



FOR LEASE

±283,072-SF Building Available at McQueen Industrial Park

175 McQueen Blvd
Summerville, SC 29483

- Fully conditioned ±260,716-SF warehouse with ±5,000 SF of office space
- Additional ±17,356 SF of office space in attached main office building
- Heavy power available with 8,000 amps and an on-site substation
- Office space is mostly furnished with cubicles in place



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Property Overview

This Class A facility is located in McQueen Industrial Park in Summerville, SC. The main warehouse includes $\pm 260,716$ SF of fully conditioned (100% heated, 80% air conditioned with capacity to air condition 100%) space with $\pm 5,000$ SF of office space. The attached main building includes $\pm 17,356$ SF of mostly furnished office space with cubicles in place.

The building is flexible, with the ability to decrease office space and add both dock doors and building square footage. Additionally, the building has heavy power access (8,000 amps) and an on-site substation.

The property formerly housed Caterpillar and BAE Systems and is in very good condition for the next tenant.

Strategic Location

The building is located in Summerville, a foreign trade zone located less than 25 minutes from Downtown, Charleston International Airport, Boeing and the multiple ports of Charleston.

Key Highlights



Flexible layout with the ability to modify and/or expand footprint



Heavy power available (8,000 amps) with on-site substation



Located less than ± 2.5 miles/five minutes from Interstate 26 access

Property Details

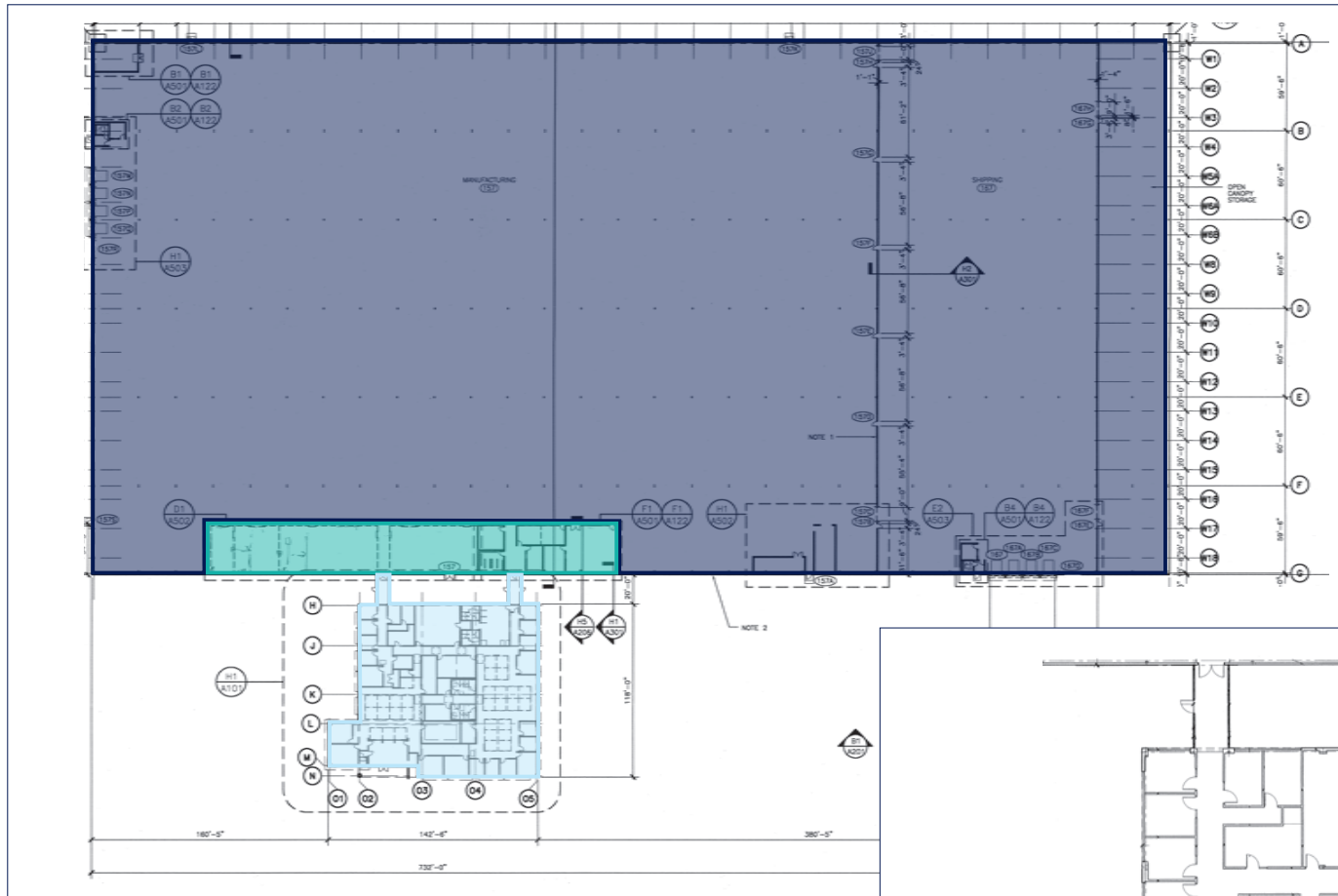
Address	175 McQueen Blvd, Summerville, SC 29483
TMS #	122-00-00-019
Total Area	±283,072-SF building on ±17.55 acres (Expandable by ±75,000 - ±100,000 SF)
Available spaces	Warehouse: ±260,716 SF Warehouse Office: ±5,000 SF Main Office: ±17,356 SF
Lease rate	\$8.50 / SF NNN Tax & Insurance Est. - \$1.48 PSF CAM \$8,000 / year
Zoning	Industrial
Clear height	26' - 32'
Eave height	26'
Column spacing	25' x 60'
Drive-in doors	Five (5) total - three (3) 8' x 10', two (2) 12' x 14' (electric)
Dock high doors	Eight (8) with 40,000 lb. hydraulic pit levelers and electric dock locks
Restrooms	Five (5) in office, three (3) restroom banks in warehouse
Lighting	LED, 100+ foot-candles

Power	8,000 amps with on-site substation and sub power panels throughout (more power can be added)
HVAC	100% heated, 80% AC (660 tons) (100% heated, 80% air conditioned w/ capacity to air condition 100%)
Sprinkler	100%
Walls	Pre-cast concrete
Parking	385 auto spots, 20+ trailer spots
Floor	6", epoxy coated
Utilities	Water/sewer - public Gas - Dominion Energy
Security	Camera and fencing updated per government contracts with card reader system installed at all doors/gates.
IT	CAT 5 and 6 running to all offices/manufacturing Intercom system throughout building
Water	Water line around manufacturing door Floor drains on manufacturing floor with oil separators
Emergency	Medical and eye wash stations throughout building
Compressed Air	Air lines throughout building with a outdoor covered pad for compressor

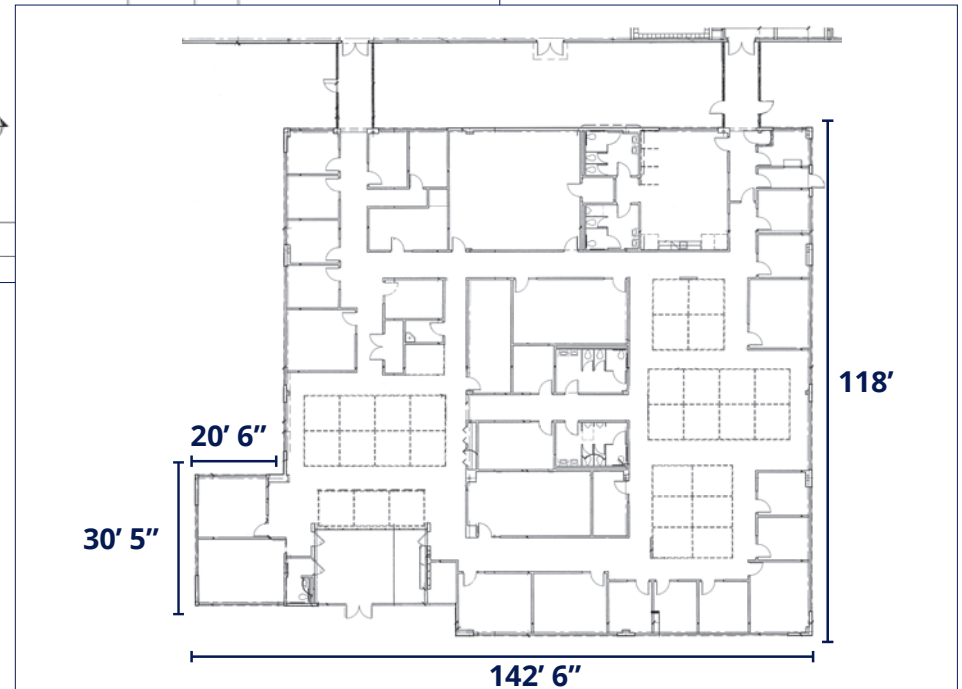


Floor Plans

Full Building Floor Plan



Main Office Floor Plan



-  ±260,716-SF Warehouse
-  ±5,000-SF Office
-  ±17,356-SF Office

Aerial Overview



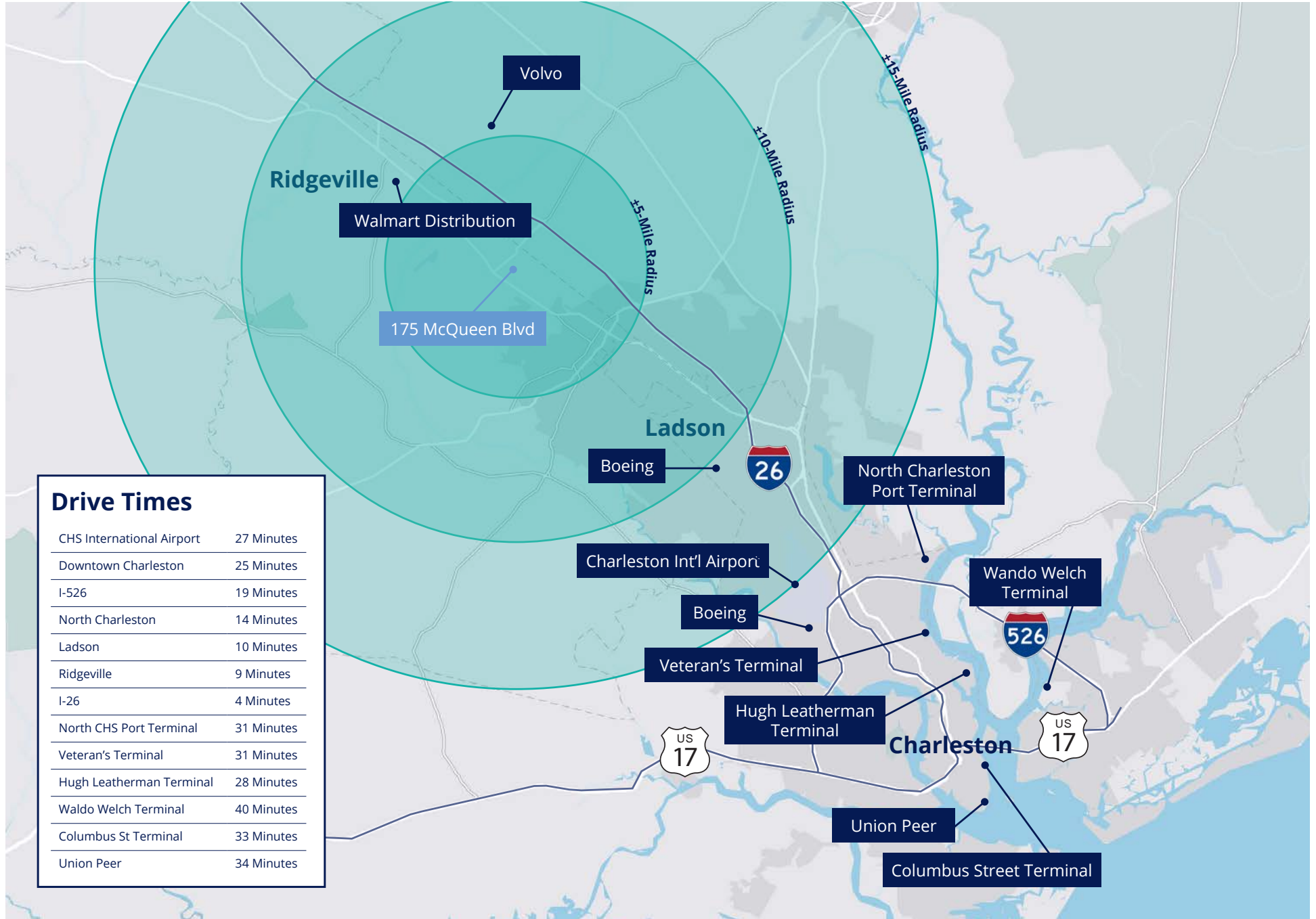
Location Highlights

- Located less than five minutes from Interstate 26
- Convenient access to both Charleston International Airport and the Ports of Charleston for ease of distribution

Interior/Office Photos



Location Overview



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