

LARGEST SPEC BUILDING IN SOUTH CAROLINA

CHARLESTON TRADE CENTER

1,019,200 SF For Lease

Summerville, South Carolina

- **1,019,200 SF FOR LEASE** in a \pm 3M SF **CLASS A** industrial campus
- **VISIBLE FROM I-26** in Charleston's **DISTRIBUTION CORRIDOR**
- Located within **CHARLESTON TRADE CENTER** with direct access to **NEXTON PARKWAY**
- 25 miles to the **PORT OF CHARLESTON**
- **40' CEILING HEIGHT**
- **474 AUTO** parking spaces
- **275 TRAILER** parking spaces
- **120 DOCK DOORS**

www.CharlestonTradeCenter.com



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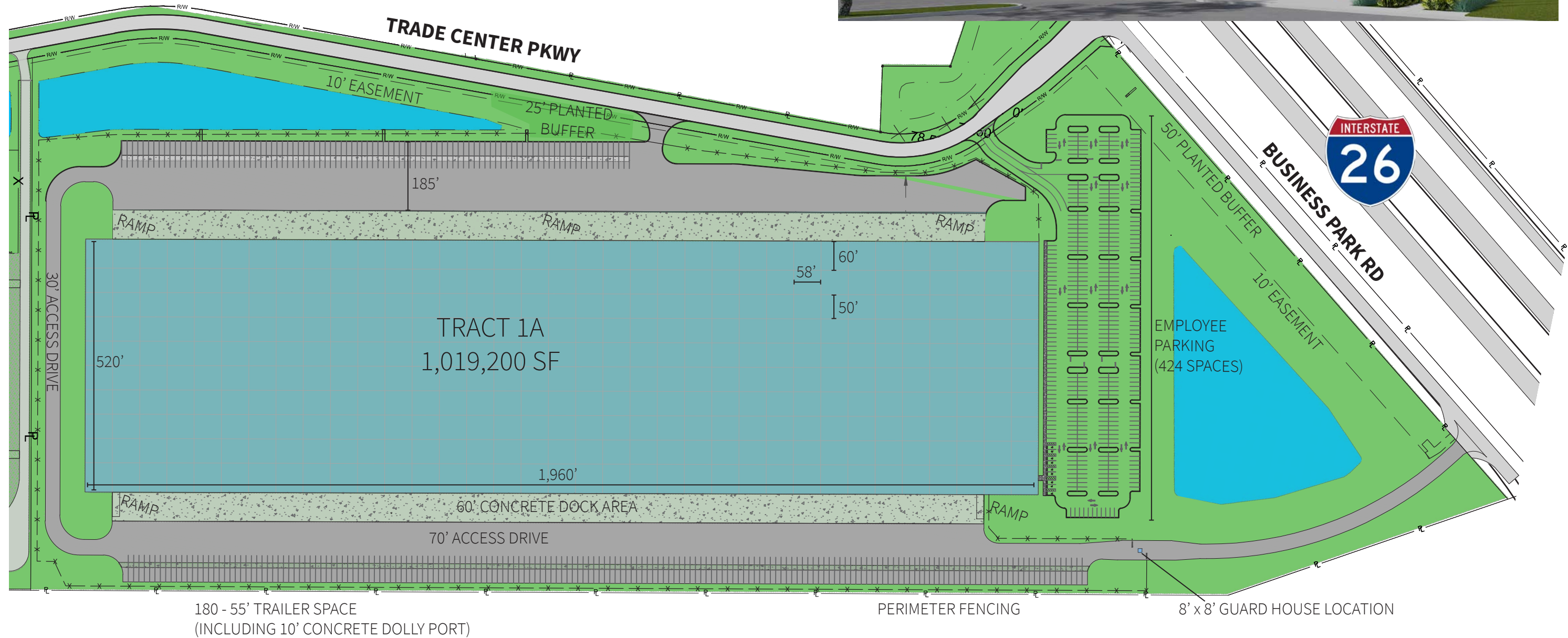


THE KEITH CORPORATION

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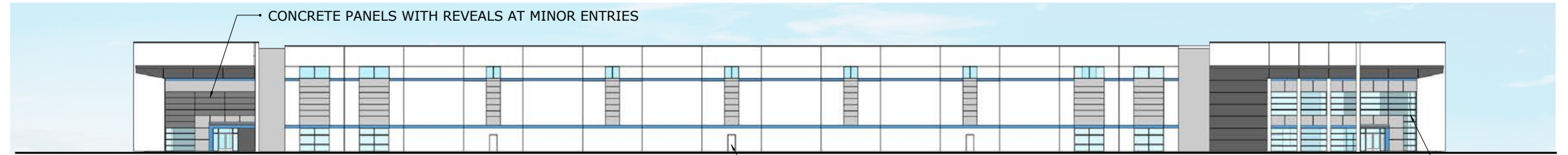
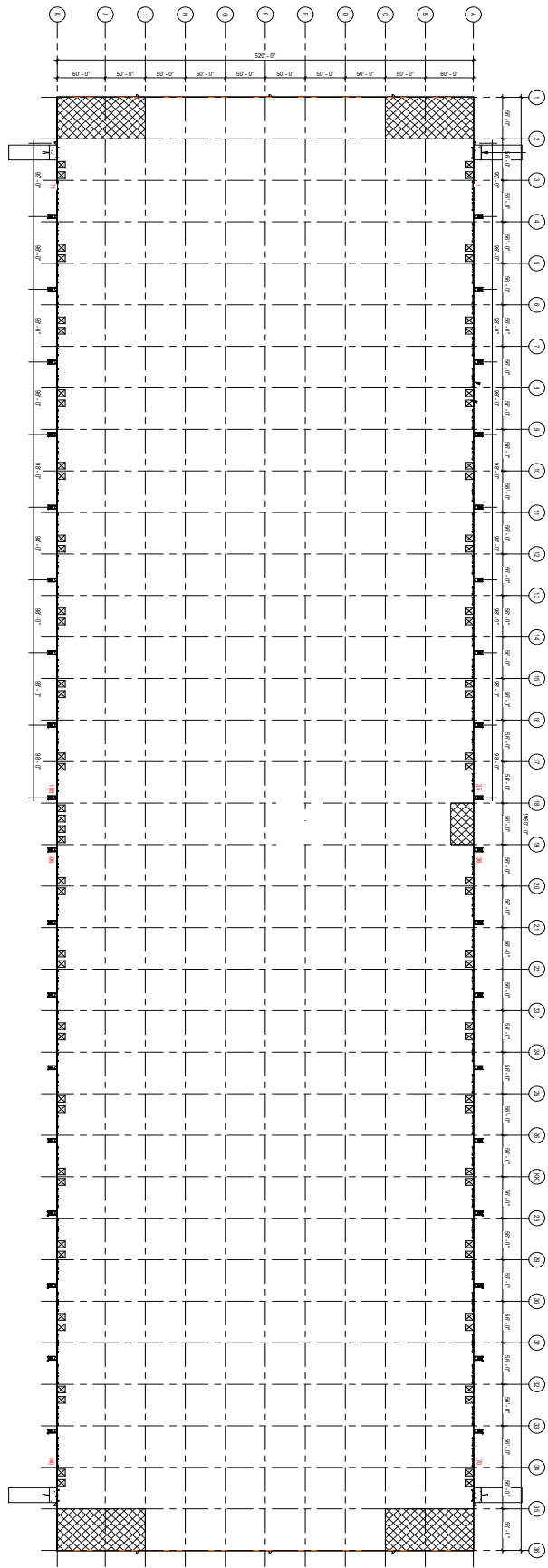
THE OFFERING

Total Building SF	1,019,200 SF	Additional Knock Outs	±96
Dimensions	520' x 1,960'	Truck Court Depth	185'
Configuration	Cross-dock	Employee Parking	474 spaces
Column Spacing	50' x 58'	Trailer Parking	275 spaces
Speed Bays	60' x 58'	Lighting	Motion sensor LED
Drive-in Doors	2 (14' x 16')	Sprinkler	ESFR (K-25.2)
Dock Doors	120 (9' x 10')	Power	4,000 amps 277/480v 3 phase



NEXTON PKWY 0.5 MILES

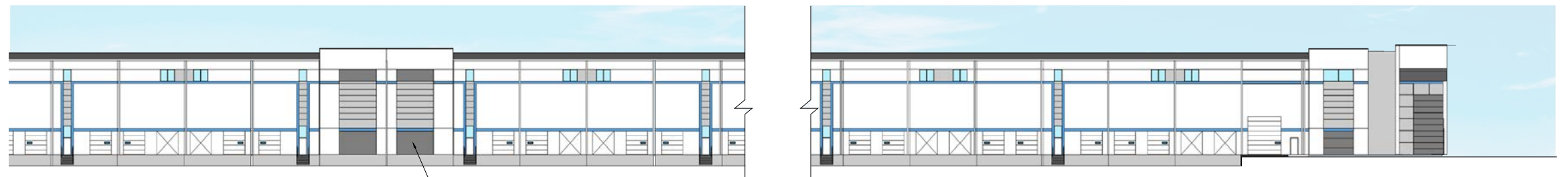
THE PROPERTY



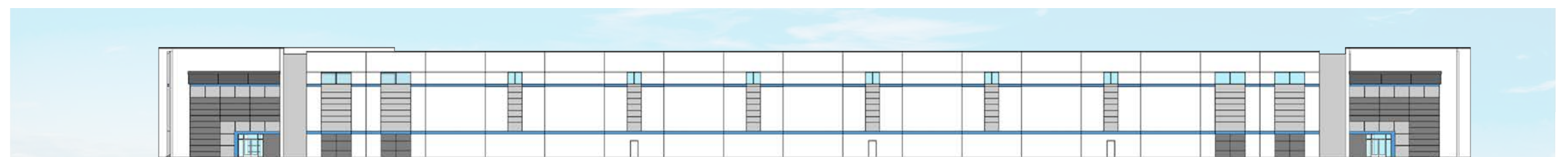
SOUTH ELEVATION (MAIN)



NORTH ELEVATION

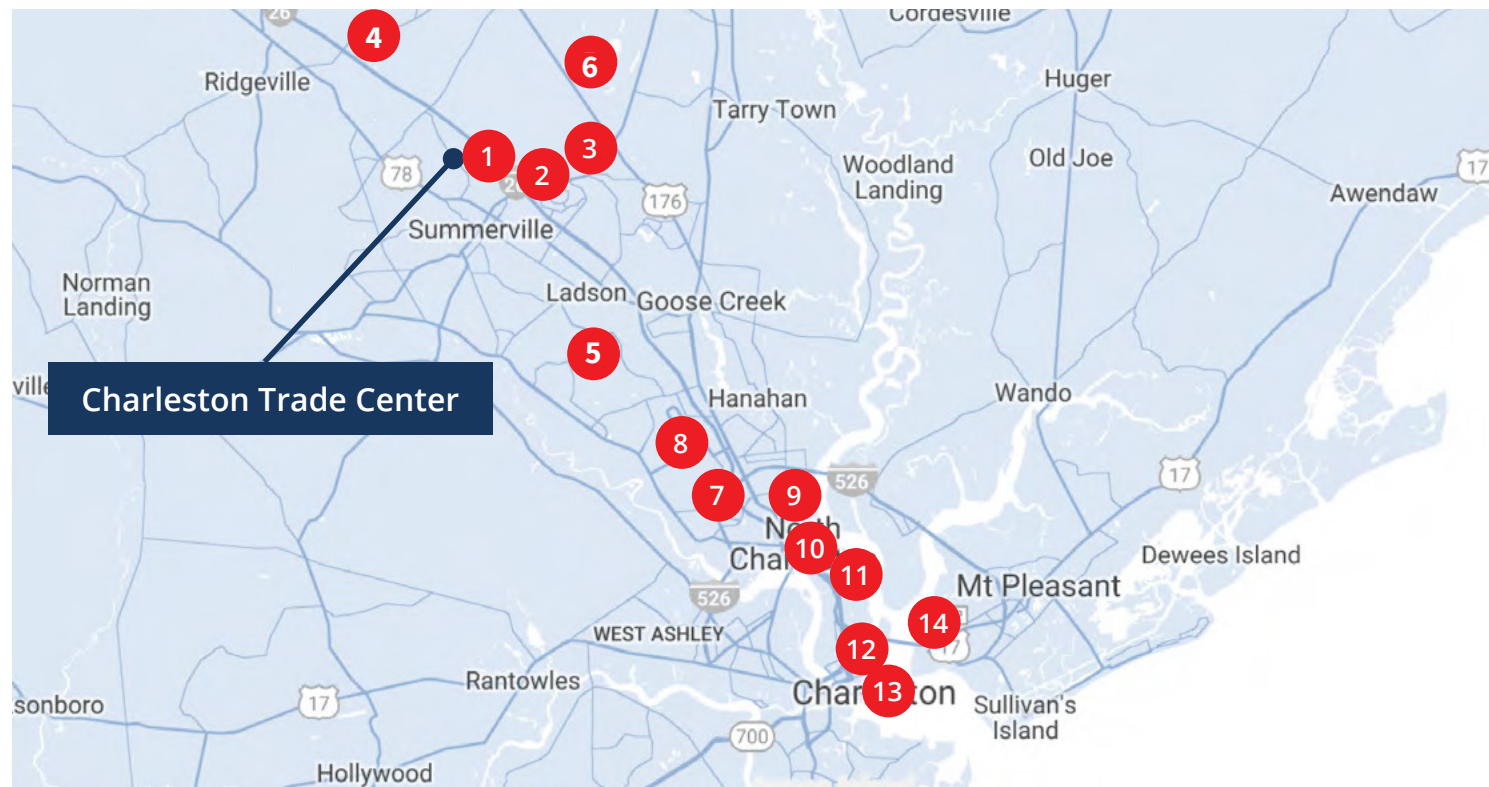


NORTH ELEVATION



WEST ELEVATION

ECONOMIC DRIVERS



#	Economic Drivers	Distance to CTC (miles)
1	Nexton Interchange	0.5
2	Nexton Development	2.7
3	Carnes Crossroads development	5.6
4	Volvo Plant	10.5
5	Daimler Plant	10.8
6	Cane Bay Development	11.5
7	Boeing Plant	17.7
8	Charleston International Airport	18
9	North Charleston Terminal	19.5
10	Navy Base Intermodal	21
11	Hugh Leatherman Terminal	23
12	Union Pier Terminal	25.2
13	Columbus Street Terminal	26.6
14	Wando Welch Terminal	29.3

CARGO BASED EXPANSIONS

MORE THAN
\$10 billion dollars invested in port dependant firms in SC over the last 4 years

MICHELIN Currently in Phase II of a \$270 million, 3.3 million sf distribution center in Spartanburg County

VOLVO CARS First North American manufacturing plant built near the Port of Charleston, a \$500 million initial investment

MERCEDES-BENZ VANS \$500 million Sprinter Van plant expansion

DOLLAR TREE New 1.5 million s.f. import distribution center

TECHTRONIC INDUSTRIES 1.5 million s.f. of distribution center expansion

SC PORTS

AT A GLANCE

- Doubled cargo volumes since 2009
- Fastest-growing U.S. port
- Top 10 U.S. container port
- Investing more than \$2 billion in infrastructure to ensure ample capacity and big-ship capabilities
- Achieving 52-foot depth in Charleston Harbor in 2021, marking the deepest harbor on the East Coast
- Opening the Hugh K. Leatherman Terminal in 2021, signifying the first new U.S. container terminal to open since 2009
- Enhancing Wando Welch Terminal to handle more cargo
- Growing and diversifying cargo base, including with retailers and e-commerce
- Expanding rail networks and intermodal capabilities

**Info sourced from the Port of Charleston and the South Carolina Port Authority*

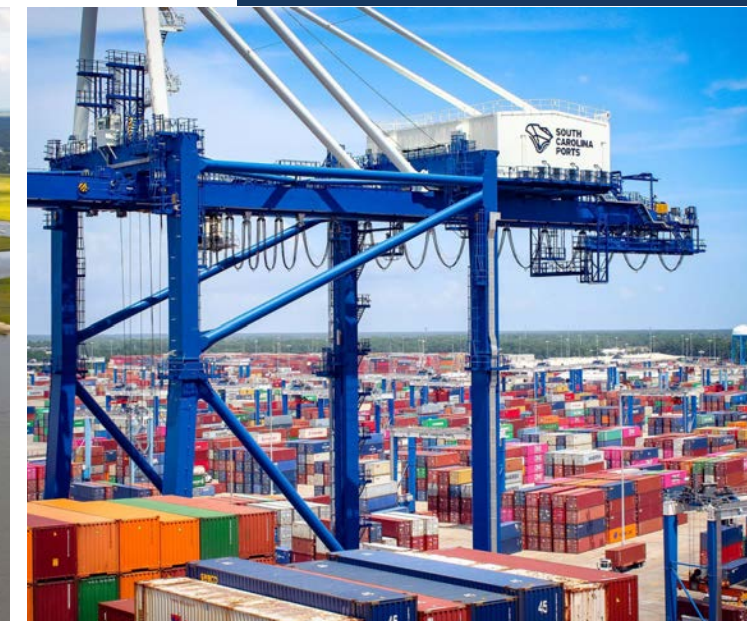
CAPITAL IMPROVEMENT PLAN

The South Carolina Port Authority and the State of South Carolina are currently executing a \$2 billion capital improvement plan for the state's coastal and inland port systems. To keep up with current industry trends, this capital improvement plan is to ensure the SC ports and terminals have the required technology and capacity for larger ships and growing shipping companies.

DEEPENING OF THE PORT

On June 26, 2016, the world's largest container ship completed its first voyage through the newly expanded Panama Canal. This \$5.4B expansion project doubled the canal's shipping capacity allowing the ability to service the largest container ships on the East Coast.

The Port of Charleston is capitalizing on the Panama Canal expansion. The current depth of the Charleston harbor is 45', and the harbor entrance is 47' during mean low tide. To meet the depth requirements of the largest container ships that call into Charleston, the harbor is being deepened to 52', which will allow all post-Panamax ships to be served 24 hours a day. The deepening project is expected to be complete by the end of 2021, giving the ability to serve the largest container ships to reach the East Coast.



\$63.4B

annual economic impact on S.C.

225K

supported jobs for South Carolinians


32%

higher wages than state average

\$1.1B


in annual tax revenue for S.C.

TODAY'S CHARLESTON

 Charleston voted Best City in the World
Travel & Leisure Magazine, 2020 - 8th straight year

 Where The Jobs Will Be In 2020
Forbes Magazine, 2019

 Charleston ranked #10 U.S. City Gaining
Innovation Jobs
The New York Times, 2020

 S.C. ranked #3 Top State for Doing
Business
Area Development Online, 2019

36
Company headquarters
located in Charleston, SC

802K
residents in the Charleston
region

28K+
occupations in moving
and transportation

\$53B
in annual economic activity

\$10.2B
in labor income

399K
supported jobs



136,500 SF spec building delivered July 2019 and is fully leased.



IFA, a German-based auto parts manufacturer has occupies 450,000 SF in the Charleston Trade Center campus.



RPM Warehouse owns 307,353 SF within the Charleston Trade Center campus.



140,000 SF advanced manufacturing facility leased by Curtiss-Wright.

ABOUT THE DEVELOPER



THE KEITH CORPORATION

The Keith Corporation (TKC) is a full service commercial real estate firm headquartered in Charlotte, NC. TKC was founded by Graeme M. Keith Sr. and Graeme (Greg) M. Keith Jr. in 1989 as a single-tenant, net lease development company. Since then, TKC has completed over \$3 billion worth of development consisting of 310+ projects in 35 states and 5 countries. TKC’s philosophy has always been to cultivate trust, build long-lasting relationships with our clients and leverage our development expertise so that our clients can focus on their core competencies. Our clients range from multi-national Fortune 500 corporations, top rated hospitals & health systems, to young, entrepreneurial companies. As a result of this philosophy, coupled with a conservative and strategic growth strategy, TKC has steadily matured into one of the largest and most well respected private full-service commercial real estate firms in the nation.



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