

# EASTPORT DISTRIBUTION CENTER



## FOR LEASE

**±40,560 SF - Building 1**

115 Horton Drive, Summerville, SC 29483

**±112,840 SF - Building 2**

157 Belgian Way, Summerville, SC 29483

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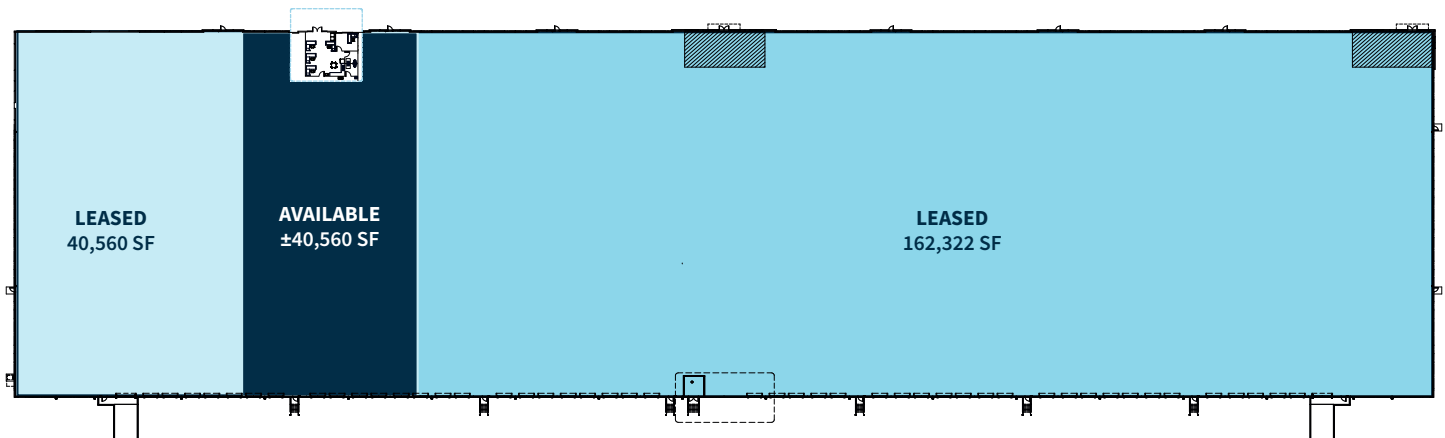
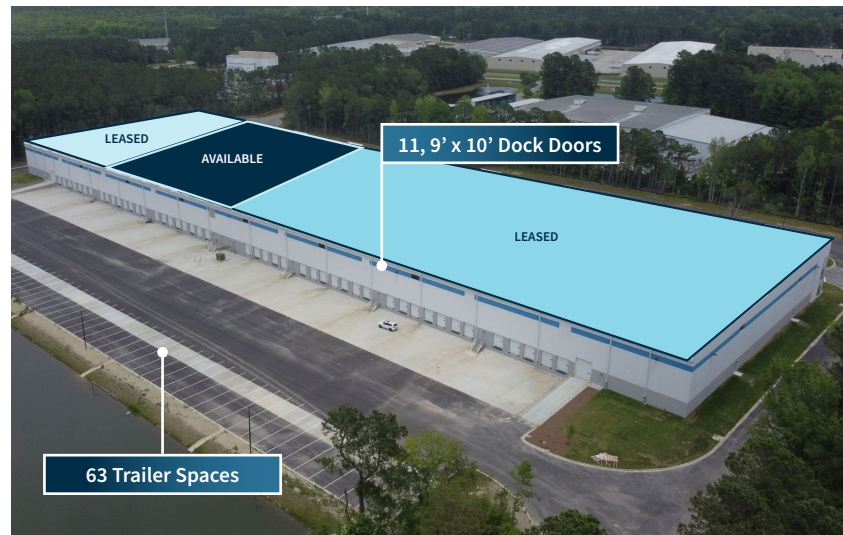
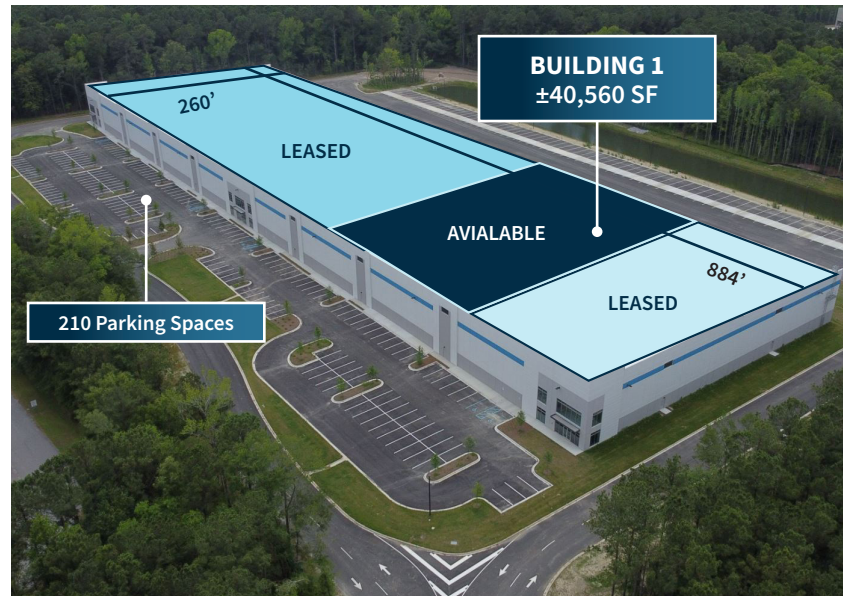
# MASTER PLAN



# BUILDING 1

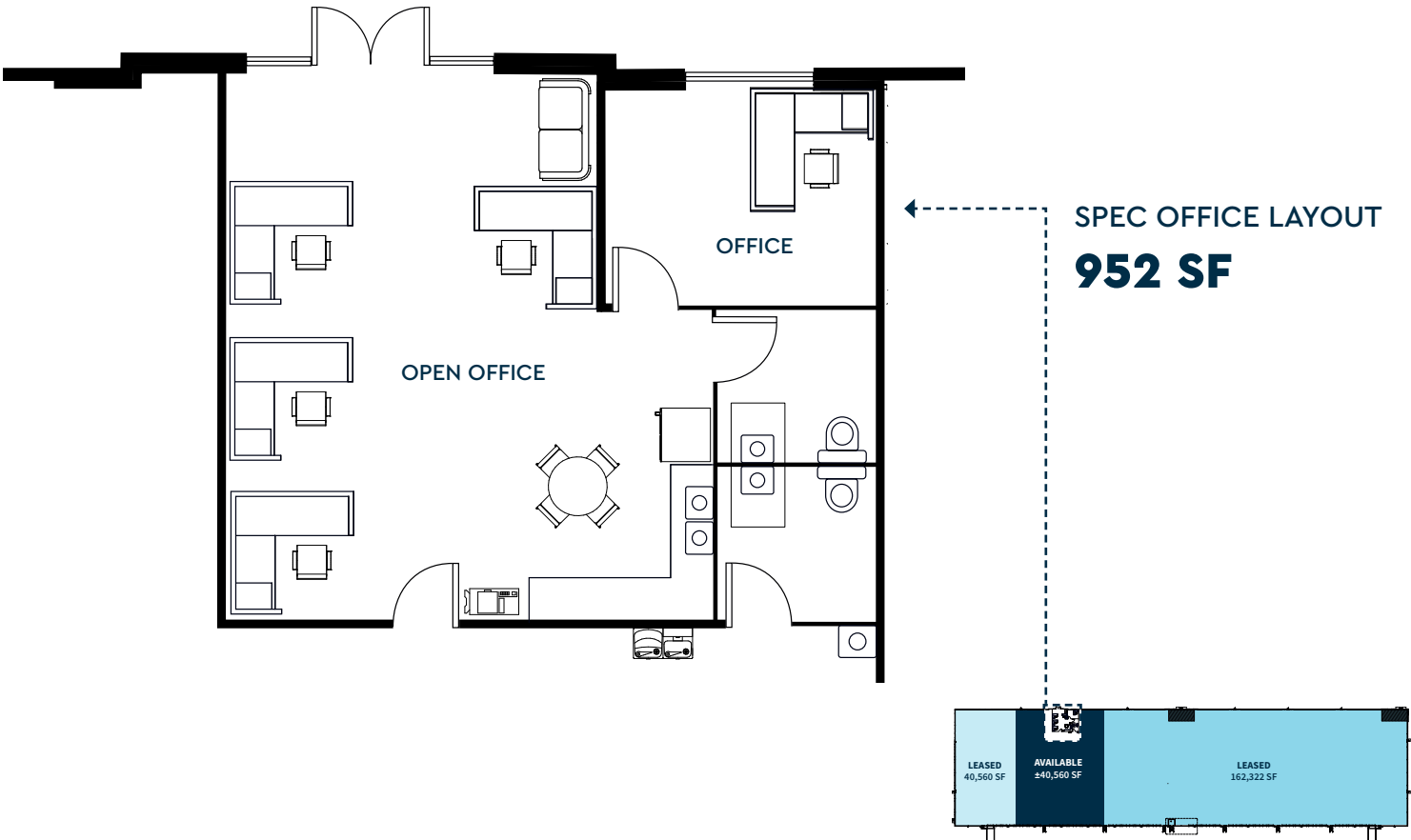
115 HORTON DRIVE, SUMMERVILLE SC 29483

|                  |                                                                       |
|------------------|-----------------------------------------------------------------------|
| Size:            | ±40,560 SF Available                                                  |
| Spec office:     | 952 SF                                                                |
| Site Agerage:    | ±24.1                                                                 |
| Dimensions:      | 260' x 884'                                                           |
| Clear Height:    | 36'                                                                   |
| Column Spacing:  | 52' x 50' (typical)                                                   |
| Dock Doors:      | (11) 9' X 10'                                                         |
| Format:          | Rear load                                                             |
| Drive-In Doors:  | 0                                                                     |
| Trailer Parking: | 10                                                                    |
| Truck court      | 185'                                                                  |
| Car Parking:     | 37                                                                    |
| Sprinklers:      | ESFR sprinkler system                                                 |
| Lighting:        | Full LED lighting to 30 FC                                            |
| Roofing:         | R-20 mechanically attached 60 mil TPO roof with NDL warranty included |
| Floors:          | 4,000 psi - 6" unreinforced concrete                                  |
| Electrical:      | 277/480V, 3-phase 2,000s amp service                                  |
| Zoning:          | Light industrial / Dorchester County                                  |



# BUILDING 1 SPEC OFFICE

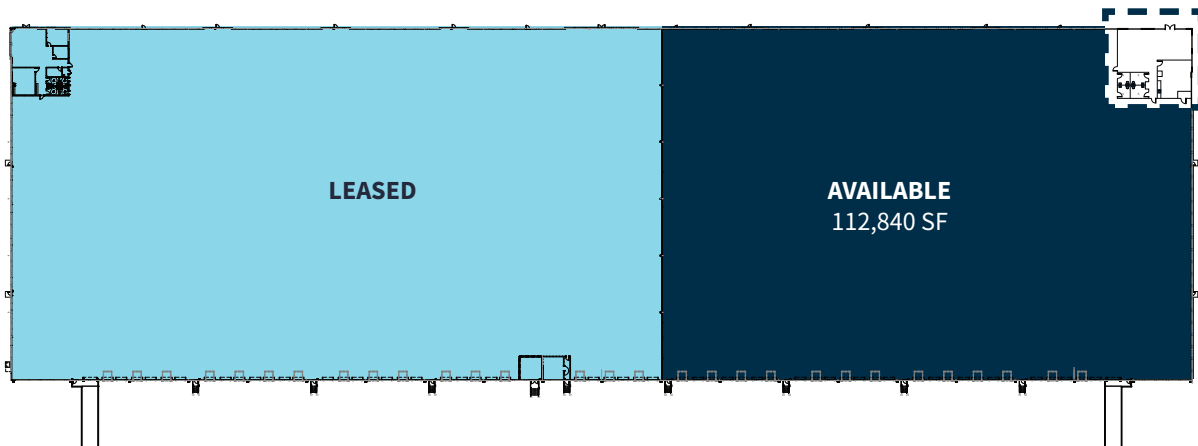
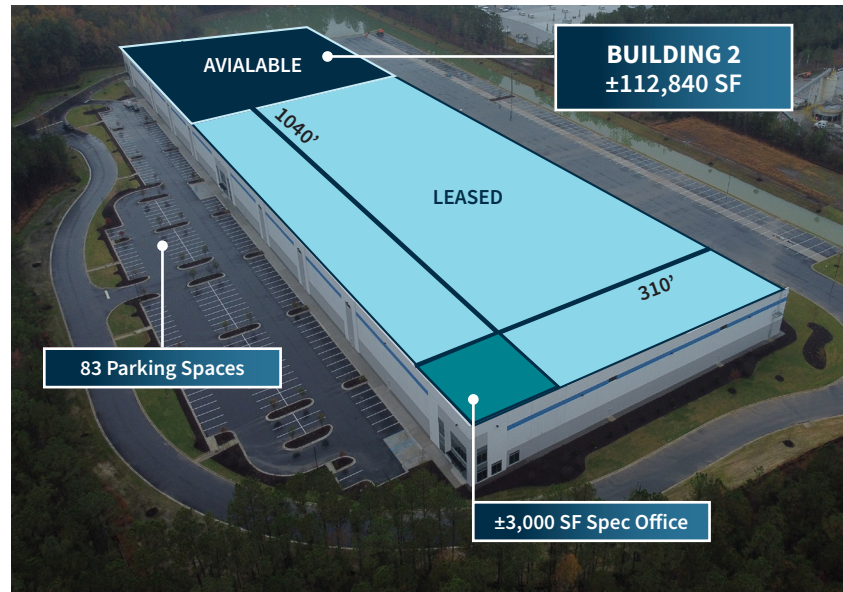
115 HORTON DRIVE, SUMMERVILLE SC



# BUILDING 2

157 BELGIAN WAY, SUMMERVILLE SC 29483

|                  |                                                                       |
|------------------|-----------------------------------------------------------------------|
| Size:            | ±112,840 SF                                                           |
| Spec Office:     | 2,029 SF                                                              |
| Site Acreage:    | ±24.1                                                                 |
| Dimensions:      | 310' x 1040'                                                          |
| Clear Height:    | 36'                                                                   |
| Column Spacing:  | 52' x 50' (typical)                                                   |
| Dock Doors:      | 19, 9' x 10' with (9) 35,000 lbs pit levelers                         |
| Format:          | Rear load                                                             |
| Drive-In Doors:  | (2) 12' x 14'                                                         |
| Trailer Parking: | 31                                                                    |
| Truck court      | 185'                                                                  |
| Car Parking:     | 83                                                                    |
| Sprinklers:      | ESFR sprinkler system                                                 |
| Lighting:        | Full LED lighting                                                     |
| Roofing:         | R-20 mechanically attached 60 mil TPO roof with NDL warranty included |
| Floors:          | 4,000 psi - 7" unreinforced concrete                                  |
| Electrical:      | 277/480V, 3-phase 3,000 amps service                                  |
| Zoning:          | Industrial / Dorchester County                                        |

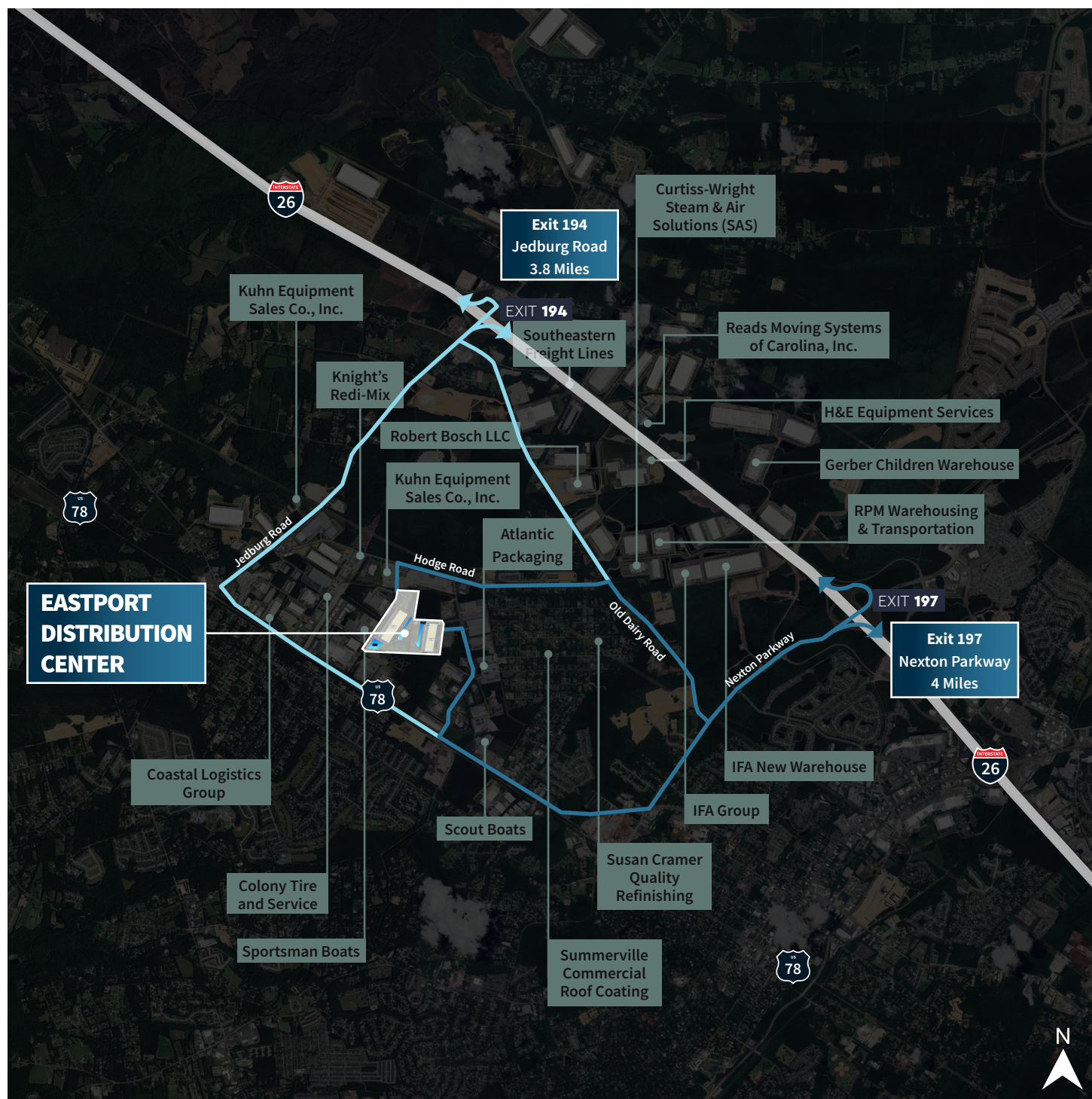


# BUILDING 2 SPEC OFFICE

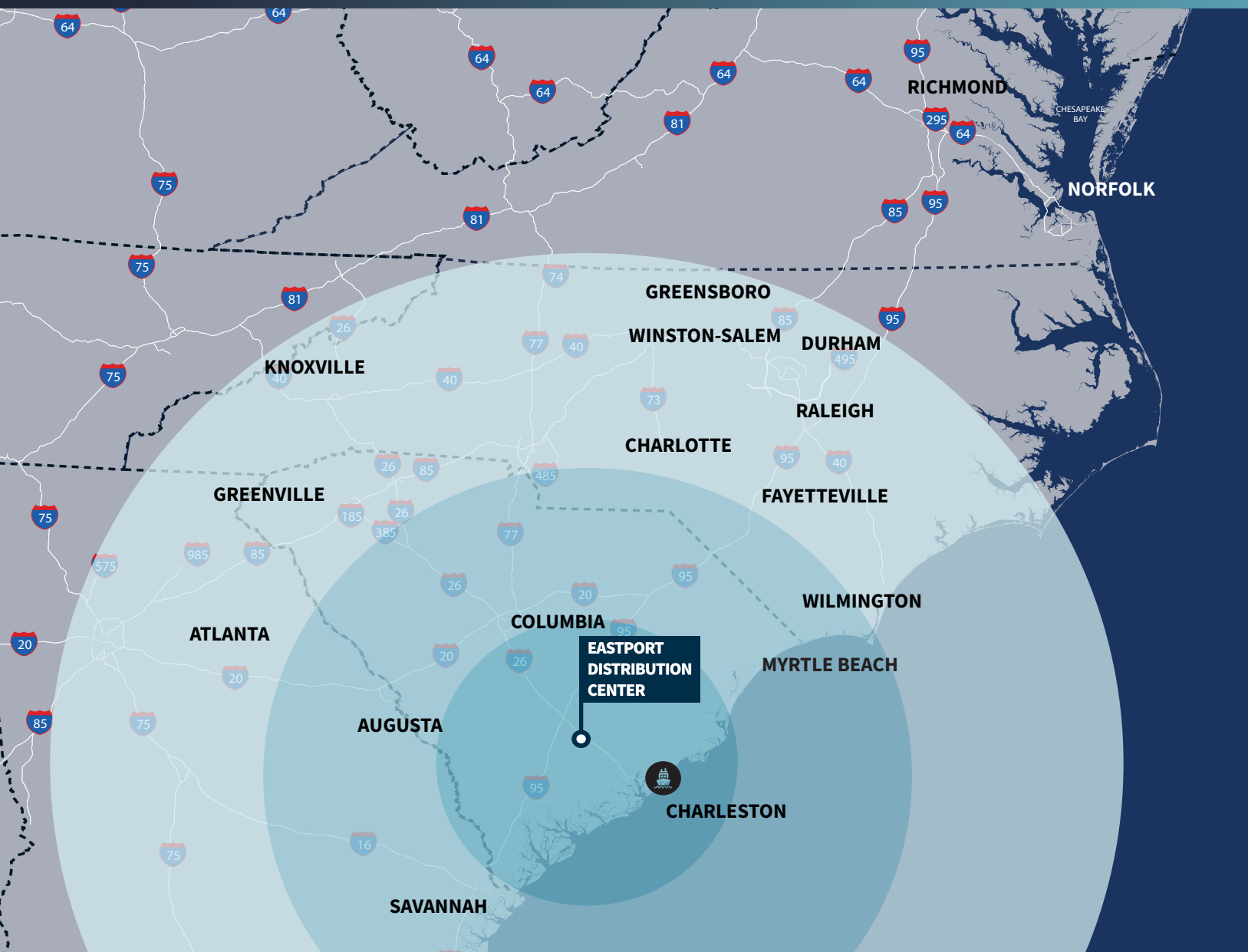
115 HORTON DRIVE, SUMMERVILLE SC



# LOCAL ACCESS MAP



## REGIONAL MAP



## WITHIN 60 MINUTES

Boeing  
Volvo  
Mercedes  
Chs Airport  
Leatherman Terminal

## WITHIN 120 MINUTES

Columbia, SC  
Myrtle Beach, SC  
Savannah, GA  
Augusta, GA

## WITHIN 180 MINUTES

Greenville, SC  
Charlotte, NC  
Wilmington, NA  
Raleigh, NC  
Atlanta, GA



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