

AVAILABLE PROPERTIES



7555 SPARTAN BOULEVARD 6,137-12,267 Square Foot Office

This is a two story 12,267 square foot office building in the City of North Charleston. Sub dividable to two floors of approximately 6,137 square feet. 58 parking spaces, 4.7 spaces per 1,000 square feet. Each floor is heated and cooled with its own separate system. This office building can be leased with or without the adjoining 199,742 square foot warehouse building.



1007-B TRIDENT STREET 25,000 Square Feet

50,000 SF Building With 25,000 SF Available. 80' Loading Dock and 2 Doors. 400 SF Warehouse Office. Dry Sprinkler System. Eave height 24'. Skylights. Owner, at owner's expense, will build up to 1,200 square foot administrative offices for a minimum three year lease term.



1009 TRIDENT STREET 50,000 Square Feet

50,000 square foot warehouse/distribution facility in the City of Hanahan, Berkeley County. Property may be available as early as November 1, 2009. 162' wide loading dock that accommodates 15 trucks. 15' wide ramp from parking area to loading dock. Three (3) 12' wide X 10' high doors on loading dock. Approximately 1,178 square feet of administrative office space. Zoned M-1 "Light Industrial".



3034-A ASHLEY PHOSPHATE ROAD 68,763 Square Feet

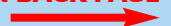
68,763 square foot warehouse/distribution facility in the City of North Charleston, Charleston County. This is a portion of a 135,217 square foot building. Eave height varies from 20' to 24'. Typical bay sizes are 25' x 50' and 24' x 50'. Industrial grade 480/277 volt electrical and gas service. 3,100 square foot administrative offices. Zoned M-1 "Light Industrial".



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AVAILABLE PROPERTIES



900-A COMMERCE CIRCLE 75,080 Square Feet

75,080 SF Warehouse/Distribution facility, ADT monitored Dry Sprinkler and Alarm system. CSX Rail Access with three (3) 12' X 12' Rail doors. Three (3) 12' X 12' Overhead Doors on Loading Dock which is 15' Wide X 150' Long (can accommodate 15 trucks). 21'2" ceiling height at eaves and 28.1' ceiling height at center. Located in the City of Hanahan, Berkeley County, Foreign Trade Zone.



900-B COMMERCE CIRCLE 100,000 Square Feet

100,000 SF Warehouse/Distribution facility. CSX rail access with three (3) 12'X12' Rail doors. Three (3) 12'X12' Overhead Doors on Loading Dock which is 15' wide X 216' long (can accommodate 21 trucks).



7555 SPARTAN BLVD 199,742 Square Feet

Building is in excellent shape. Building is expandable by 110,332 square feet. Fully insulated with gas heaters. 50 truck parking spaces on site. 25 dock high doors. In Designated Foreign Trade Zone. This warehouse building can be leased with or without the adjoining 12,267 square foot administrative office building.



DEEP WATER TERMINAL SITE 4900 Virginia Avenue

19.4 Acres with 498.5 feet of deep water Cooper River frontage. Reciprocal berthing agreement allows for vessels up to 800' in length. 1/2 mile from I-526 between the Shell and Alcoa Terminals. 285,000 bbl Tank Capacity. Zoned M-2 Heavy Industrial.



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