

PORTSIDE

DISTRIBUTION CENTER



WHERE I-26 MEETS THE
PORT OF CHARLESTON

UP TO 116,778 SF AVAILABLE

 CUSHMAN &
WAKEFIELD

MSG
ACQUISITIONS

140 & 168 PORTSIDE PARK DRIVE, SUMMERVILLE, SC | BERKELEY COUNTY

WHERE LOCATION MEETS MARKET MOMENTUM

Positioned within Charleston's fastest-growing industrial submarket of Summerville, Portside Distribution Center delivers an exceptional leasing opportunity with strategic, distribution access to the Port of Charleston, I-26, and I-95. Charleston Metro's expanding infrastructure, port capacity, and sustained industrial investment continue to fuel regional momentum—underscoring tightening supply conditions across the market.

HIGHLIGHTS

FLEXIBILITY

Suites C (87,583 SF) & D (29,195SF) can be combined

PORT PROXIMITY

Proximity to Port of Charleston, one of nation's fastest growing container ports in the U.S.

VISIBILITY

Prominent signage opportunity

MOVE-IN READY

Spec office space available

SKILLED LABOR

Growing & technically skilled industrial workforce

ACCESS

Quick access to Port of Charleston, I-26 & I-95



**116,778 SF TOTAL AVAILABLE
SPACE (CONTIGUOUS)**

SUMMERVILLE IS CHARLESTON'S **HOTTEST INDUSTRIAL SUBMARKET**, ABSORBING MORE INDUSTRIAL SPACE THAN ANY OTHER SUBMARKET IN THE REGION IN 2025 (+2.1M SF), AND 2026 (+1.4M SF Q1), AND THE CURRENT CONSTRUCTION PIPELINE POINTS TO CONTINUED GROWTH.

BUILDING A

BUILDING SPECS

BUILDING DIMENSIONS

+/- 189,287 SF, Rear Loaded, 702' x 268' (nominal)

CLEAR HEIGHT

32' Minimum

AUTO PARKING

128 spaces (including 8-handicap)
0.667 spaces / 1,000-sf

TRUCK COURT

60' concrete apron | 82' asphalt drive
10' concrete landing pad
38' stabilized trailer parking (52-spaces, 12' wide)

SUITE C DOCK DOORS

17 9x10 dock high doors; 11 with 35k-lb
pit type levelers
(2) knock out panels - 12' by 14'
(3) knock out panels - 9' by 10'

SUITE D DOCK DOORS

3 9x10 dock high doors with load hog dock
bridges; 1 12x14 ramped drive in door
(2) knock out panels - 9' by 10'

SPEC OFFICE

Suite C - 1,326 SF | Suite D - 911 SF

WALLS

Tilt-Up Concrete Panels

ROOFING

45-mil Tpo with warranty extending to August 2040

FLOORS

6" Concrete - 4,000 PSI - Super Flat
Composite Flatness (FF) = 65.92
Composite Levelness (FL) = 44.75

FIRE PROTECTAION

ESFR Sprinkler System

ZONING

Heavy Industrial / Berkeley Co

LIGHTING

LED High Bay Fixtures | 30 FC @ 36" AFF

SPEED BAY

52'X54' Typical / 60'X54' Speed
Each Bay Sized: ±14,472 SF

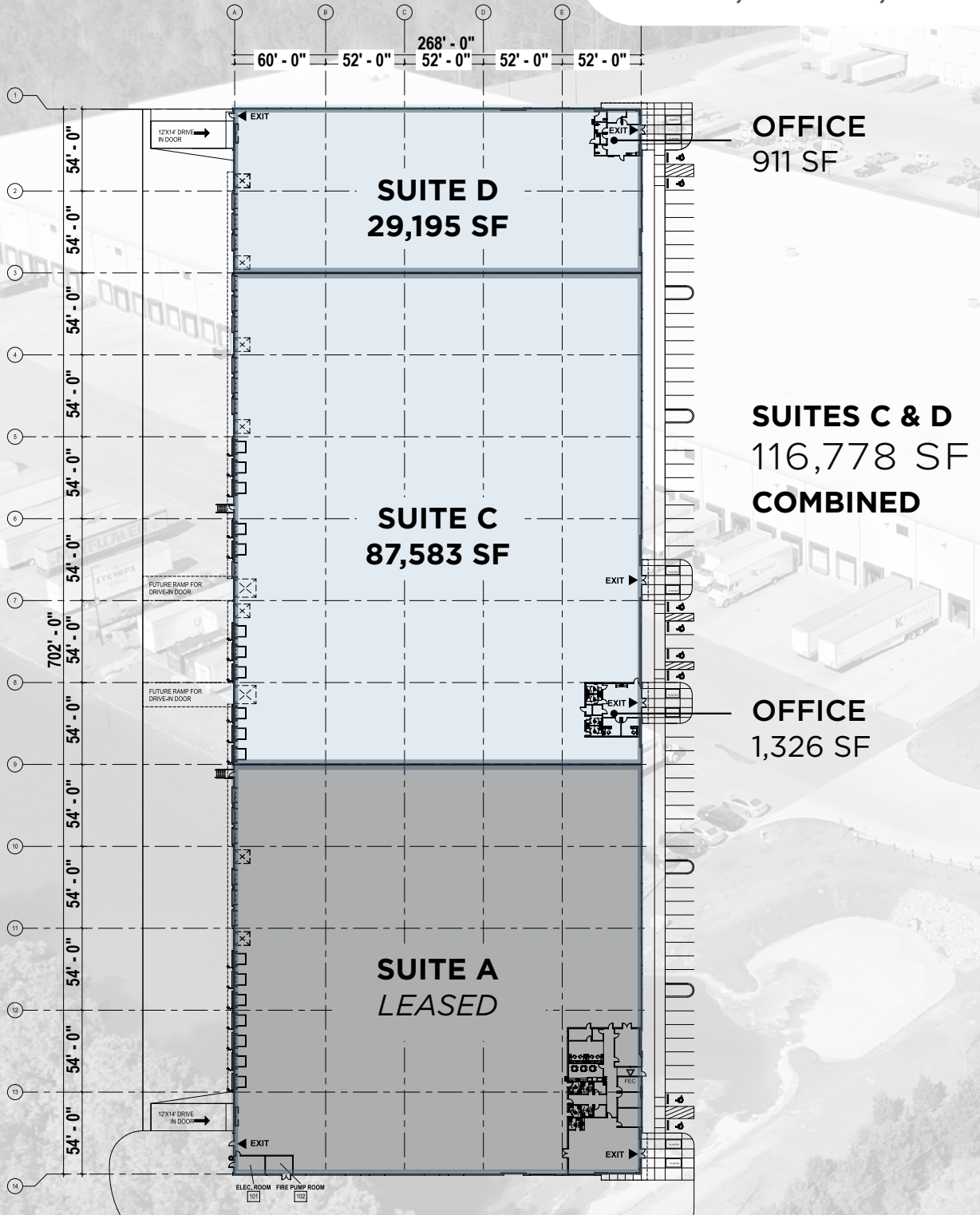
ACCESS TO I-26

Business Park Road Via Exit 197 Jedburg Rd
(North) And Exit 194 Nexton Pkwy (South)

EXISTING POWER & SERVICES

- 1,000kva, 480/277-V, 3-phase, 4-wire transformer provided by Berkeley Electric Coop with 2,084-amps rated (Capacity can be upgraded as needed)
- One blank 4" diameter conduit extends from transformer to building common electrical room
- House Panel - 200-amp, 480/277-V, 3-phase, 4-wire
- Fire Pump - 200-amp, 480/277-V, 3-phase, 4-wire
- Suite A - 400-amp, 480/277-V, 3-phase, 4-wire
- Suite C - 400-amp, 480/277-V, 3-phase, 4-wire
- Suite D - 200-amp, 480/277-V, 3-phase, 4-wire

AVAILABILITY
29,195 - 116,778 SF



EXIT 194 JEDBURG RD.
(2.4 MI.)

EXCELLENT
ACCESS TO I-26



SUITE D
29,195 SF

SUITE C
87,583 SF

LEAS

LEASED

SITE PLAN

EXIT 199 NEXTON
PKWY. (1.5 MI.)

BUSINESS PARK RD

BUILDING A

PORTSIDE PARK DRIVE

BUILDING B

A HUB FOR INDUSTRIAL INNOVATION

Charleston's rise as a premier industrial hub is driven by a business-friendly environment, deepwater port access, expanding infrastructure, and strong regional connectivity via I-26 and I-95. Global leaders in aerospace, advanced manufacturing, logistics, automotive, pharmaceuticals and data centers continue to invest in the region's skilled workforce, state incentives, and growing ecosystem—signaling further momentum in industrial expansion and supply chain innovation.



1.7 MI /
4 MIN



28.5 MI /
30 MIN

NORFOLK SOUTHERN & CSX HUBS

19.5 MI / 23 MIN

CHS AIRPORT

16 MI / 20 MIN

NORTH CHARLESTON TERMINAL

21.7 MI / 28 MIN

LEATHERMAN TERMINAL

23.3 MI / 25 MIN

UNION PIER TERMINAL / DOWNTOWN CHARLESTON

25.2 MI / 29 MIN

WANDO WELCH TERMINAL

28.8 MI / 34 MIN

PORTSIDE
DISTRIBUTION CENTER

MONCK'S CORNER

PORTSIDE
DISTRIBUTION CENTER

176

52

26

REDWOOD
MATERIALS



AMERICOLOR
BOSCH



Scout
BOATS

KW
KEY WEST
BOATS

KION
GROUP



SHIMANO

BOEING

GOOSE CREEK



Lineage



Mercedes-Benz

XPO

Lineage

WABCO
BOSCH

526

BOEING

CHARLESTON

17

MOUNT PLEASANT

WHY CHARLESTON?

Booming residential growth and overall affordability makes Summerville, SC a compelling submarket for companies looking to capitalize on a skilled workforce without investing in Charleston's premium costs. With strong incomes, reasonable home values, and a growing population, the region continues to attract and retain top industry talent across the Southeast.

SUMMERVILLE DEMOGRAPHICS

52,635

Population

33,416

Civilian Labor Force

3.5%

Growth Rate Since 2020
vs. 1% global average

\$295,700

Median Home Value

\$78,621

Median HHI

BERKELEY COUNTY IS A LEADING, **PRO-BUSINESS DESTINATION IN THE SOUTHEAST**, WITH A REPUTATION FOR ROBUST FINANCIAL INCENTIVES.

Learn more at: berkeleymeansbusiness.com/taxes-incentives/

SOUTH CAROLINA PORTS

With ongoing expansions and the deepest harbor on the East Coast, SC Ports offers shippers exceptional port service and capacity. SC Ports is proactively investing to support its customers and South Carolina's economy for the long-term, positioning Charleston Harbor to unlock 10 million TEUs in the near future.

#1 DEEPEST HARBOR

on the East Coast, 52 ft

#8 BUSIEST PORT

by container Volume, Port of Charleston

2.6M TOTAL TEUS IN 2025

239,361 INLAND PORT RAIL IFTS

165,949 FINISHED VEHICLES

702,998 BREAKBULK TONNAGE

GREATER CHARLESTON WORKFORCE

684,000

Population

36.7

Median age

+54,000

In manufacturing & transportation

35.8%

Population between 20-44 years

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MSG ACQUISITIONS

MSG Acquisitions LLC, is a family-owned real estate business with over 30-years of experience dedicated to construction, management and long-term ownership of last-mile industrial office/warehouse distribution and manufacturing facilities.

Since 2014, MSG has purchased and developed over 2.16M square feet of premium Class-A industrial properties across five states (with an additional 230K square feet under construction) - in Florida, Georgia, North Carolina, Ohio and South Carolina - with plans to continue strategic growth within current regions as well as other parts of the U.S.

MSG proudly leases space to a number of nationwide/international firms including: Amazon; Armstrong Relocation; Banner; Carrier; Graybar; Hill-York; Lufthansa; Micronics; Ohio Transmission; PP&G; Propak; and, Southern Carlson.

FOR LEASING INFORMATION, PLEASE CONTACT

RYAN YOUNG

Senior Director | Industrial Services
+1 803 530 4153
ryan.young@cushwake.com

DREW SCHARF

Associate | Industrial Services
+1 919 264 7691
drew.scharf@cushwake.com

ERIC RIDLEHOOVER

Managing Director | Industrial Services
+1 843 724 0111
eric.ridlehoover@cushwake.com

