



# LOWCOUNTRY LOGISTICS 2&3

8250 & 8276 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

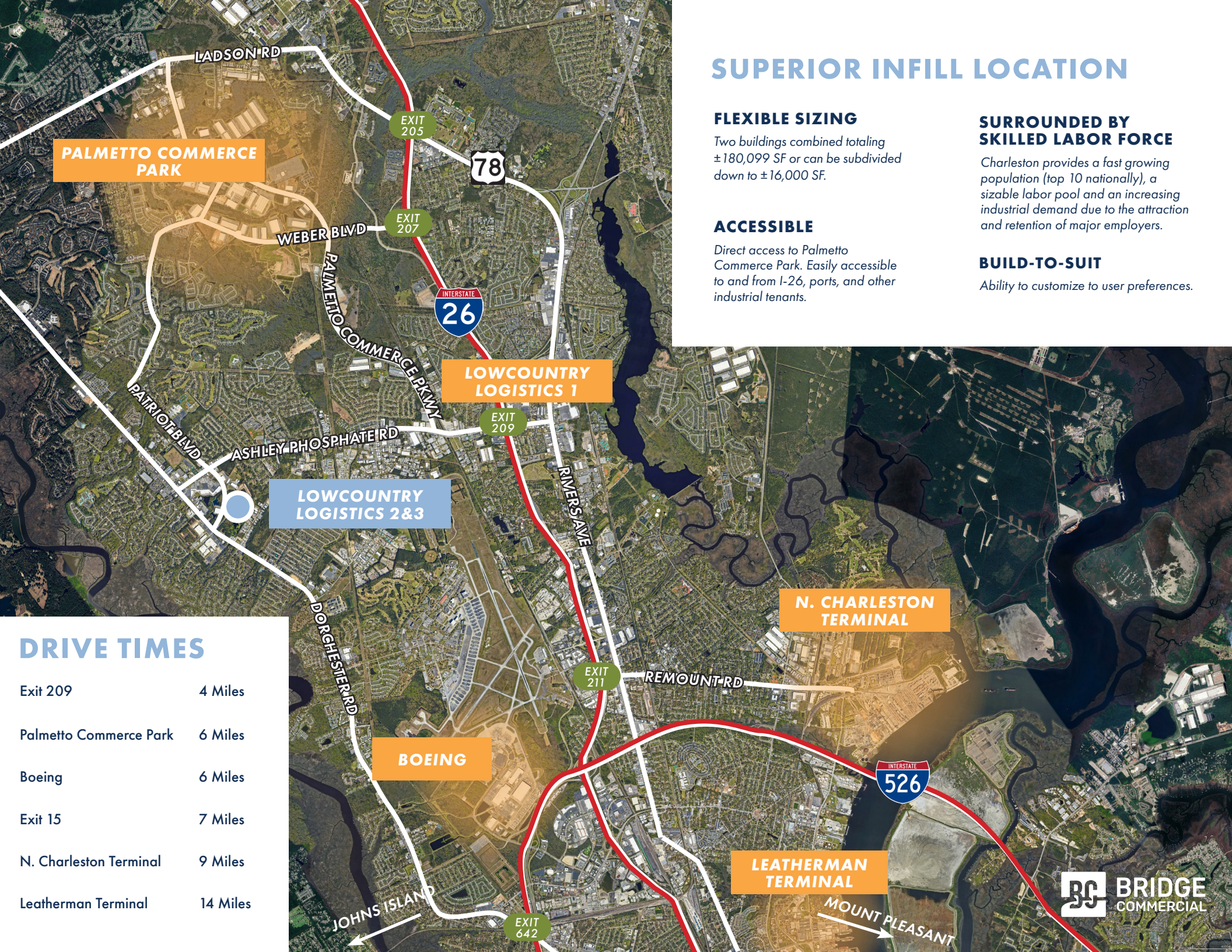
Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.

## 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.



## 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

ADDRESS:	8276 Patriot Blvd
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

ADDRESS:	8250 Patriot Blvd
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



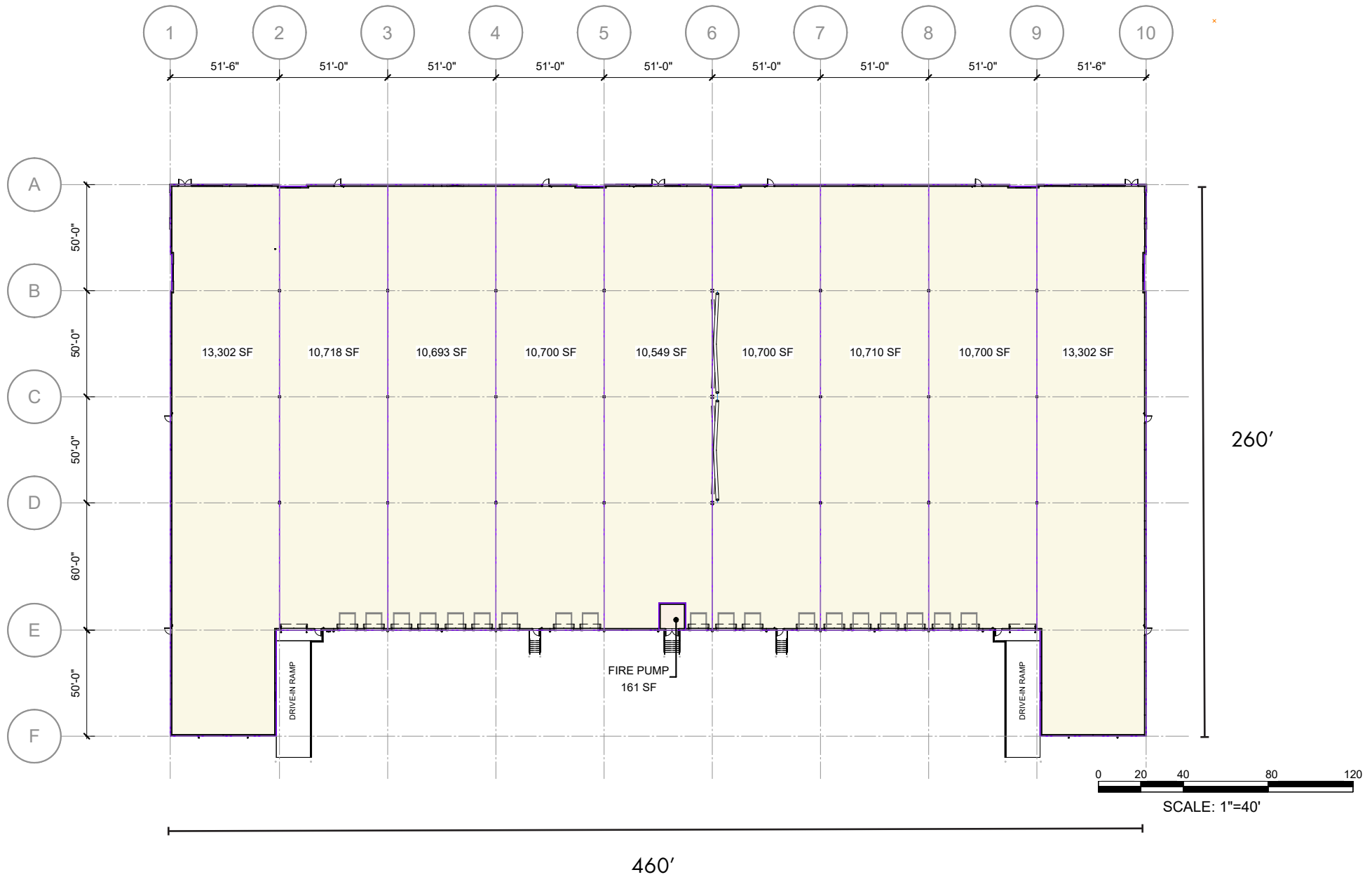
RIGHT-TURN  
IN/OUT ONLY



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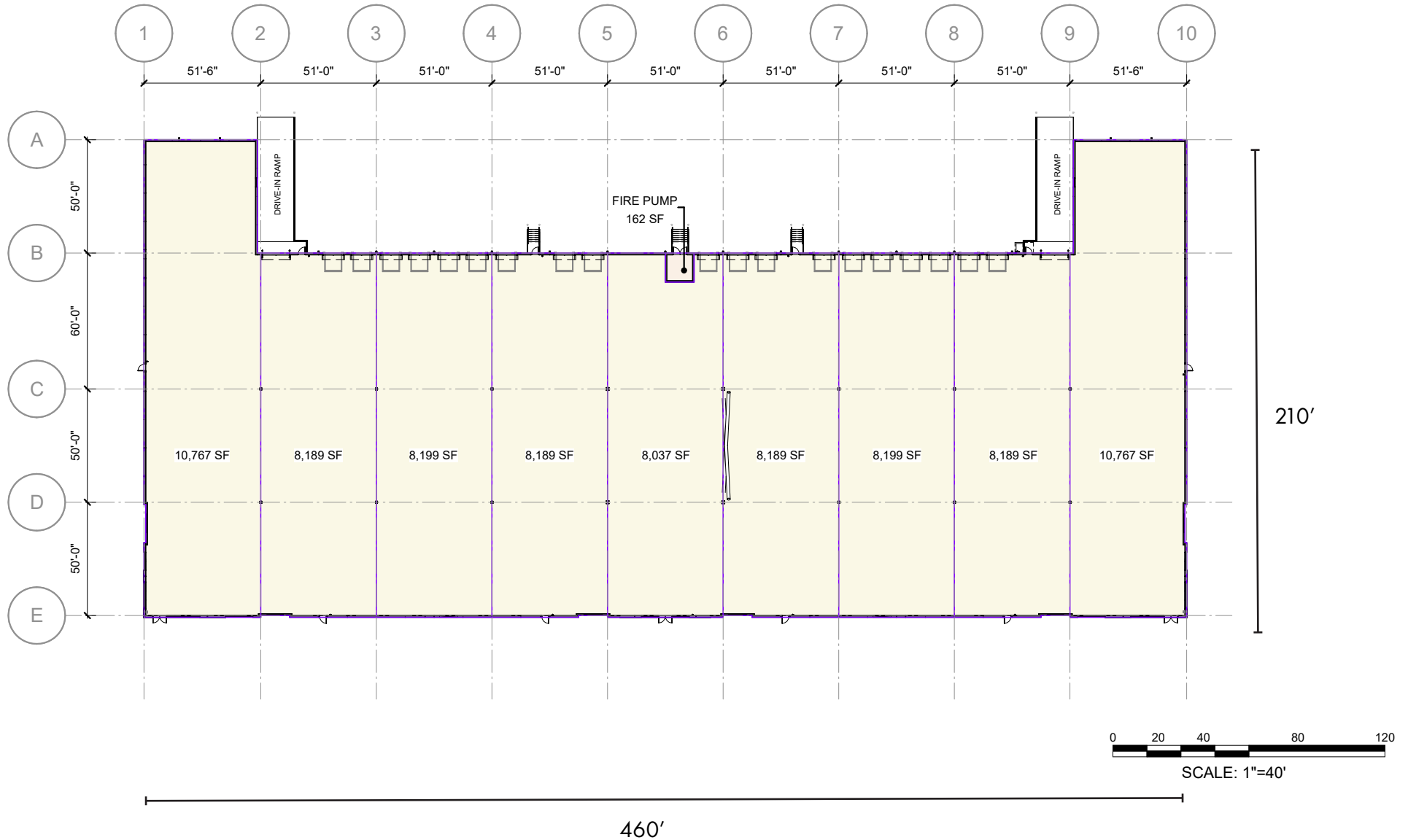
# FLOOR PLAN - 8276 PATRIOT BLVD (BUILDING 2)

101,374 SF



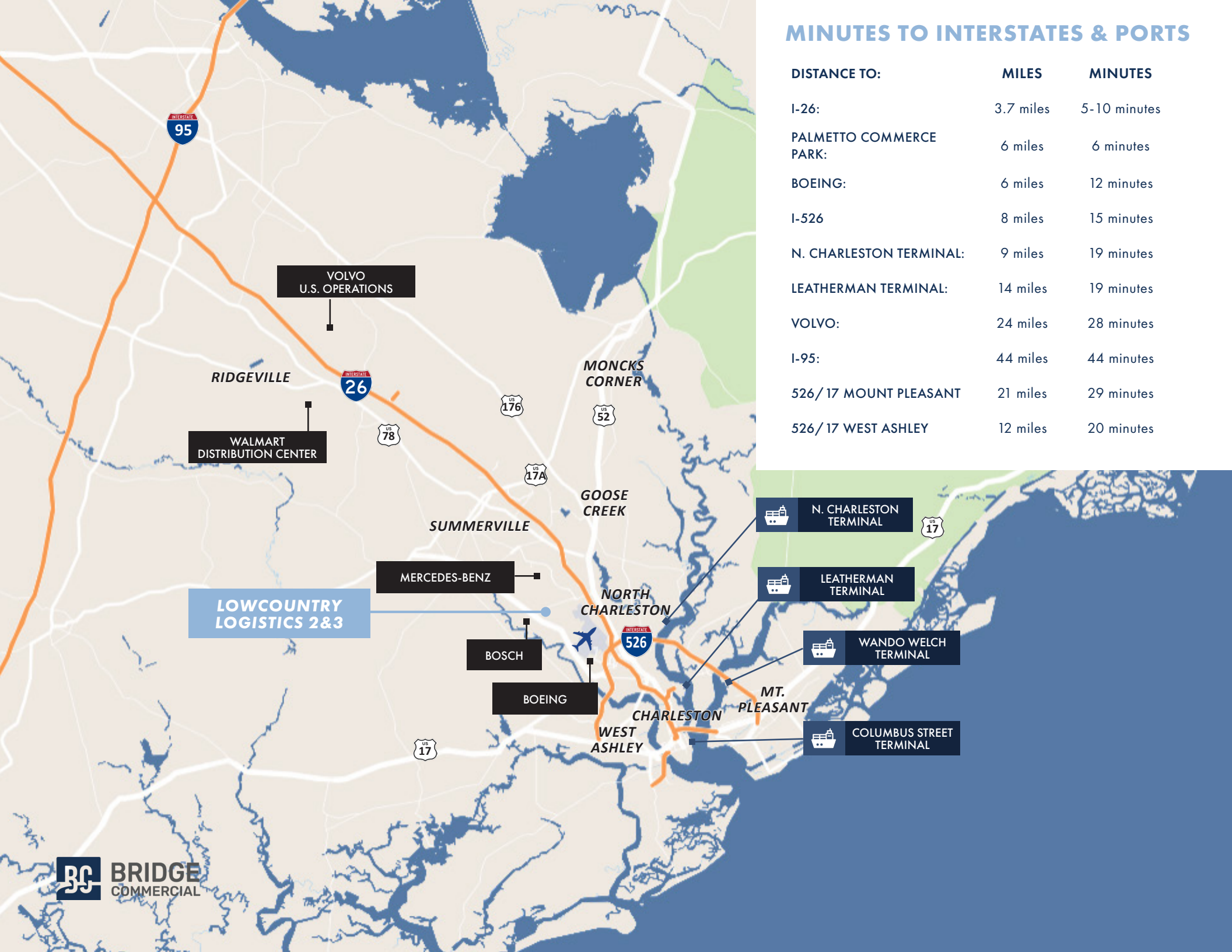
# FLOOR PLAN - 8250 PATRIOT BLVD (BUILDING 3)

78,725 SF



## 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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