Patriot Blvd
BUILDING SIZE:	±101,526 SF
MIN. DIVISIBLE:	±21,000 SF
BUILDING DIMENSIONS:	460' x 210'
CLEAR HEIGHT:	32'
SHARED TRUCK COURT:	200'
EMPLOYEE PARKING:	86 spaces
SPRINKLER:	ESFR
DOCK DOORS:	19
DRIVE-INS:	2

BUILDING 3	
ADDRESS:	8250 Patriot Blvd
BUILDING SIZE:	±78,526 SF
MIN. DIVISIBLE:	±16,000 SF
BUILDING DIMENSIONS:	460' x 160'
CLEAR HEIGHT:	32'
SHARED TRUCK COURT:	200'
EMPLOYEE PARKING:	82 spaces
SPRINKLER:	ESFR
DOCK DOORS:	19
DRIVE-INS:	2

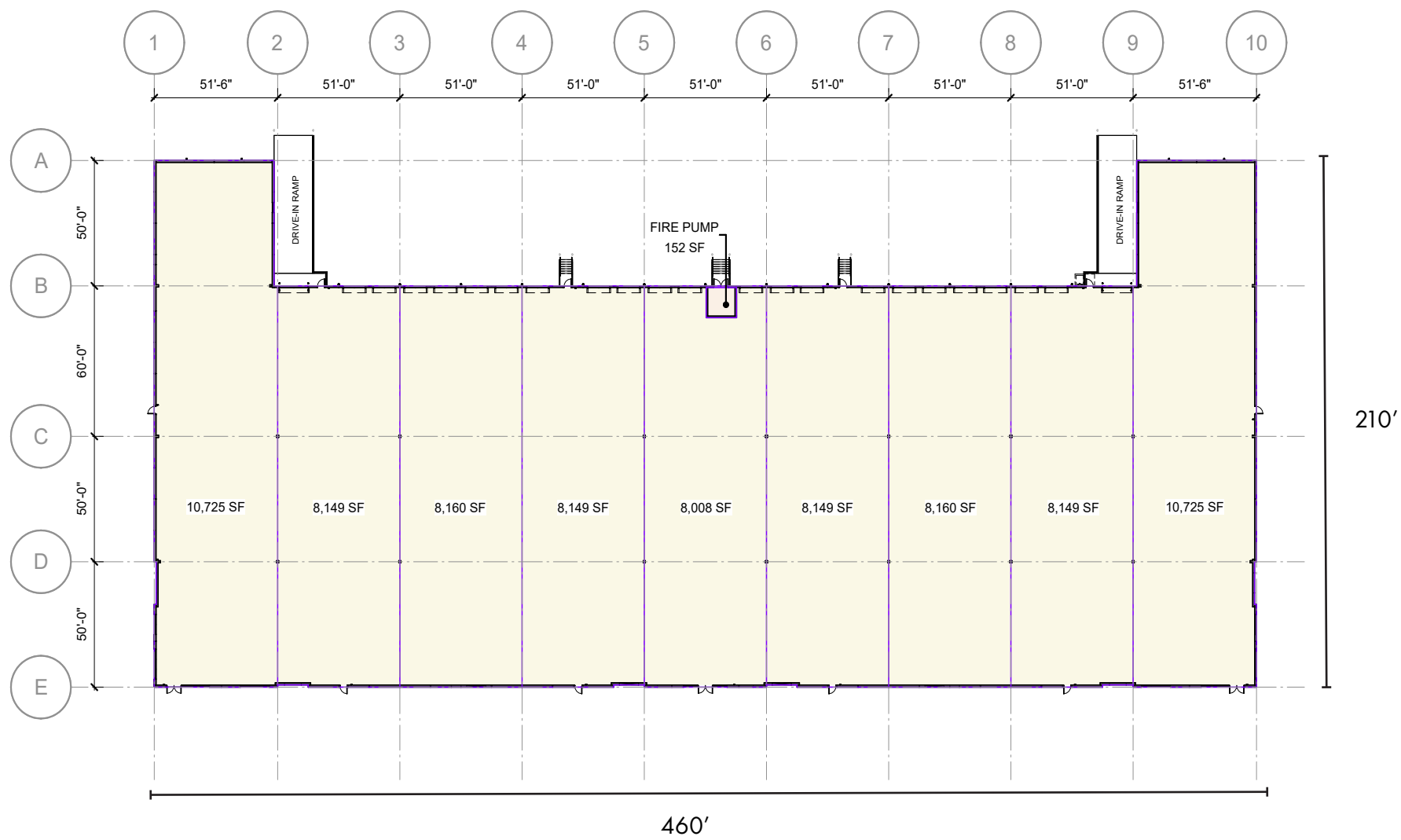
FLOOR PLAN - 8276 PATRIOT BLVD (BUILDING 2)
101,526 SF



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FLOOR PLAN - 8250 PATRIOT BLVD (BUILDING 3)

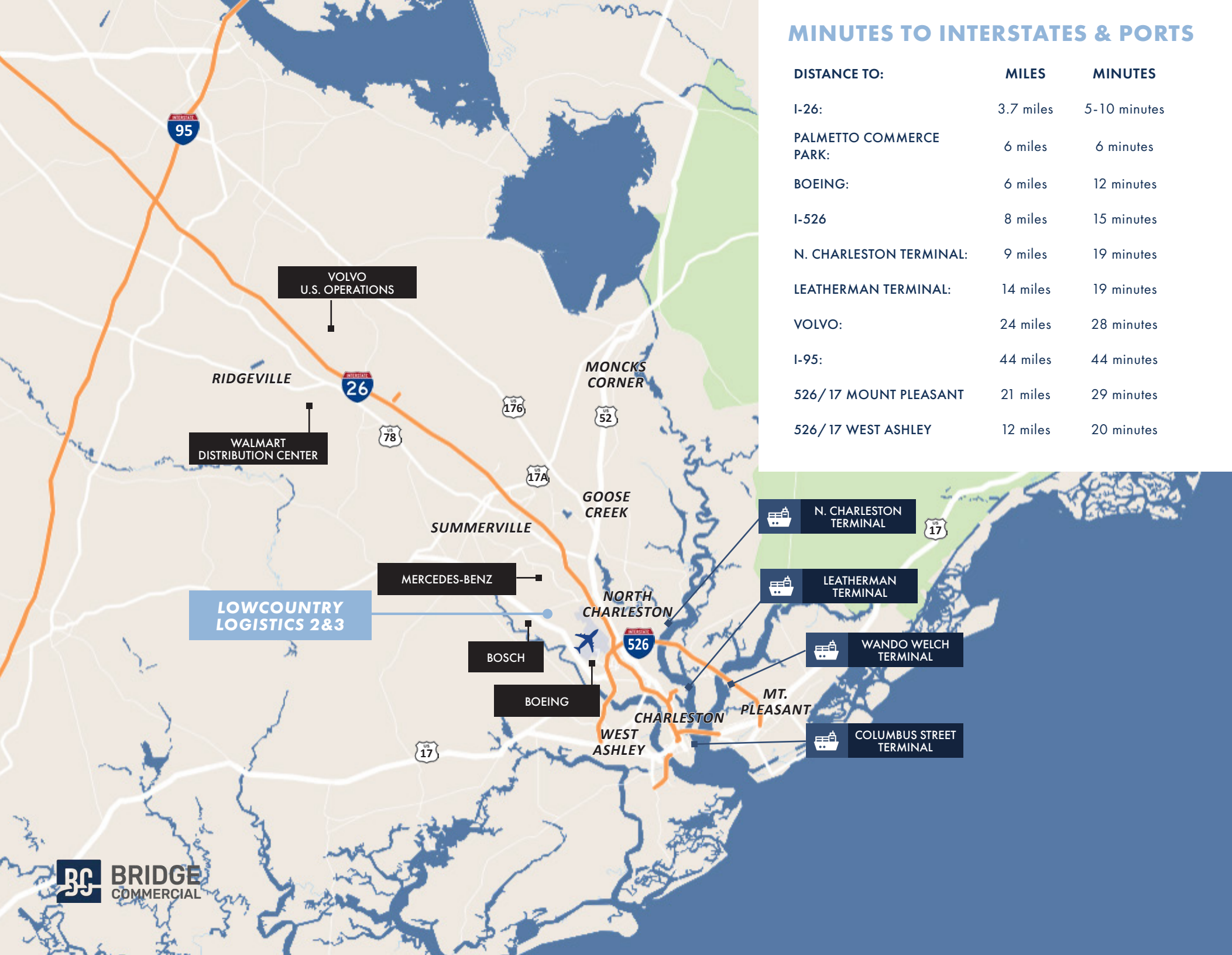
78,526 SF



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MINUTES TO INTERSTATES & PORTS

DISTANCE TO:	MILES	MINUTES
I-26:	3.7 miles	5-10 minutes
PALMETTO COMMERCE PARK:	6 miles	6 minutes
BOEING:	6 miles	12 minutes
I-526	8 miles	15 minutes
N. CHARLESTON TERMINAL:	9 miles	19 minutes
LEATHERMAN TERMINAL:	14 miles	19 minutes
VOLVO:	24 miles	28 minutes
I-95:	44 miles	44 minutes
526/ 17 MOUNT PLEASANT	21 miles	29 minutes
526/ 17 WEST ASHLEY	12 miles	20 minutes



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