



SUMMERVILLE
LOGISTICS CENTER



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AVAILABLE FOR LEASE

TWO BUILDINGS OF 235,691 SF AND 313,173 SF

RYAN WELCH, SIOR

Principal
(843) 747-5856
RWelch@Lee-Associates.com

CLARKE ATTAWAY

Vice President
(843) 793-6957
CAttaway@Lee-Associates.com

A DEVELOPMENT BY:



PORTMAN
INDUSTRIAL

PROPERTY SUMMARY

THE LOWCOUNTRY’S NEWEST LOGISTICS HUB

Developed by Portman Industrial, Summerville Logistics Center will offer prospective tenants (+/-) 548,864 SF in two rear-loaded industrial facilities. Set to deliver in Q4 2025, Summerville Logistics Center features two points of access allowing for efficient access to I-26. The buildings have a property tax incentive in place from Dorchester County known as a Fee-In-Lieu-Of-Tax-Agreement (FILOT). Additionally, the buildings are in a Multicounty Industrial Park (MCIP) giving prospective tenants the opportunity to seek Special Source Revenue Credits (SSRCs). Additional property tax incentives may be available depending on capital investment and job creation. Developer also has switchgear (11,500 amps) in possession that is immediately available.



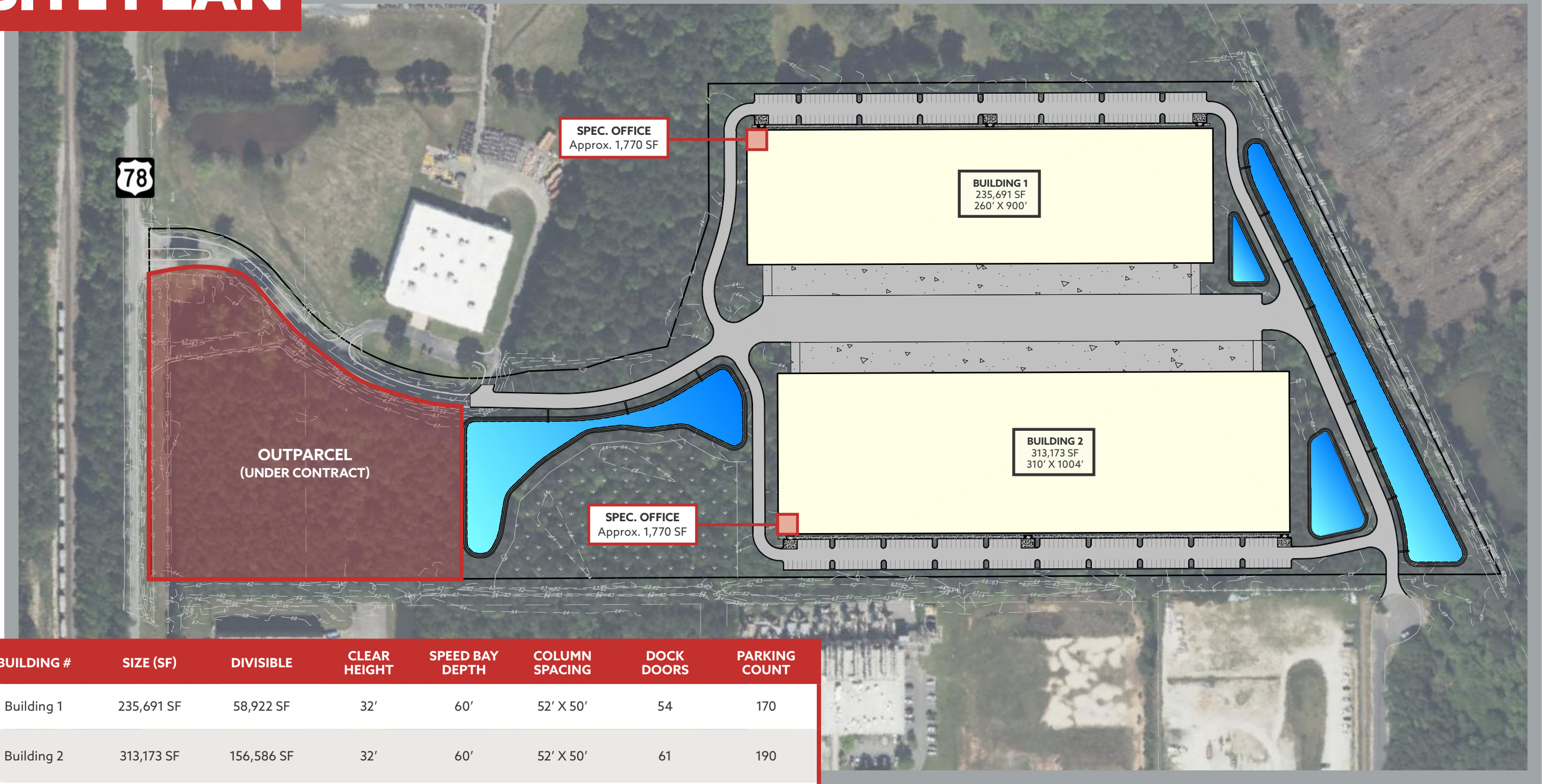
BUILDING ONE SPECS:

Address	178 Quality Dr, Summerville, SC 29483
Parcel ID	129-00-00-048
County	Dorchester County
Square Footage	235,691 SF
Divisible SF	58,922 SF
Delivery Date	Q4 2025
Site Acreage	33 Acres (Combined)
Dimensions	260' deep X 900' long
Clear Height	32'
Column Spacing	52' X 50'
Dock Doors	54 (9' x 10')
Format	Rear-load
Drive-In Doors	(2) 14' x 16'
Truck Court	210' (Shared)
Car Parking	170 Spaces
Sprinklers	ESFR
Lighting	30 FC LED
Roofing	45-mil TPO with R-20 and 15-year NDL warranty
Floors	6" unreinforced concrete slab, reinforced in speed bays
Electrical	2,000 amp, 277/480 volt, 3-phase service
Office	One suite, approximately 1,770 SF
Zoning	Industrial
Painting	Interior tilt walls painted white to bottom of joists

BUILDING TWO SPECS:

Address	179 Quality Dr, Summerville, SC 29483
Parcel ID	129-00-00-048
County	Dorchester County
Square Footage	313,173 SF
Divisible SF	156,586 SF
Delivery Date	Q4 2025
Site Acreage	33 Acres (Combined)
Dimensions	310' deep X 1004' long
Clear Height	32'
Column Spacing	52' X 50'
Dock Doors	61 (9' x 10')
Format	Rear-load
Drive-In Doors	(2) 14' x 16'
Truck Court	210' (Shared)
Car Parking	190 Spaces
Sprinklers	ESFR
Lighting	30 FC LED
Roofing	45-mil TPO with R-20 and 15-year NDL warranty
Floors	6" unreinforced concrete slab, reinforced in speed bays
Electrical	3,000 amp, 277/480 volt, 3-phase service
Office	One suite, approximately 1,770 SF
Zoning	Industrial
Painting	Interior tilt walls painted white to bottom of joists

SITE PLAN



BUILDING #	SIZE (SF)	DIVISIBLE	CLEAR HEIGHT	SPEED BAY DEPTH	COLUMN SPACING	DOCK DOORS	PARKING COUNT
Building 1	235,691 SF	58,922 SF	32'	60'	52' X 50'	54	170
Building 2	313,173 SF	156,586 SF	32'	60'	52' X 50'	61	190
Total	548,864 SF	-	-	-	-	115	360





MARKET OVERVIEW

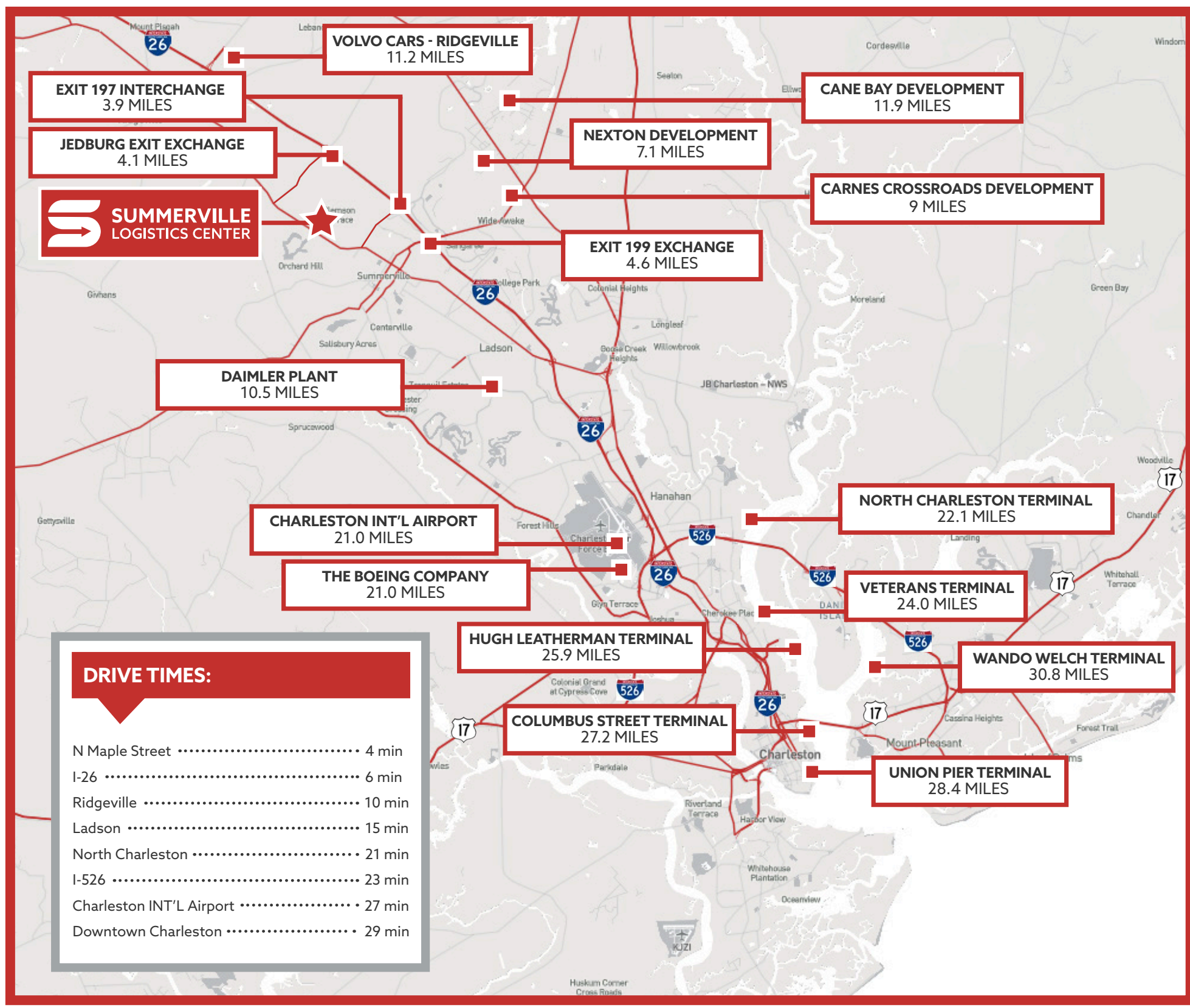
CHARLESTON'S INDUSTRIAL GROWTH

The Charleston region remains an attractive industrial locale for several reasons. Robust population growth creates a strong and stable demand for goods and services, thereby driving the need for well-located industrial facilities. This also correlates with a rapid expansion of the available labor force, which has grown three times faster than the U.S. average, ensuring a skilled and readily available pool of workers for any industrial facility.

Seamless connectivity to major highway systems (I-26 & I-95) has proven to be a boon for industrial occupiers in the Lowcountry. Approximately 74% of the United States population can be reached within a 2-day truck drive. Not to mention direct access to a Top 10 U.S. container port that has seen significant growth and major investment over recent years.

Because of these industrial drivers, major manufacturers and retailers have found immense success in the region, including Wal-Mart, Volvo, Boeing, and Mercedes. This proof of concept has resulted in vacancy in industrial buildings being at a historic low, with spaces getting snapped up almost as quickly as they're marked "available". Location, labor pool, and a blossoming container port will continue to push Charleston's industrial leasing landscape to new heights.

- 30+** People move to the Region EVERY DAY
- 3X** Labor Force Grew 3x Faster than US Average from 2020-21
- 20th** in the US for Advanced Industries
- \$392M** in Economic Impact Announcements 2019-20



SURROUNDING

SC PORTS

SC PORTS BOOM POWERS INDUSTRIAL REAL ESTATE

The Port of Charleston has distinguished itself as a thriving hub of maritime commerce, consistently ranking among the top 10 fastest-growing container ports in the world for the last decade. With an impressive \$86.7 billion in annual economic impact on South Carolina, the port has made significant strides in recent years, handling nearly 2.5 million TEUs in 2023 alone. SC Ports unwavering commitment to fostering growth and innovation in the global shipping arena directly impacts the industrial real estate market, increasing the need for warehousing, distribution centers, and manufacturing facilities. By laying down roots in the region, industrial tenants can capitalize on the robust infrastructure and strategic location, positioning themselves to benefit from Charleston’s ongoing growth and prosperity.

PORT STATISTICS:

TOP 10
Fastest Growing
Container Port for the
last 10 years

2.5M
TEUs Handled in
2023

\$1B
Invested in the
Construction of Hugh
Leatherman Terminal

\$86.7B
In Annual SC
Economic Impact

52’ Harbor
Harbor Channel
Depth - the deepest on
the Eastern Seaboard

\$500M
Invested in Modernizing
Wando Welch Terminal

\$30M
Invested in Expanding
Inland Port Greer

\$400M
Invested in Developing
Near-Dock Rail Yards

\$150M
Invested in Developing
Inner-Harbor Barge
Network

ABOUT THE

DEVELOPER



PORTMAN INDUSTRIAL

Portman Industrial is a division of Portman Holdings focused on the development of logistics real estate, providing solutions for our clients, value creation for our investors and partnering with our neighbors and the communities in which they invest in.

Since its founding in 1957, Portman Holdings has developed over 80 million square feet of hotels, retail space, apartments, and office buildings around the world, with iconic projects like Atlanta’s Peachtree Center, New York Marriott Marquis Times Square, San Francisco’s Embarcadero Center, and the Shanghai Centre.

Today, Portman Industrial leverages the Portman development platform; further diversifying Portman’s portfolio of over \$1B in owned assets and its pipeline of properties currently under development in over 12 key markets across the U.S.

Portman Industrial’s primary focus is the development of modern logistics facilities in core markets serving the U.S. supply chain. The company controls well-located sites and develops speculative and built-to-suit facilities serving the following markets:

- **REGIONAL, MULTI-MARKET LOGISTICS FACILITIES** IN KEY TRANSPORTATION CORRIDORS SERVING MAJOR POPULATION CENTERS
- **PORT-CENTRIC DEVELOPMENTS** WITH A FOCUS ON GATEWAY MARKETS AND STRATEGIC INLAND INTERMODALS IN KEY FREIGHT LANES SERVING THE U.S. SUPPLY CHAIN
- **E-COMMERCE CENTERS** INCLUDING REGIONAL, METRO AND LAST-MILE FACILITIES CRITICAL TO THE COMMERCE ECOSYSTEM OF OUR CLIENTS

CURRENT INDUSTRIAL DEVELOPMENT PIPELINE

1.1K
Acres Developed
and Controlled

4.5M
SF
Developed

\$1.0B
Developed Capital
Raised and Deployed

6.4M
SF in
Development



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ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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