



For Lease

± 52,500 s.f. expandable to ± 420,888 s.f.

Industrial Spec. Opportunity

in the newly constructed Ladson Industrial Park

- New Class A construction
- ±107 acres industrial campus
- Flexible sizes from ±52,500 - ±420,888 s.f.
- Multiple access points to I-26
- Potential Norfolk Southern rail service
- Central location to Charleston MSA
- Close proximity to Port of Charleston terminals

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Connectivity.
Accessibility.
Flexibility.

Explore the possibilities at LIP



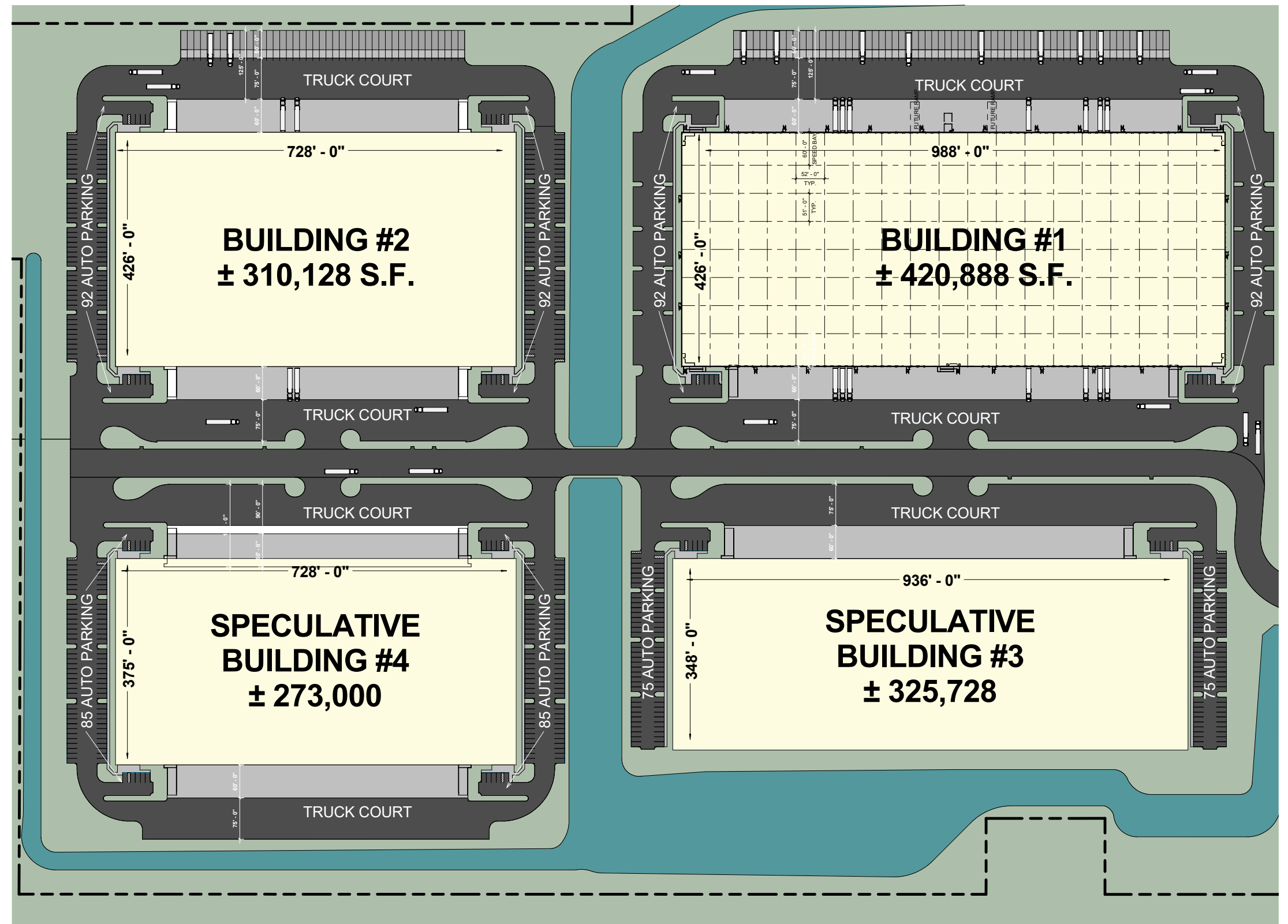
The Site

Construction Phase 1:
±420,888 s.f. Spec. Building

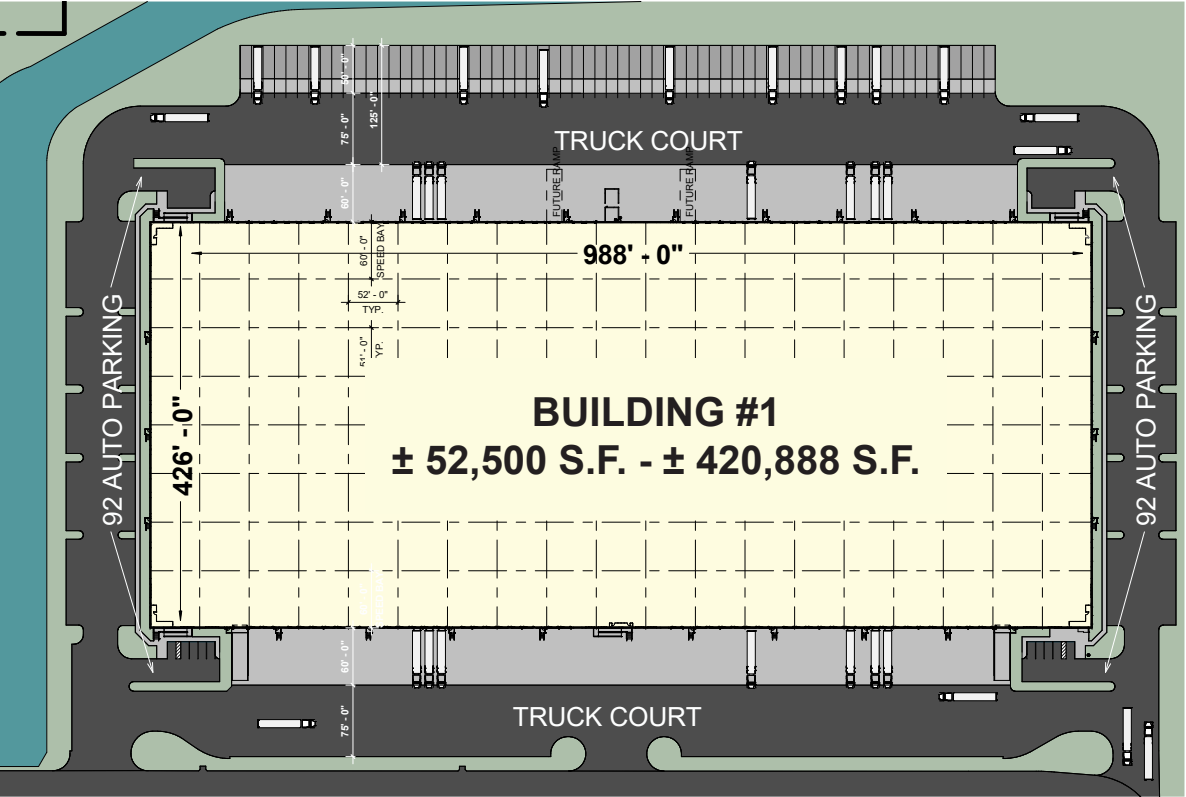
Building 1	
Total s.f.	± 420,888
Minimum divisible s.f.	± 52,500
Lot size	26.15 acres
Building depth	426'
Loading configuration	Cross-dock
Clear height	32'
Dock doors	95
Drive-in doors	4
Parking auto	215 parking spaces
Parking trailer	66 parking spaces
Sprinklers	ESFR
Rail served	Potential

Construction Phase 2: Build to Suit Opportunities

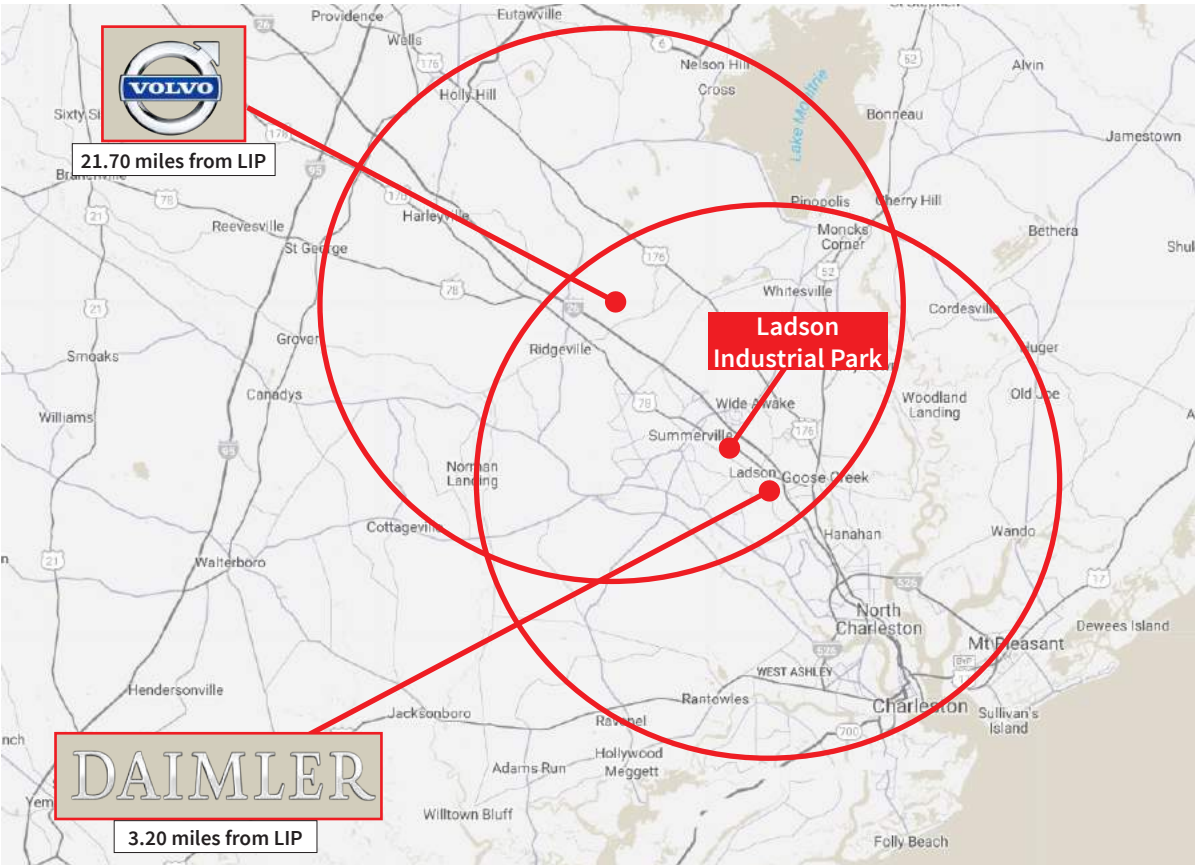
Building 2	
Total s.f.	±310,128
Building 3	
Total s.f.	±325,728
Building 4	
Total s.f.	±273,000
Total BTS Opportunities	±908,856



Building 1 site plan



20 mile radius



Access

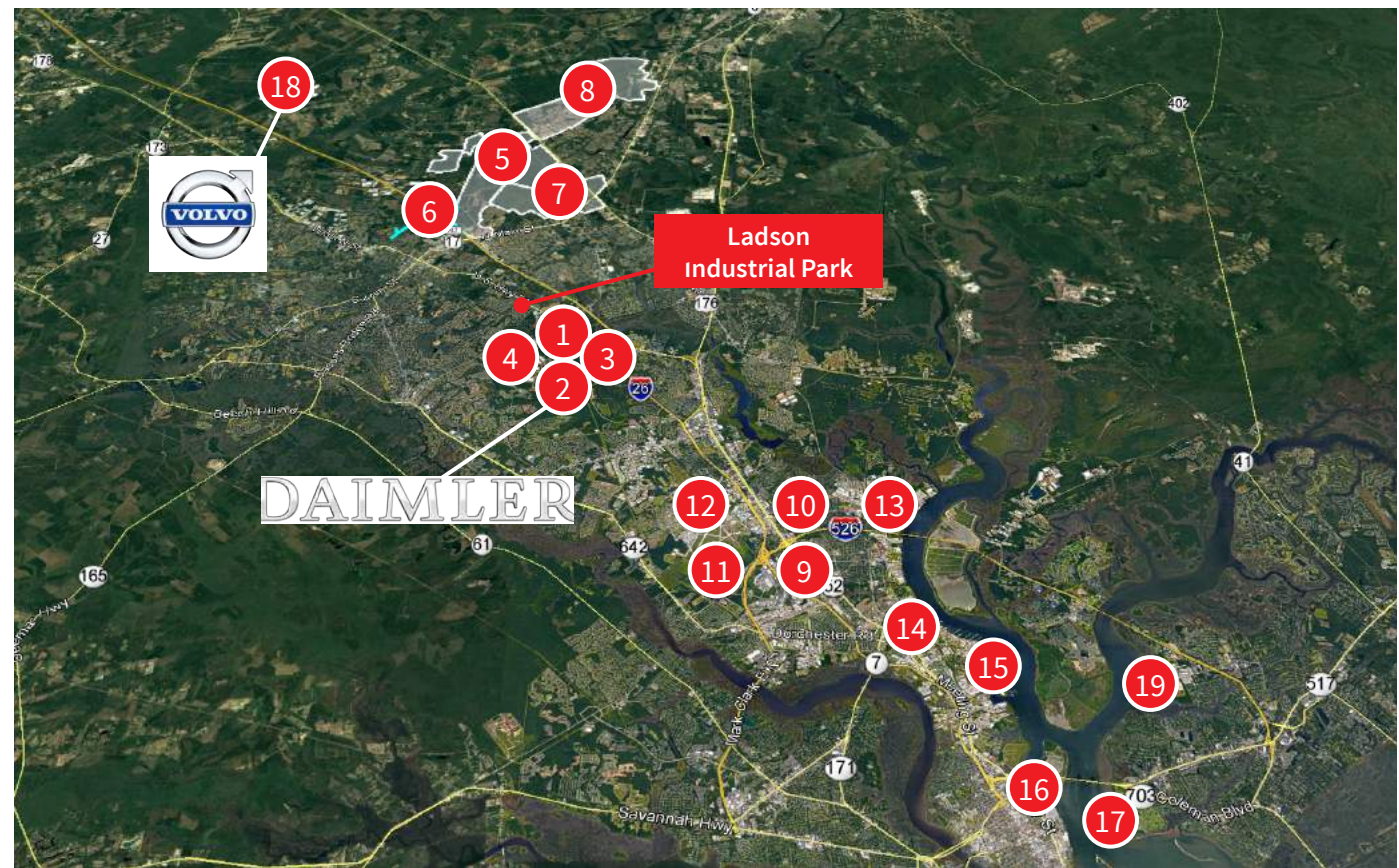
Multiple points of access to I-26 via:
Exit 203, Exit 205, Palmetto Commerce Parkway



Ladson Industrial Park
Ladson, South Carolina

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Major economic drivers



#	Economic Driver	Distance to LIP (miles)
1	Cummins	3.2
2	Daimler Plant	3.4
3	Isringhousen	3.9
4	TIGHITCO	4.7
5	Nexton Development	5.0
6	Sheep Island Interchange	7.5
7	Carnes Crossroad Development	7.6
8	Cane Bay Development	12.3
9	Verizon	12.6
10	AHT	12.8

#	Economic Driver	Distance to LIP (miles)
11	Boeing Facility	13.2
12	Charleston International Airport	13.5
13	North Charleston Terminal	13.7
14	Navy Base Intermodal	16.0
15	Hugh Leatherman Terminal	17.6
16	Colombus Street Terminal	18.8
17	Union Pier Terminal	22.0
18	Volvo Facility	21.7
19	Wando Welch Terminal	24.9

Thank you

Ladson Industrial Park
Ladson, South Carolina

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