

3290 BENCHMARK DR, LADSON, SC 29456

FOR LEASE

THREE BUILDING OPTIONS AVAILABLE

BUILDING 3
192,000 SF

BUILDING 2
100,000 SF

BUILDING 1
157,067 SF

BUILDINGS CAN BE LEASED TOGETHER OR SEPARATELY
BUILDING 1 IS 100% CLIMATE CONTROLLED



BUILDING 1

PROPERTY SPECIFICATIONS

SIZE	157,067 SF
COUNTY	Charleston
ZONING	Industrial
OFFICE AREA	3,423 SF
BATHROOMS	4 Total
CLEAR HEIGHT	24' - 28'
DOCK HIGH DOORS	17 (9'6"-10')
COLUMNS	25' x 50'
DIMENSIONS	200' x 785'
AIR CONDITIONING	Six - 25 Ton Units; 150 Tons Total
DOCK EQUIPMENT	All dock high doors equipped with manual pit levelers
DRIVE-IN DOORS	1 (12' x14')
LIGHTING	New LED Fixtures
VENTILATION	Seven (7) HVLS Fans
FIRE SUPPRESION SYSTEMS	Wet System
ELECTRICAL	277/480V; 3 Phase Service
PARKING	18 - Additional Parking on-site
TRUCK COURT	140'

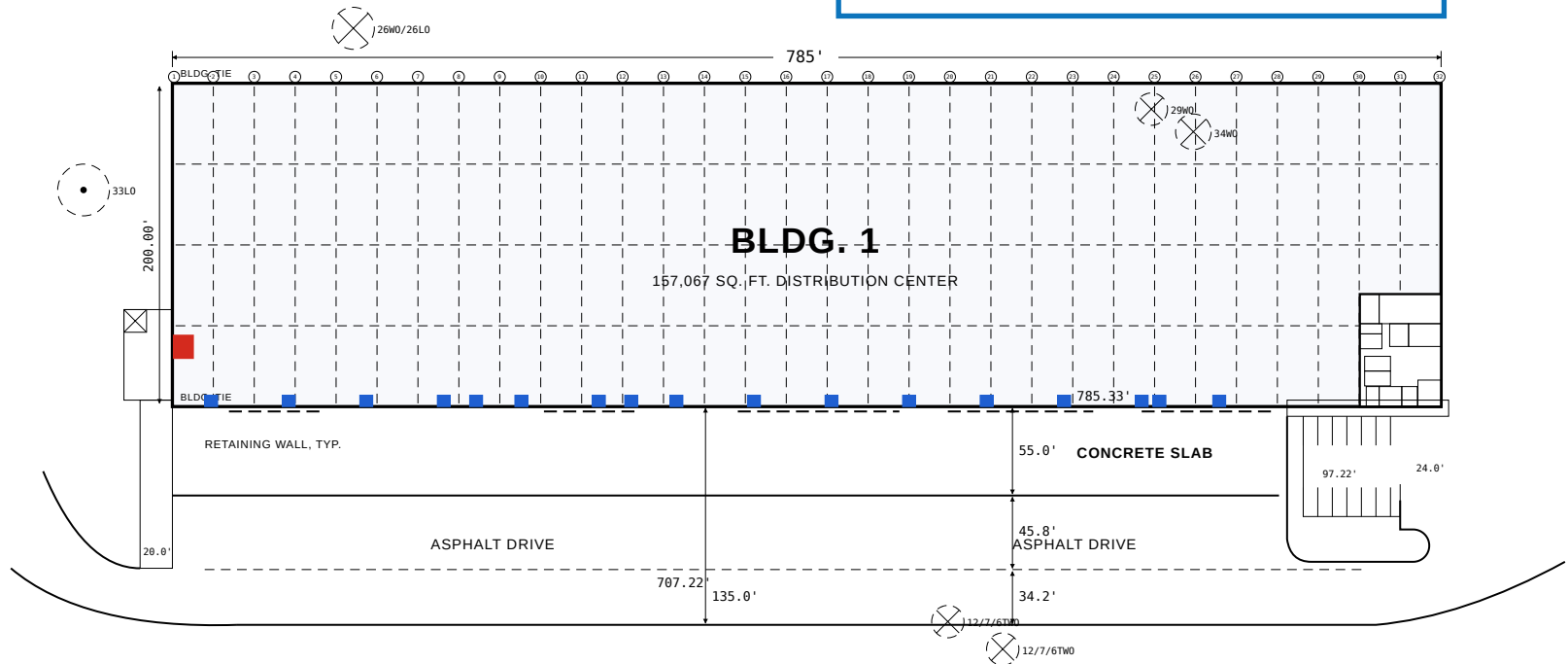
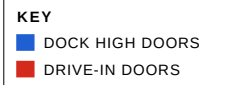
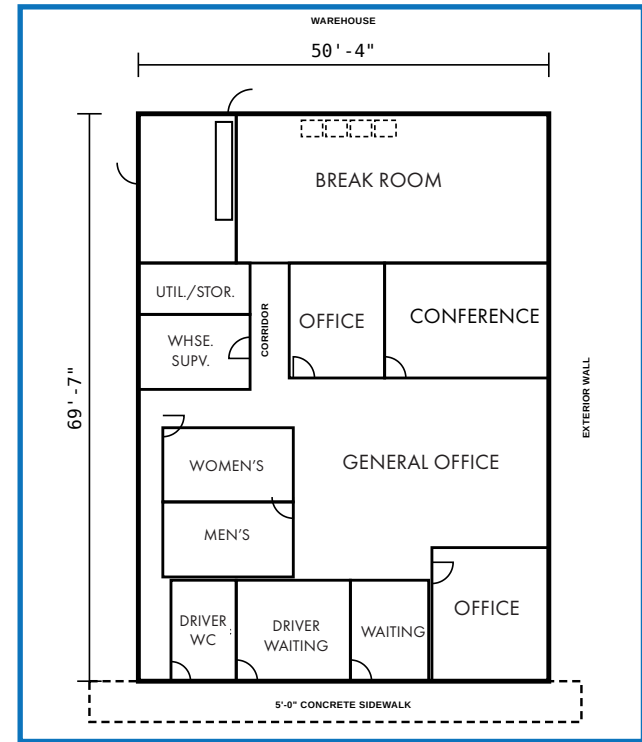


BUILDING 1

PROPERTY LAYOUT

- 3,423 SF Main Office Warehouse with four restrooms
- 135' truck court
- Full HVAC (150 Tons)
- 17 Dock Doors with Mechanical Pit Levelers

OFFICE LAYOUT



BUILDING 2

PROPERTY SPECIFICATIONS

SIZE	100,000 SF
COUNTY	Charleston County
ZONING	Industrial
OFFICE AREA	2,260 SF
BATHROOMS	4 Total
CLEAR HEIGHT	24' - 28'
DOCK HIGH DOORS	16 (9'6"-10')
COLUMNS	25' x 50'
DIMENSIONS	200' x 500'
DOCK EQUIPMENT	35,000 lb pit levelers on all docks
DRIVE-IN DOORS	1 (12' x 14')
LIGHTING	LED and Fluorescent
VENTILATION	Four (4) HVLS Fans Four (4) Exhaust Fans
FIRE SUPPRESSION SYSTEMS	Wet System
ELECTRICAL	277/480V; 3 Phase Service
PARKING	10 Paved Spots; 75 Overflow Available
TRUCK COURT	140'

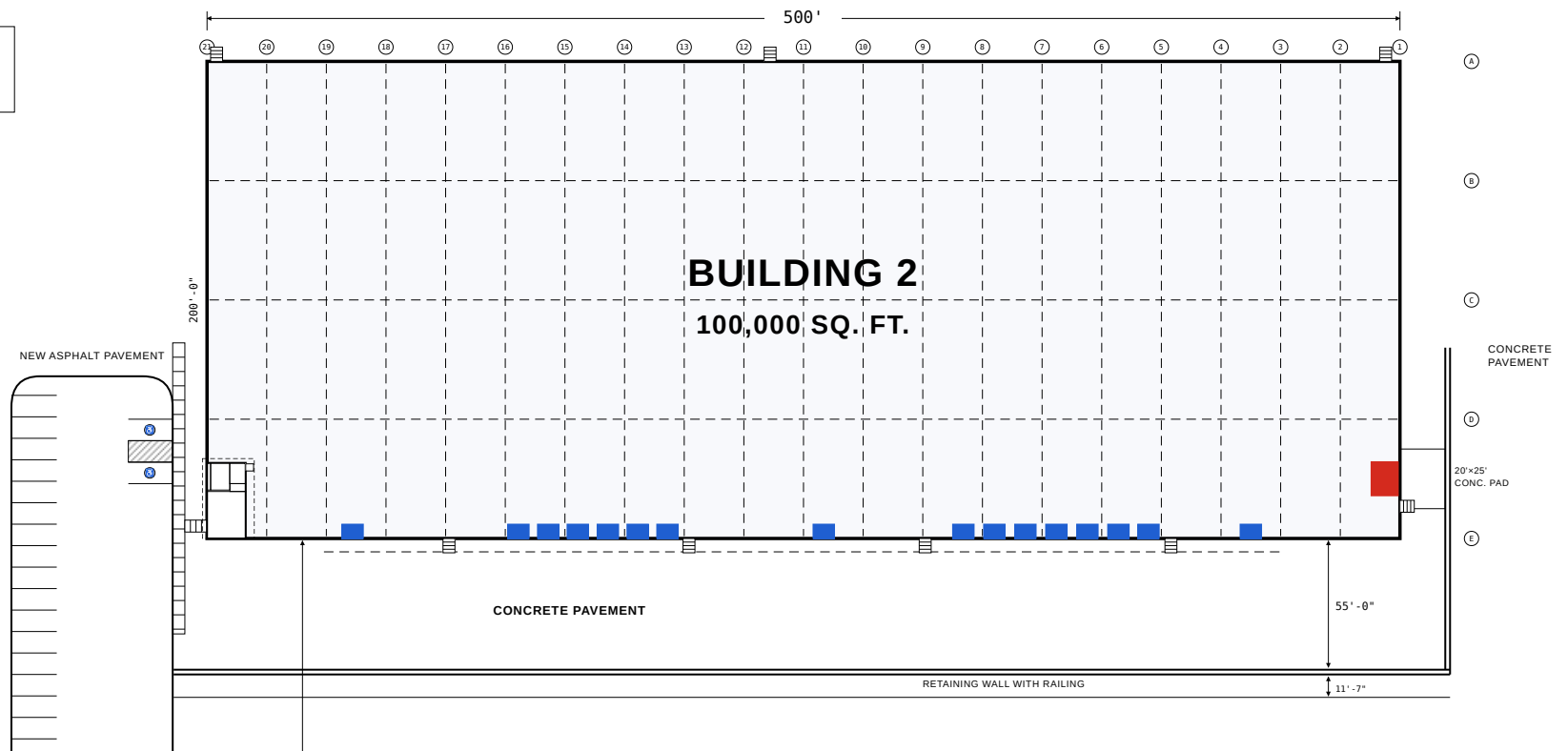
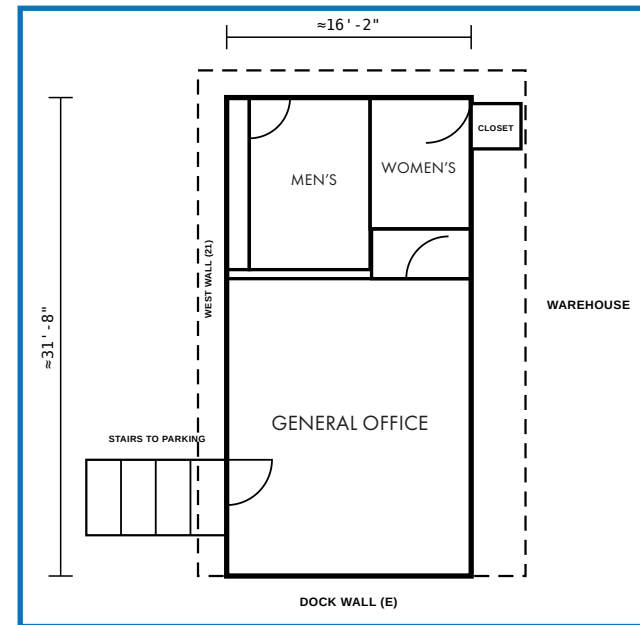


BUILDING 2

PROPERTY LAYOUT

- 2,260 SF Main Office Warehouse with two restrooms
- 140' truck court
- 16 dock high doors with hydraulic pit levelers
- 3 reefer hookups

OFFICE LAYOUT



BUILDING 3

PROPERTY SPECIFICATIONS

SIZE	192,000 SF
COUNTY	Charleston County
ZONING	Industrial
OFFICE AREA	2,850 SF
BATHROOMS	5 Total
CLEAR HEIGHT	27' Minimum
DOCK HIGH DOORS	41 (9'6" - 10')
COLUMNS	50' x 52' with 60' speed bay
DIMENSIONS	260' x 728'
DOCK EQUIPMENT	All dock high doors equipped with mechanical pit levelers, seals, Z guards
DRIVE-IN DOORS	1 (12' x 14')
LIGHTING	LED
VENTILATION	Ten (10) HVLS Fans
FIRE SUPPRESSION SYSTEMS	ESFR
ELECTRICAL	277/480V; 3 Phase Service
PARKING	10 Paved Spots; 75 Overflow Available
TRUCK COURT	135'
CONSTRUCTION	Tilt-Wall Concrete
ROOF	TPO Membrane

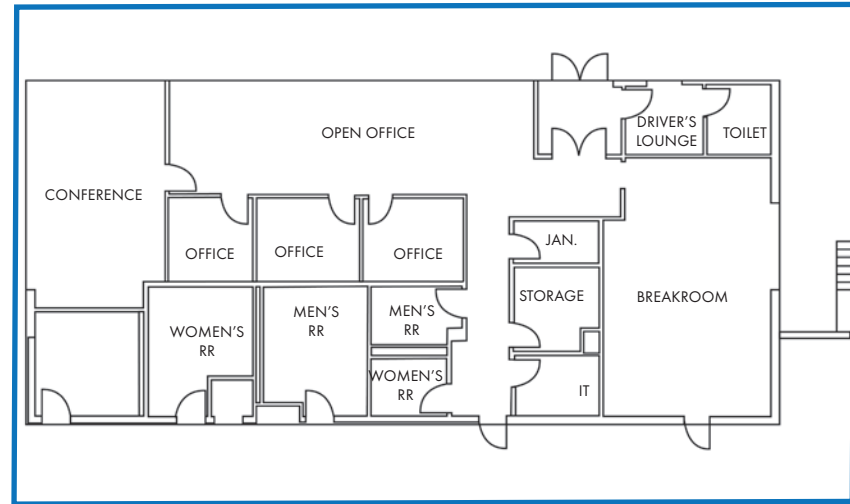


BUILDING 3

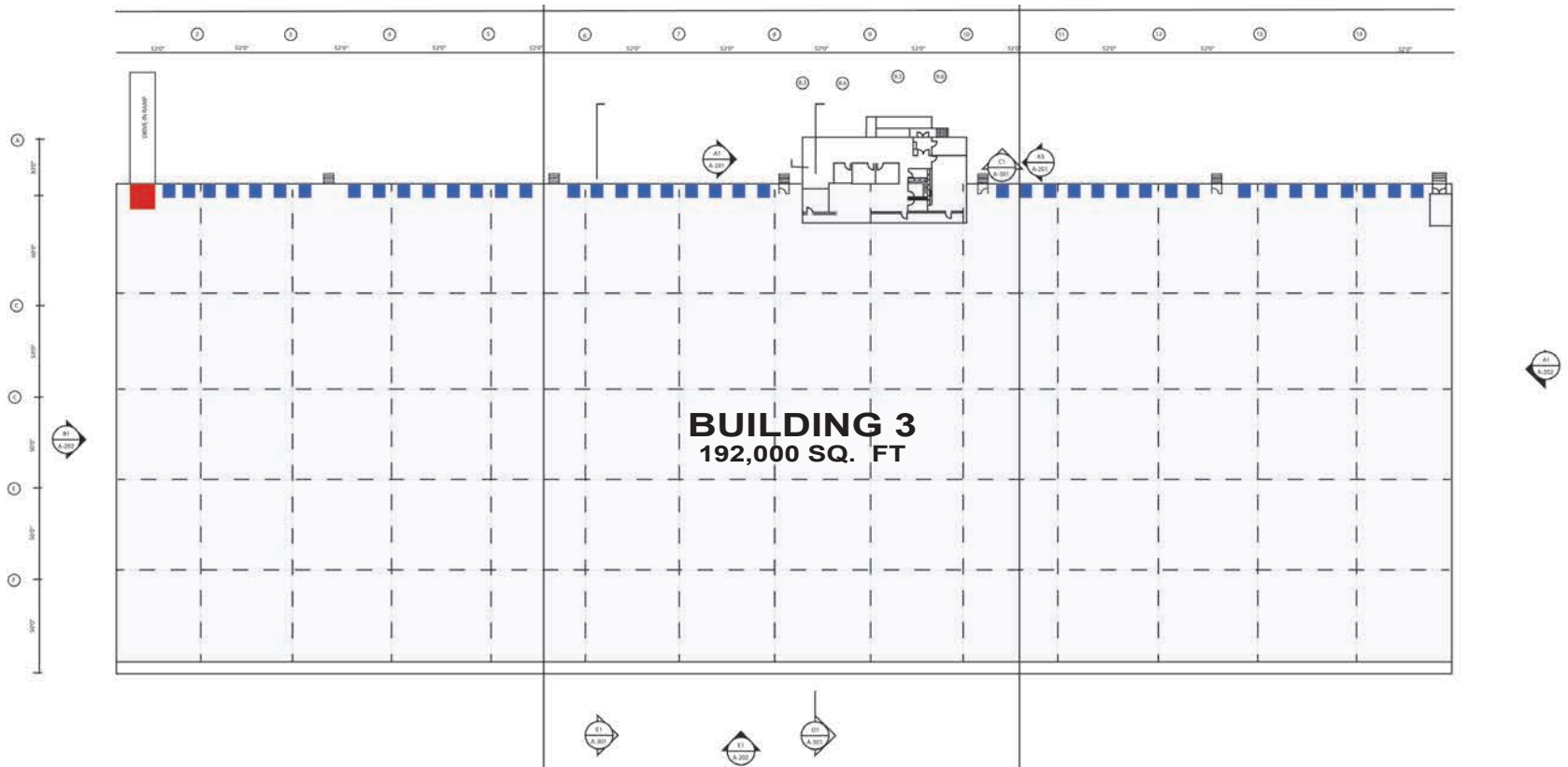
PROPERTY LAYOUT

- 2,850 SF main office warehouse with five restrooms
- 135' truck court
- 41 dock-high doors with 35,000 lb pit levelers
- Class A office buildout
- 52' x 50' column spacing with 60' speed bay

OFFICE LAYOUT



- KEY**
- DOCK HIGH DOORS
 - DRIVE-IN DOORS

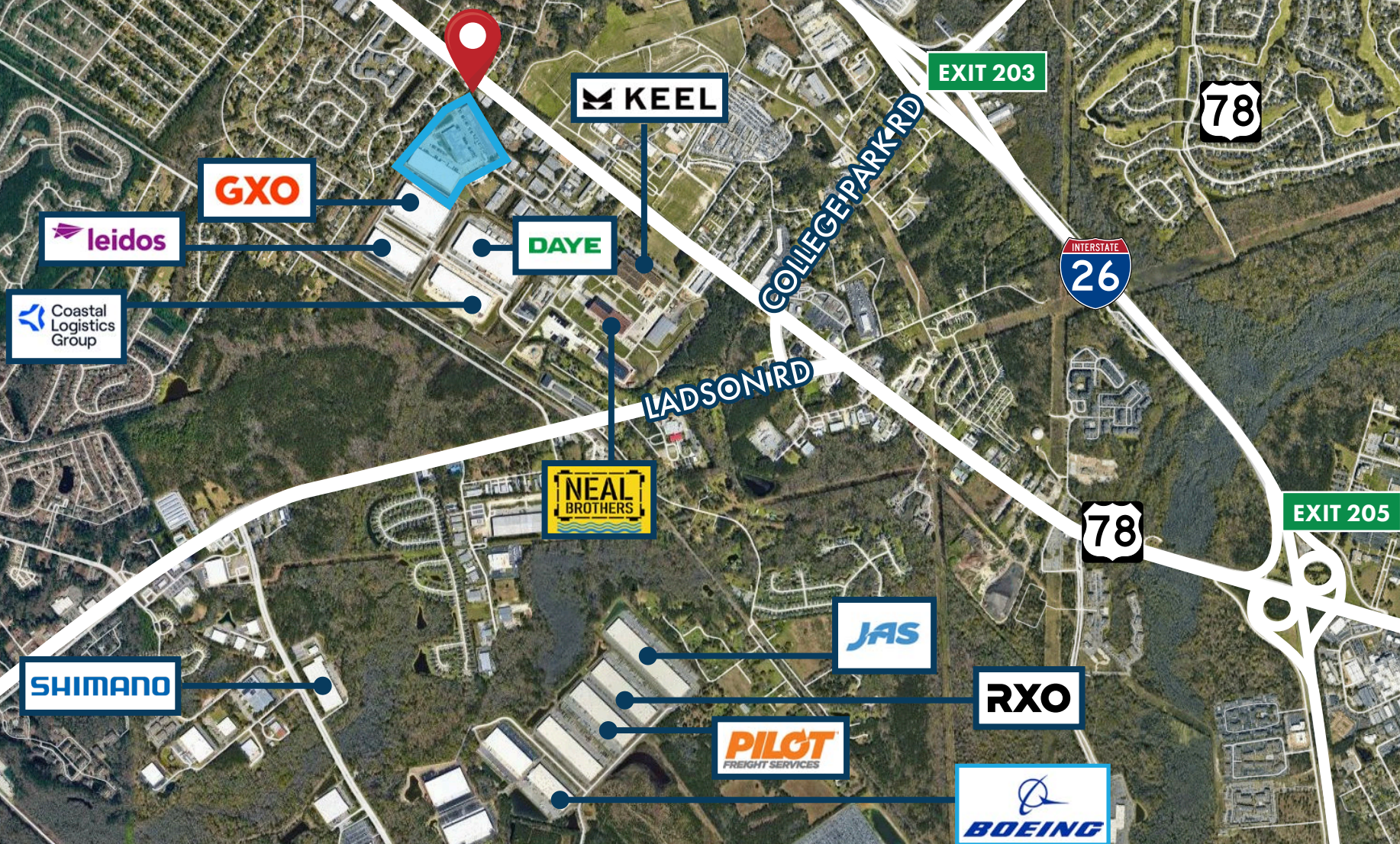


PROPERTY IMAGES



- Incredible access to Interstate 26
- Two interchange options at Exit 203 and Exit 205
- 2.5 miles to Palmetto Commerce Pkwy
- 20 minute average drive time to Port Terminals

SITE ACCESS



LOCATION MAP



KEY DISTANCES

TRANSPORTATION

Access to I-26	1.5 Miles
I-26/526 Interchange	10 Miles
I-95	39 Miles

LOCATION

Summerville	5 Miles
North Charleston	8 Miles
Downtown Charleston	17 Miles
Mt Pleasant	22 Miles

TERMINALS

CHS International Airport	13 Miles
N CHS Terminal	15 Miles
Wando Terminal	22 Miles
Columbus Terminal	17 Miles



LEASING CONTACTS:

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