



LOWCOUNTRY LOGISTICS 2&3

Patriot Boulevard, North Charleston, SC 29418



CLASS A INDUSTRIAL FOR LEASE

- Two buildings totaling $\pm 180,099$ SF;
Divisible to $\pm 16,000$ SF
- Delivery Q1 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.

SURROUNDED BY SKILLED LABOR FORCE

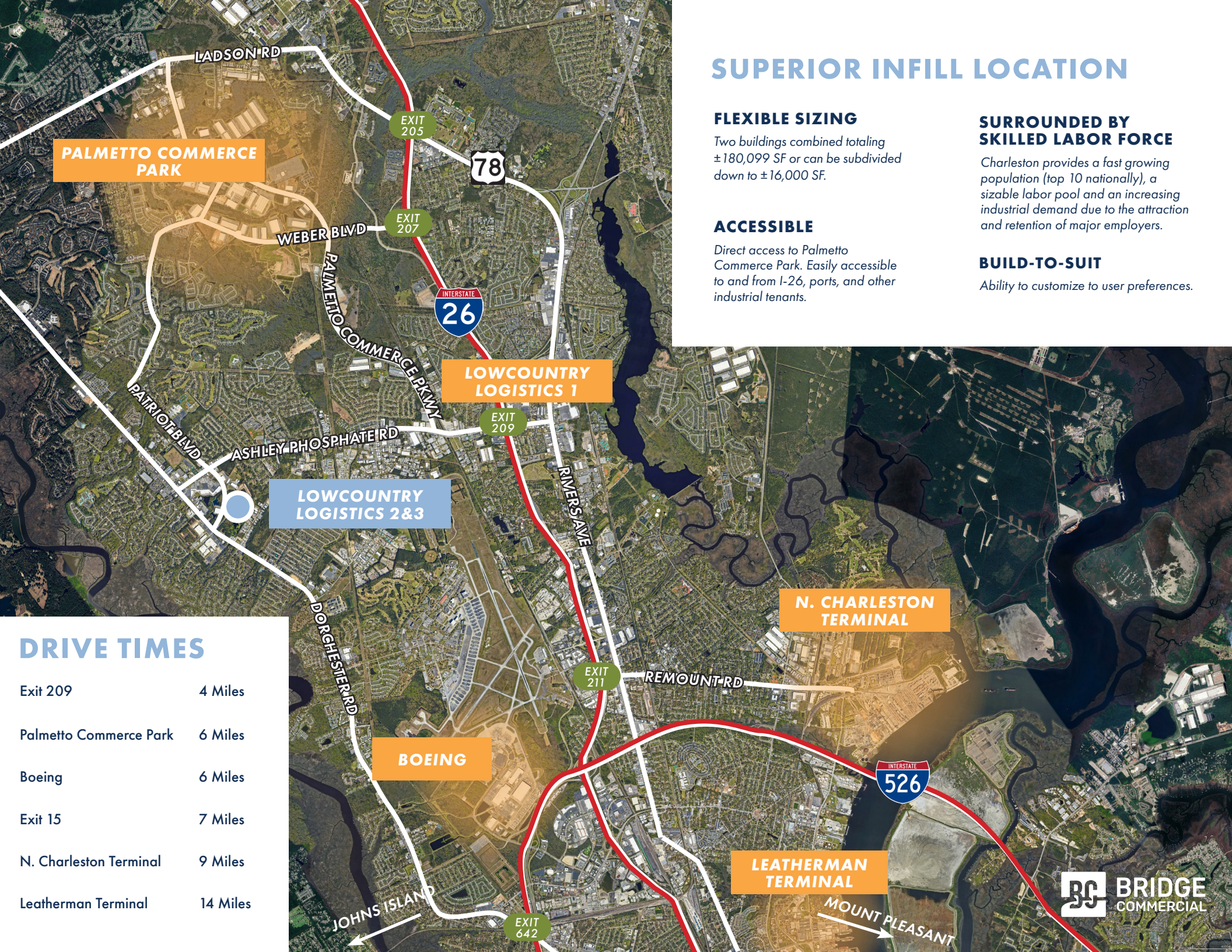
Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.

ACCESSIBLE

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

BUILD-TO-SUIT

Ability to customize to user preferences.



PALMETTO COMMERCE PARK

LOWCOUNTRY LOGISTICS 1

LOWCOUNTRY LOGISTICS 2 & 3

N. CHARLESTON TERMINAL

BOEING

LEATHERMAN TERMINAL

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

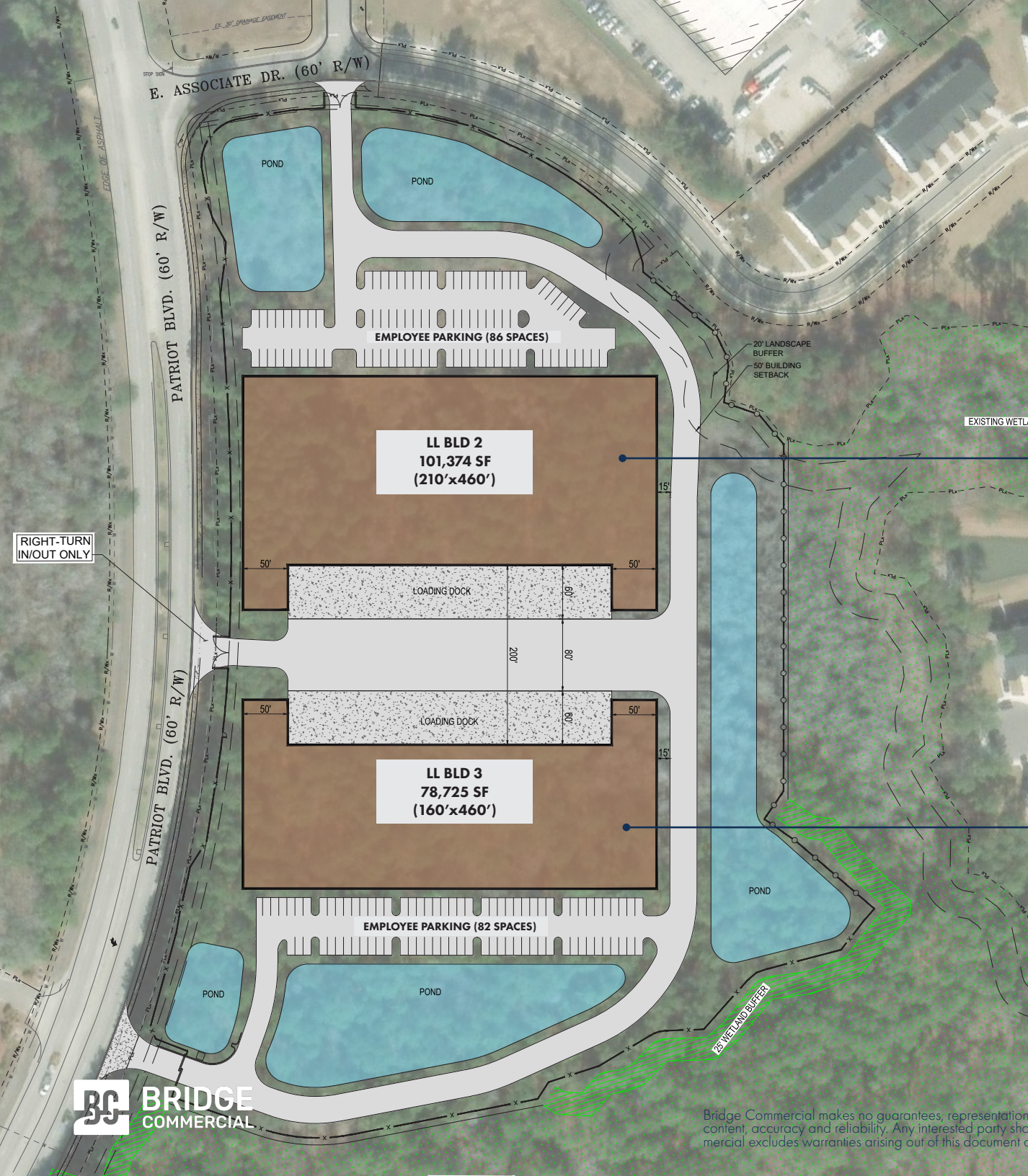
BUILDING SPECIFICATIONS

BUILDING 2

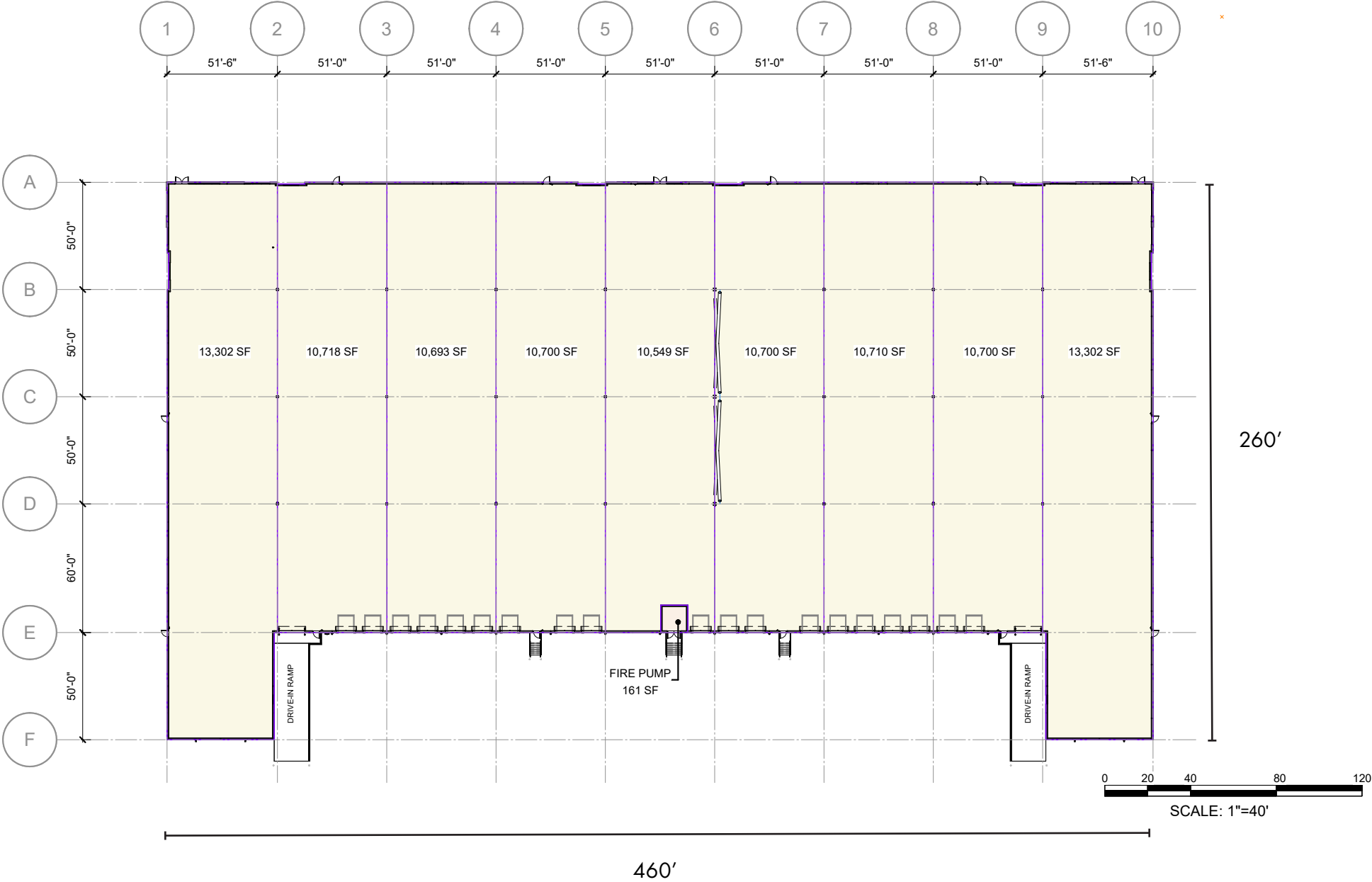
BUILDING SIZE:	±101,374 SF
MIN. DIVISIBLE:	±21,000 SF
BUILDING DIMENSIONS:	460' x 210'
CLEAR HEIGHT:	32'
SHARED TRUCK COURT:	200'
EMPLOYEE PARKING:	86 spaces
SPRINKLER:	ESFR
DOCK DOORS:	19
DRIVE-INS:	2

BUILDING 3

BUILDING SIZE:	±78,725 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

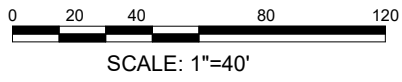
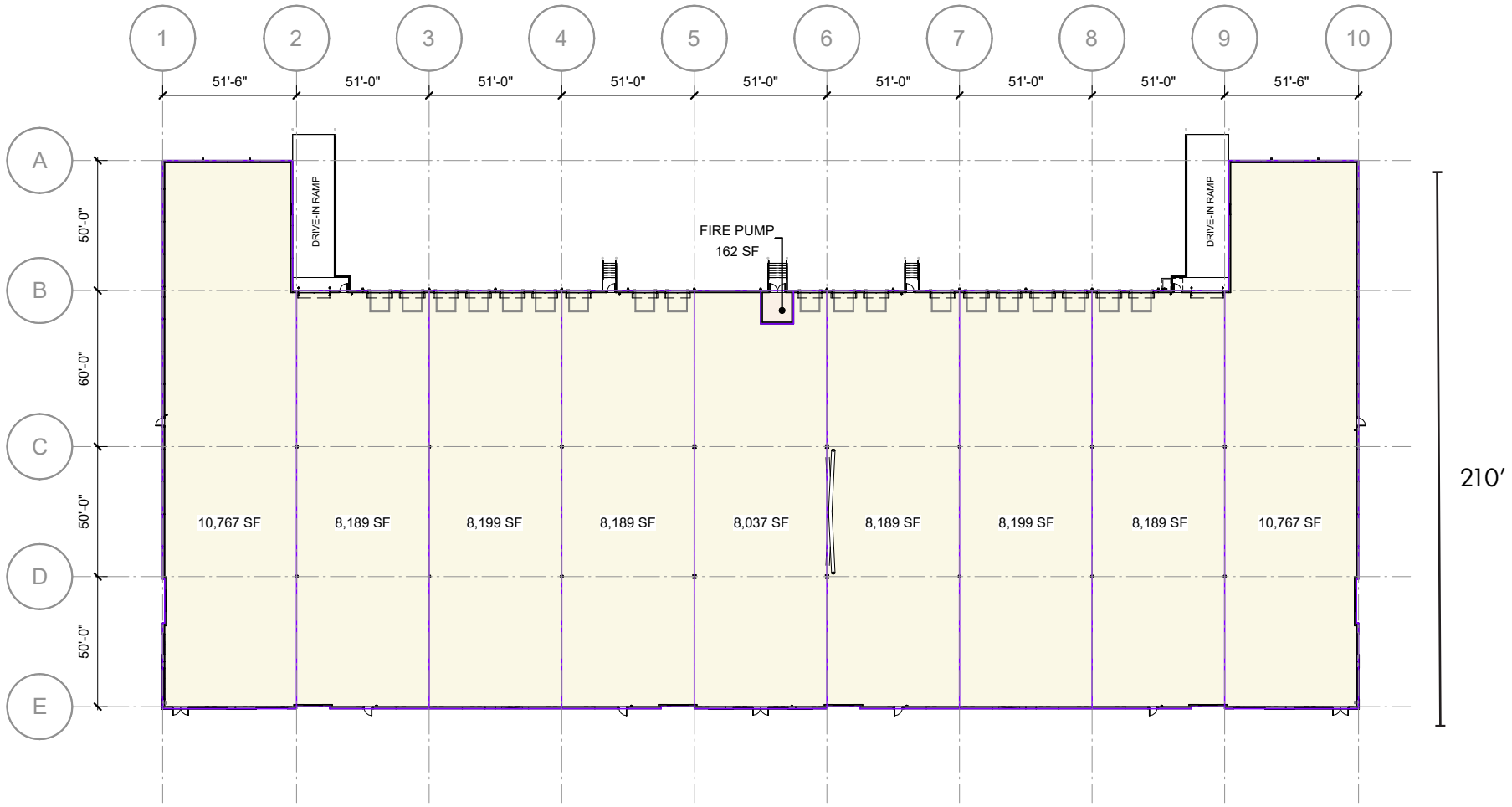


FLOOR PLAN - BUILDING 2 101,374 SF



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FLOOR PLAN - BUILDING 3 78,725 SF

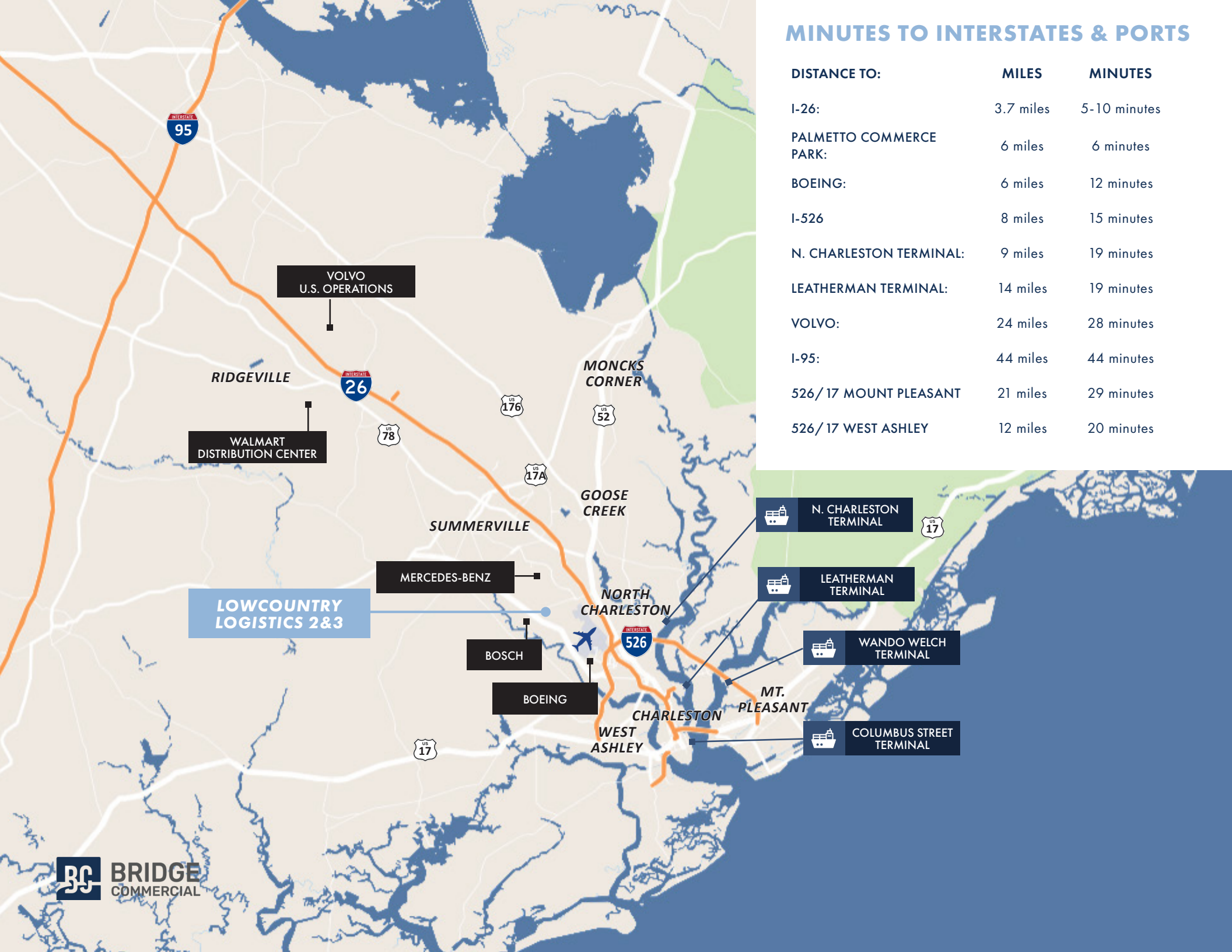


460'

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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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