

DIRECT INTERSTATE ACCESS

SUPERIOR INDUSTRIAL CENTER



1116 Business Park Rd, Summerville, SC 29483



168,500 - 690,000 SF Available for Lease



CONNECT FASTER. THINK BIGGER.

Fronting I-26 in Summerville, SC, Superior Industrial Center provides manufacturing and distribution tenants a well-appointed business hub, perfectly positioned to connect industrial users to Charleston and critical markets all over the southeast region and beyond. With flexible suite sizes, demisable floor plans, and existing infrastructure, Superior Industrial Center can immediately support tenants of any size in Charleston's premier industrial market.



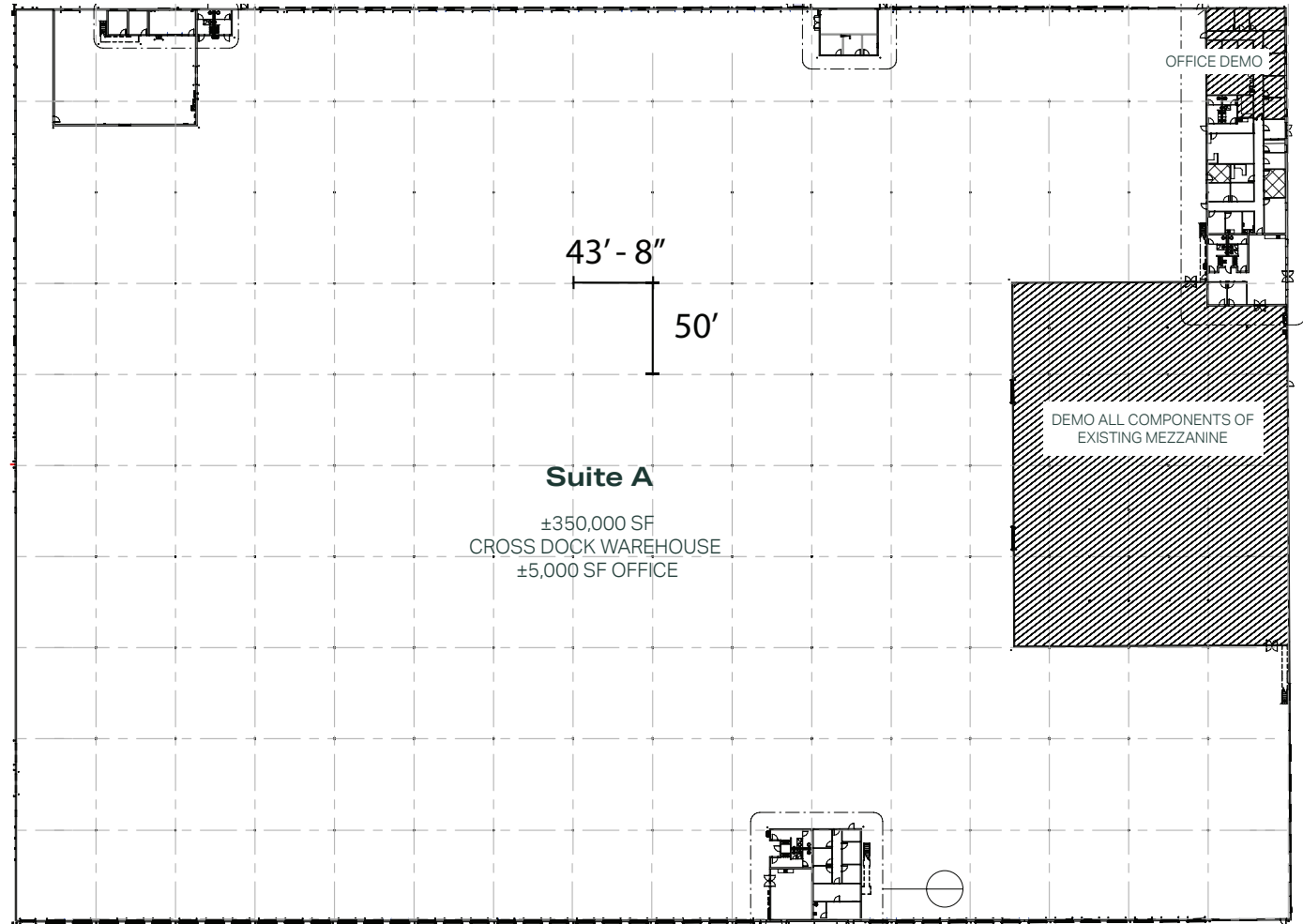
Property Highlights

- 690,000** total square feet
- Rare** existing infrastructure in the Charleston market
- 7.5+ MW** of power (power is expandable)
- Three**, flexible individual suites based on tenant need
- 3** private points of ingress/egress with direct access to Interstate 26
- Secured access**
- Cross Dock** Configuration
- Prime frontage** along I-26 offers valuable signage opportunities
- Easy access** to the Port of Charleston
- Proximity to I-95** (25-minute drive/26 miles)
- Access** to several major southeast markets within 8 hours or less
- 199** auto parking spaces
- 118** dock doors
- 36'** clear heights
- ESFR** Sprinklers
- 2** backup generators totaling 175 KVA, 190 gallon tank

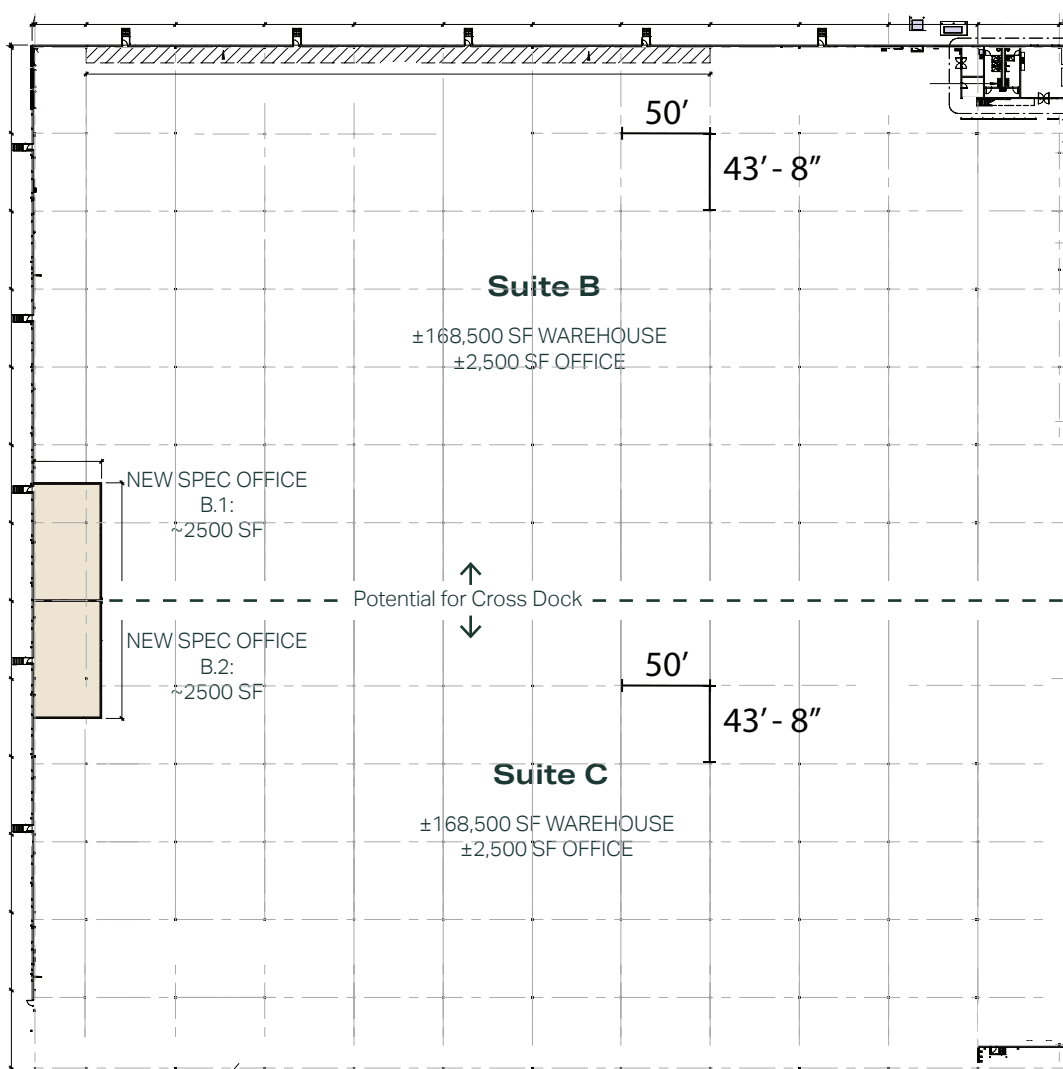




FLOOR PLANS



SIZE	350,000 SF	DOCK DOORS	84	LIGHTING	LED
CONFIGURATION	Crossdock	DRIVE-IN	1	SLAB	7"
OFFICE SIZE	5,000 SF + 2 Shipping/ Receiving Offices	DOCK PACKAGES	mechanical levelers	POWER	Caterpillar 75KVA 90-gal tank diesel fired backup generator.
CLEAR HEIGHT	36'	AUTO PARKING	202	SPRINKLERS	ESFR
COLUMN SPACING	43'-8" x 50'	TRAILER PARKING	110		



Suite B

Suite C

SIZE	168,500 SF	168,500 SF
CONFIGURATION	Front Load	Front Load
OFFICE SIZE	2,500 SF	2,500 SF
CLEAR HEIGHT	36'	36'
COLUMN SPACING	50' x 43" - 8"	50' x 43" - 8"
DOCK DOORS	17	17
DRIVE-IN	1	1
DOCK PACKAGES	35,000 lbs mechanical levelers	35,000 lbs mechanical levelers
AUTO PARKING	52	52
TRAILER PARKING	36	36
LIGHTING	LED	LED
SLAB	7"	7"
POWER	Caterpillar 100KVA 100-gal tank diesel fired backup generator. Provides power for B and C.	
SPRINKLERS	ESFR	ESFR

DRIVE TIMES

HIGHWAYS

Interstate 26 – 3 mins

Interstate 95 – 25 mins

Interstate 77 – 67 mins

AIRPORT

Charleston

International Airport

– 25 mins

CITIES

Savannah, GA – 2 hrs

Jacksonville, FL – 2.5 hrs

Charlotte, NC – 3 hrs

Raleigh, NC – 4 hrs

Atlanta, GA – 5 hrs

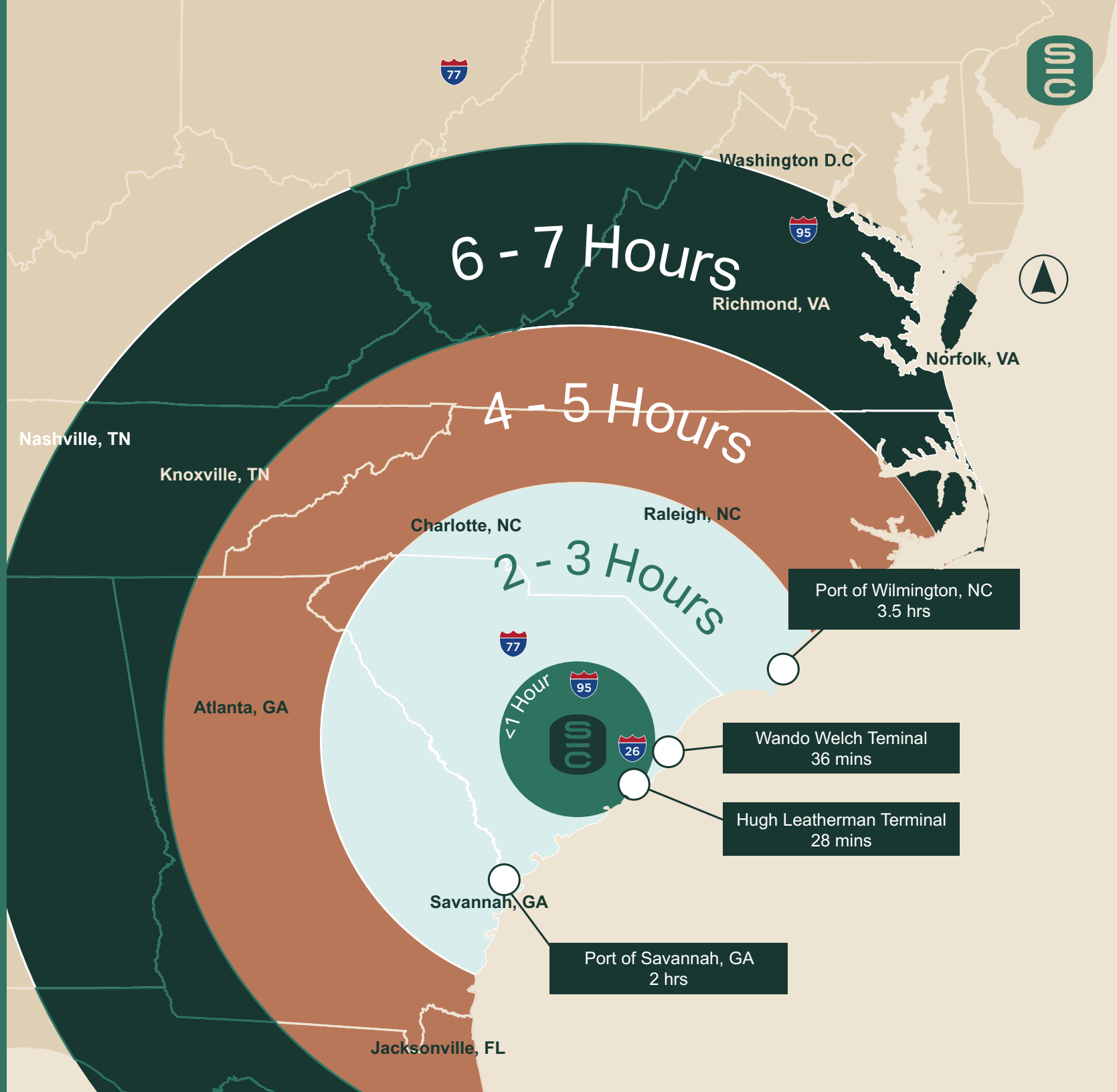
Knoxville, TN – 5.5 hrs

Norfolk, VA – 6 hrs

Richmond, VA – 6 hrs

Washington D.C. – 7.5 hrs

Nashville, TN – 8 hrs



WHY CHARLESTON?

With 58% of the US population east of the Mississippi River, Charleston sits within 1-2 days shipping time of 29 of the 51 largest metropolitan markets in the U.S. With a growing population continuing to migrate to the southeastern U.S., Charleston is further establishing itself as one of the region's central distribution hubs, attracting more major corporations every year.

#1 BEST SMALL CITY IN THE U.S.

Condé Nast Traveler | 2024

#11 BEST PERFORMING CITY

Milliken Institute | 2024

\$206B MANUFACTURING IMPACT

SC Manufacturers Alliance | 2021

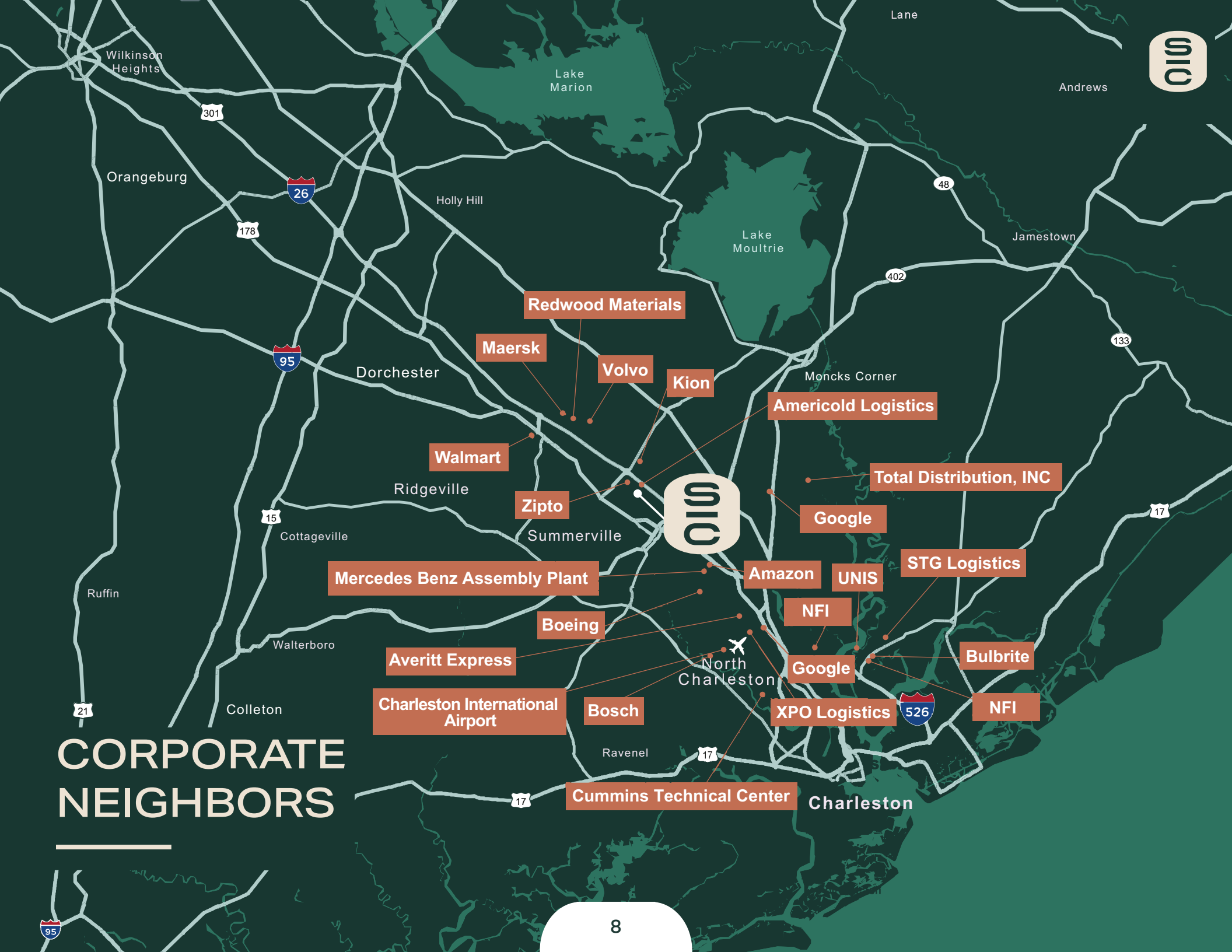
21 FASTEST-GROWING PLACE IN THE U.S.

U.S. News & World Report | 2024

#1 Top U.S. Cities

Travel + Leisure | 2024





Redwood Materials

Maersk

Volvo

Kion

Americold Logistics

Walmart

Total Distribution, INC

Zipto

Google

Mercedes Benz Assembly Plant

Amazon

UNIS

STG Logistics

Boeing

NFI

Averitt Express

North Charleston

Google

Bulbrite

Charleston International Airport

Bosch

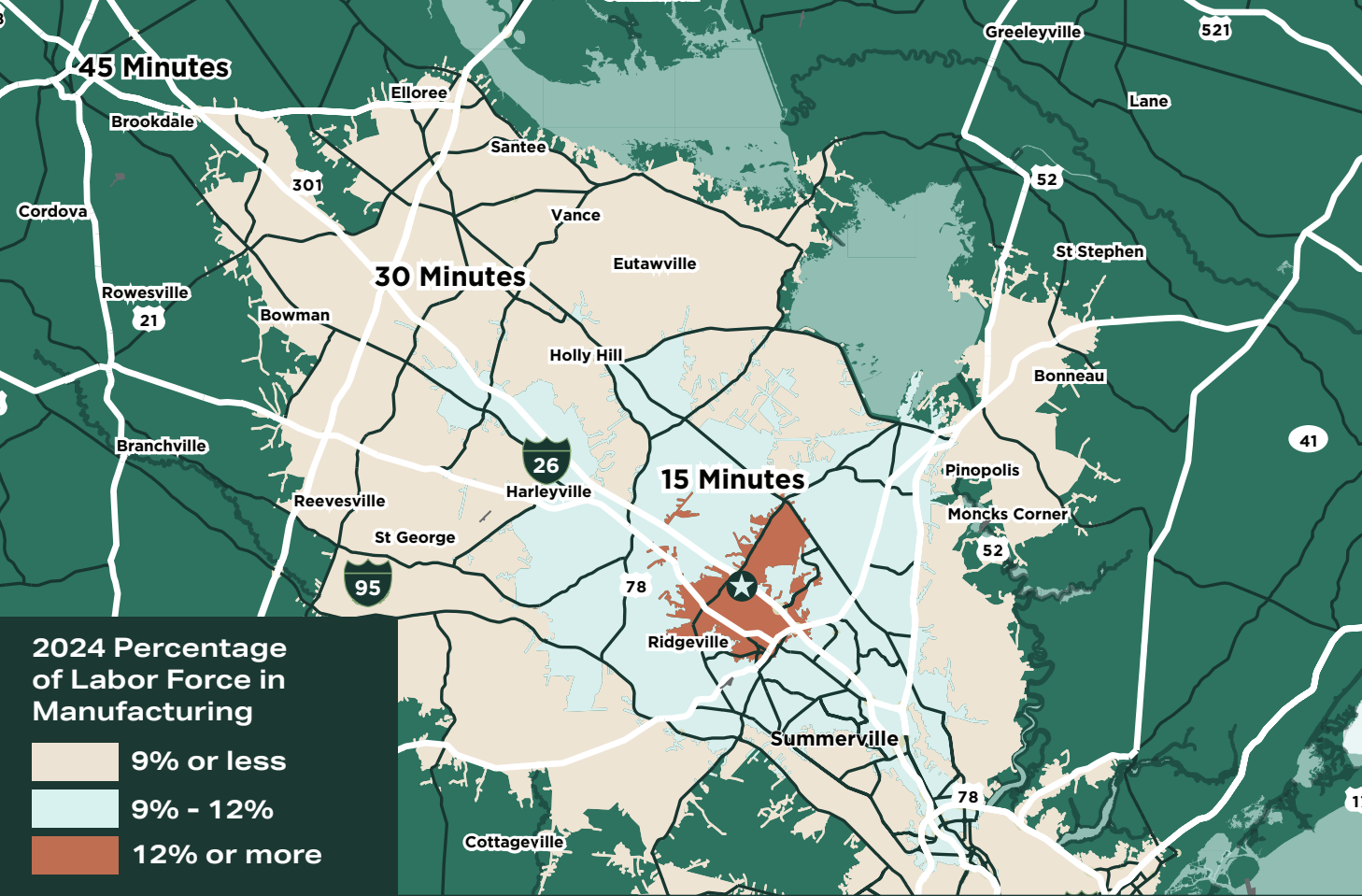
XPO Logistics

NFI

Cummins Technical Center

Charleston

CORPORATE NEIGHBORS



Automotive

#1 Mid-sized metro for workforce ages 25 - 34
U.S. Census Bureau

#1 South Carolina named Foreign Direct Investment National Champion
FDI Magazine

#2 Highest employment concentration for transportation equipment (mid-sized metros)
Area Development

Aerospace

#1 For Aerospace Product & Parts Manufacturing Employment (among mid-sized metros)
Avalanche Consulting

#6 "Best Place to Start a Career"
WalletHub

CHARLESTON WORKFORCE

Within a 45 Minute Drive Time

+54,000

in manufacturing & transportation

684,000

Population

36.7

Median age

35.8%

Pop. between 20-44 years



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