

587,720 SF AVAILABLE NOW!

537

OMNI INDUSTRIAL

SUMMERVILLE, SOUTH CAROLINA 29483



GCP | G R O W T H
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BC **BRIDGE**
COMMERCIAL

537 OMNI INDUSTRIAL BOULEVARD

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CAPITAL
PARTNERS

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HIGHLIGHTS

537 OMNI INDUSTRIAL

Class A industrial facility offering 587,720 SF for lease on 43 acres, featuring a 36' clear height, expandable dock capacity, modern building systems, and ample parking in the Jedburg/Summerville industrial corridor.

MUNICIPALITY: SUMMERVILLE, SC

COUNTY: DORCHESTER COUNTY

ZONING: DISTRIBUTION

TYPE: CLASS A INDUSTRIAL

ACCESS: VIA I-26, EXIT 194

AVAILABLE: MOVE IN NOW!

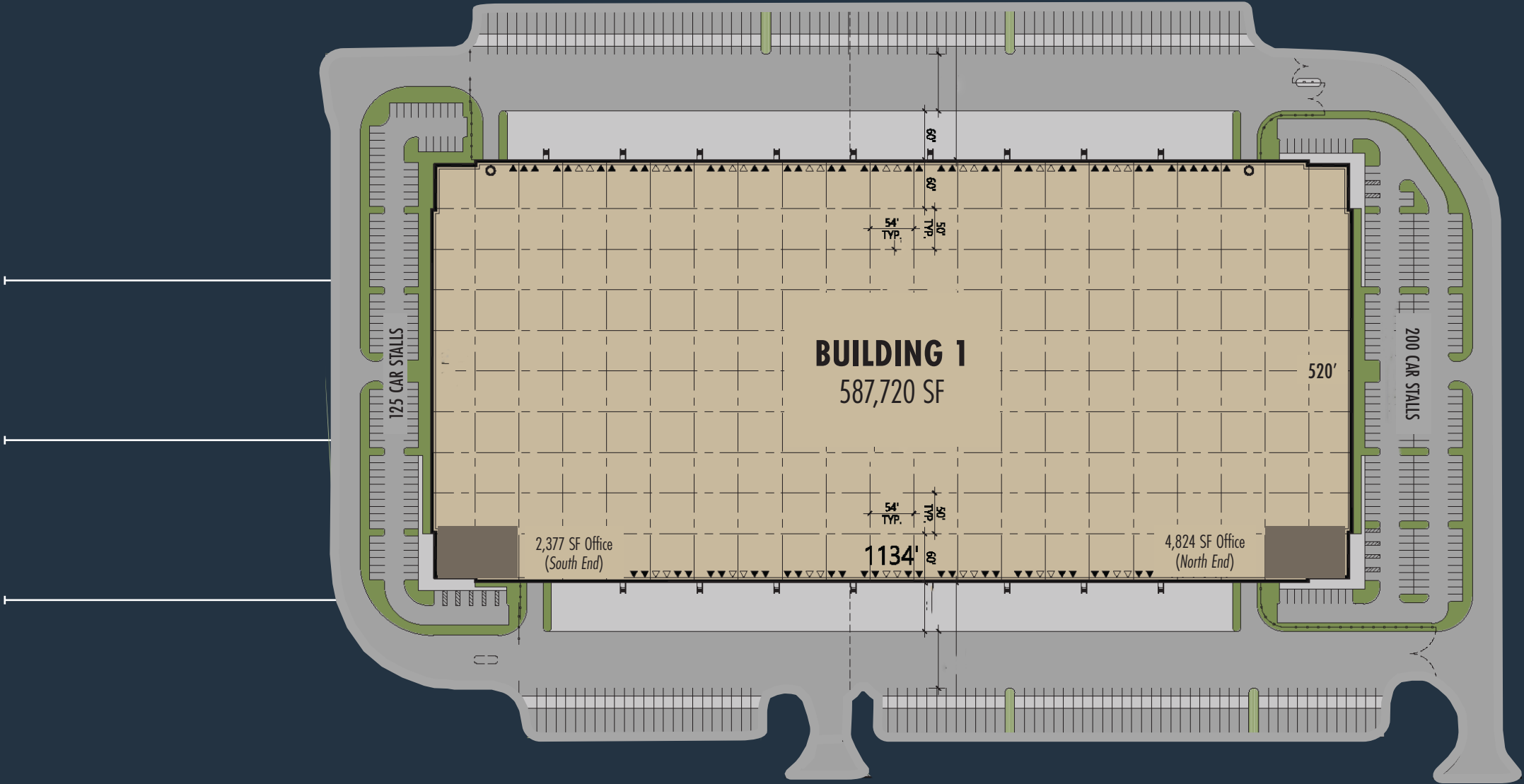
PLAN + SPECS

537 OMNI INDUSTRIAL

587,720 SF
FOR LEASE

7,201 SF
EXISTING OFFICES

0.4 MILES
TO I-26 VIA EXT 194



BUILDING 1 SPECS		INTERIOR BAYS	50' x 54' Spacing
ADDRESS	537 Omni Industrial Blvd	SPEED BAYS	60' x 54' Spacing
CITY	Summerville, SC	CLEAR HEIGHT	36'
TYPE	Class A Industrial	SITE ACREAGE	43 Acres
TOTAL RSF	587,720 SF	EXISITNG OFFICE	2,377 (South End) 4,824 SF (North End)
DIMENSIONS	520' x 1,134'	DOCK DOORS	79 (Expandable to 111)

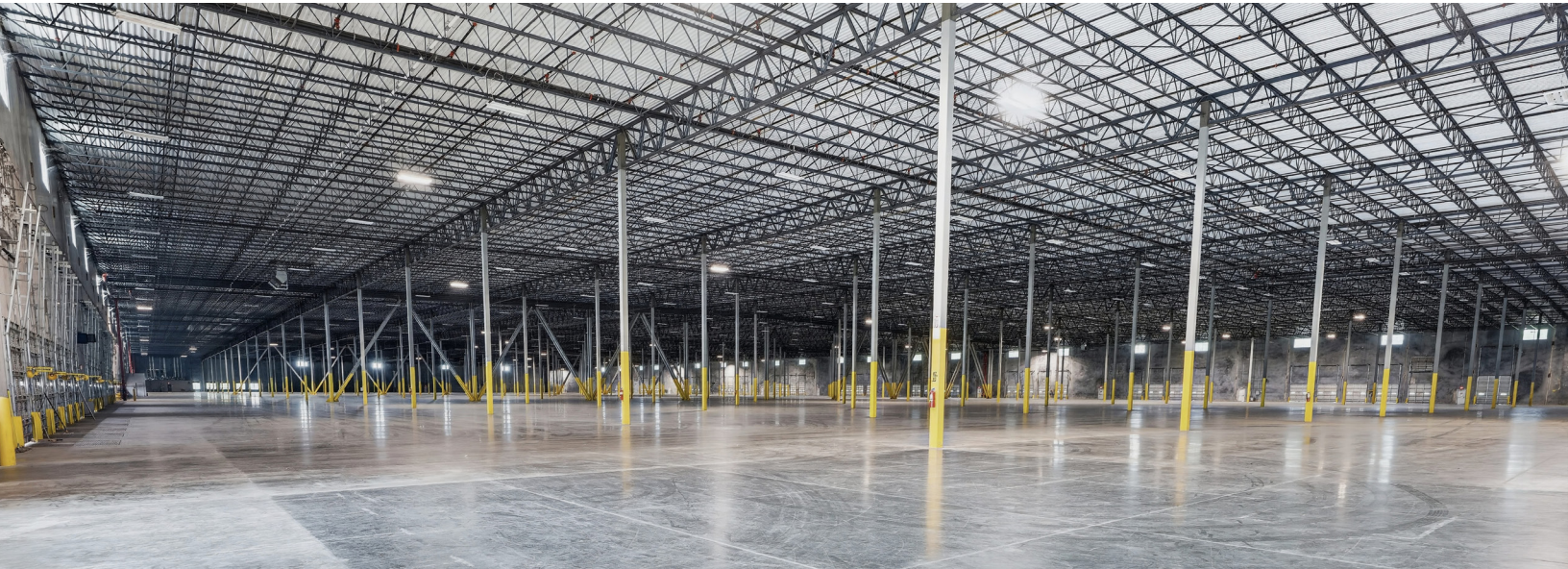
DRIVE-IN DOORS	4 12' x 14' w/ concrete ramps	LIGHTING	LED, Motion Sensorrs, 30 FC at 36" AFF
DOCK HIGH EQUIPMENT	79 doors equipped with 40,000# mechanical pit levelers, z-guards, dock swing lights, & dock bumpers.	VENTILATION	Rooftop exhaust fans tied into wall louvers
ELECTRICITY	3,000 Amps Capacity w/ 277/480V	PARKING	325 Employee Spaces
ROOF	45 Mil White TPO, R-20	TRAILER STALLS	151 Stalls (Off Building)
FLOORS	7" Reinforced, 4,000 PSI	SECURITY	Full height fencing around truck courts and trailer parking.

OFFICE PLANS

& INTERIOR PHOTOS



537 OMNI INDUSTRIAL BLVD, SUMMERVILLE, SC



SOUTH END OFFICE | 2,377 SF



NORTH END OFFICE | 4,824 SF



SURROUNDING AMENITIES & CORPORATE USERS

REDWOOD MATERIALS VOLVO CAMP HALL

Walmart Distribution Center

537 OMNI INDUSTRIAL

THORNE RESEARCH Gerber TBC CORPORATION

unis DHL KION GROUP

ZINUS CURTISS-WRIGHT ORIGIN POINT RPM BOSCH IFA

SPORTSMAN BOATS Freeman BOATWORKS KION GROUP THRACE LINQ Scout BOATS KW KEY WEST

TARGET DICK'S SPORTING GOODS BEST BUY STAPLES Newk's J.P.S.A. BANK Chick-fil-A ZAXBY'S WORLD MARKET smashburger McALISTER'S DELI REAL CHICKEN

POOGAN'S SMOKEHOUSE Halls CHOPHOUSE Diamond Nails tropical SMOOTHIE CAFE Fuji Sushi Bad Daddy's BURGERS & BEER D.A.L.S. BikedShop Vicious BISCUIT DB'S

SUMMERVILLE, SOUTH CAROLINA

BRIDGE COMMERCIAL



LOCATION

- Located in Charleston's premier regional distribution submarket.
- Immediate access to I-26 via the Jedburg (Exit 194) and Nexton (Exit 197) interchanges.
- Proximate to retail, dining, housing, and workforce amenities..

INTERSTATE FRONTAGE

I-26, Ext 194:	0.4 miles
I-26, Ext 197:	3.0 miles
I-95:	25.0 miles

PORT ACCESS

North Charleston Terminal:	22.0 miles
Hugh Leatherman Terminal:	25.0 miles
Wando Welch Terminal:	30.0 miles

NEARBY EMPLOYERS

Volvo, Ext 189:	5.2 miles
Walmart Distribution:	9.0 miles
Boeing Interiors:	14.2 miles
Mercedes Benz:	13.6 miles
Boeing:	20.0 miles



537 OMNI INDUSTRIAL BOULEVARD

SUMMERVILLE, SC 29483

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