

# EASTPORT DISTRIBUTION CENTER



# FOR LEASE

**±108,688 SF | ±322,400 SF**

**AVAILABLE ACROSS TWO BUILDINGS**

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# MATER PLAN

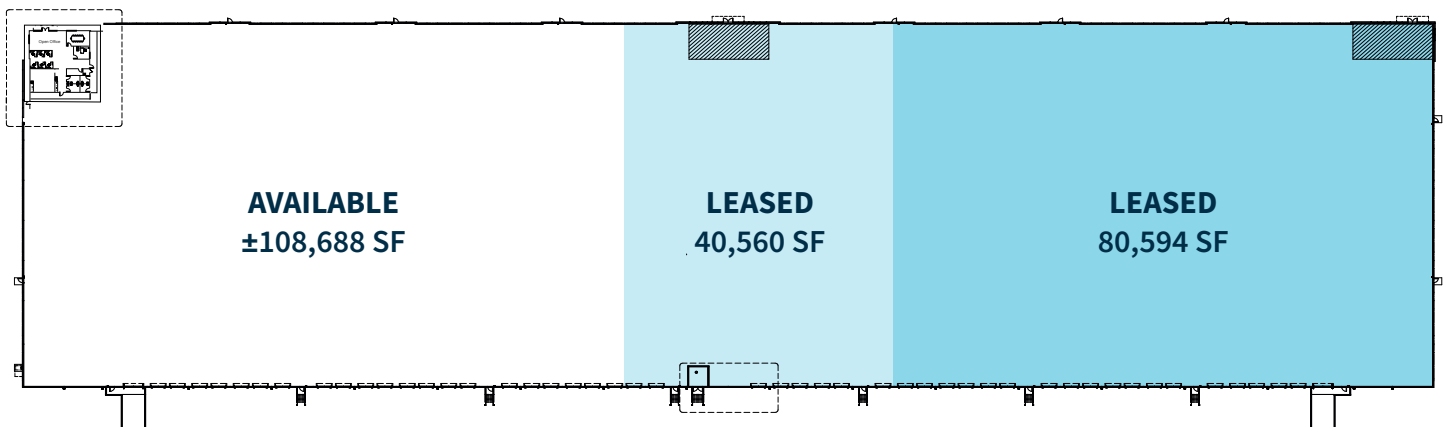




# BUILDING 1

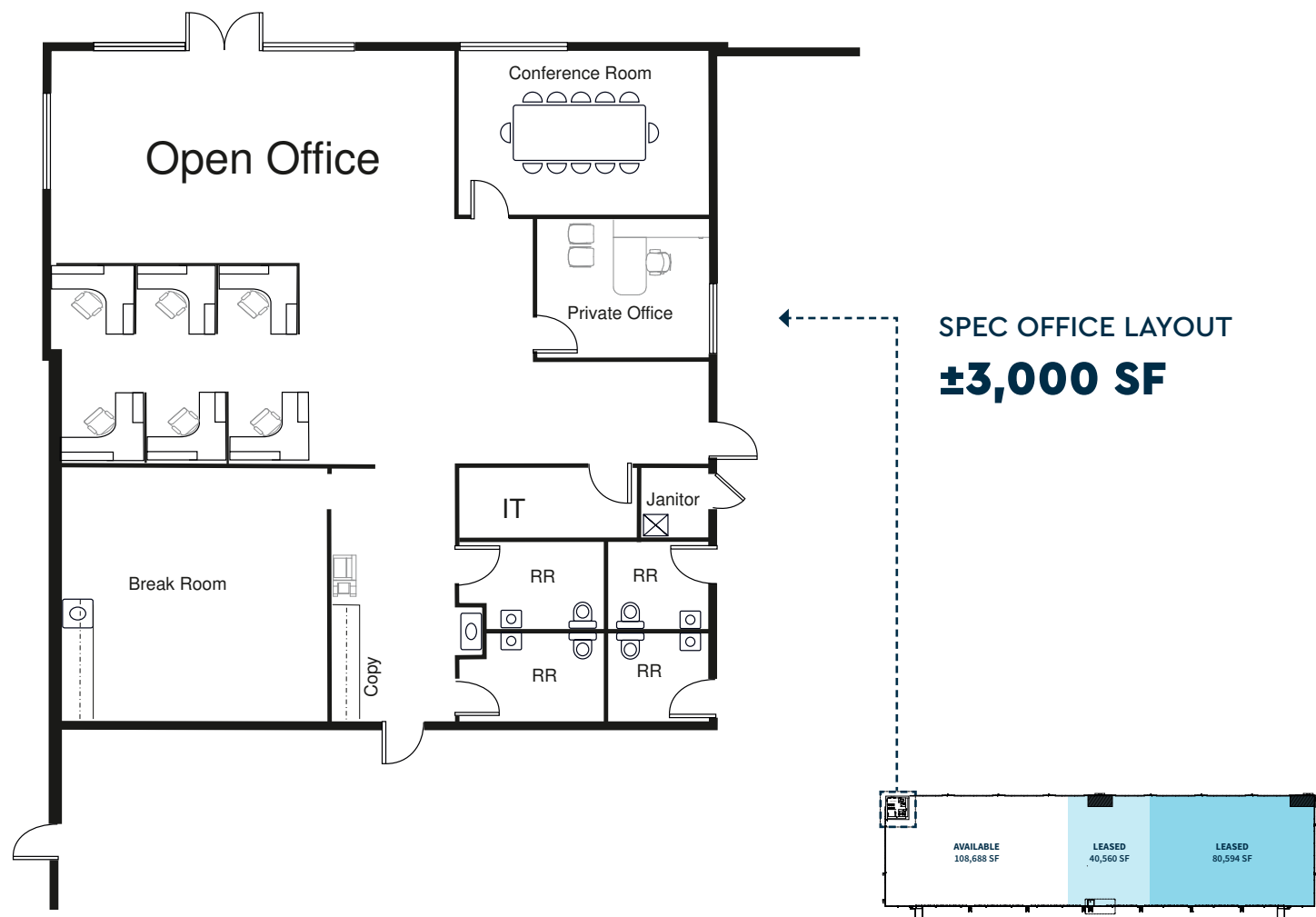
115 HORTON DRIVE, SUMMERVILLE SC

Size:	108,688 SF Available
Site Acreage:	±24.1
Dimensions:	260' x 884'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	47, 9' x 10' with (24) 35,000 lbs pit levelers
Format:	Rear load
Drive-In Doors:	(2) 12' x 14'
Trailer Parking:	63
Truck court	185'
Car Parking:	210
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
Spec office:	±3,000 SF
Zoning:	Light industrial / Dorchester County



# BUILDING 1 SPEC OFFICE

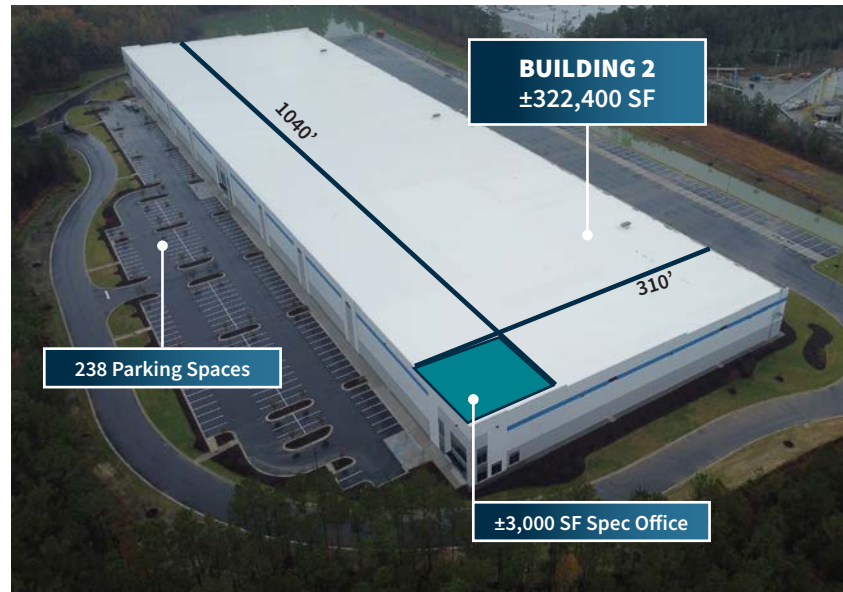
115 HORTON DRIVE, SUMMERVILLE SC



# BUILDING 2

157 BELGIAN WAY, SUMMERVILLE SC

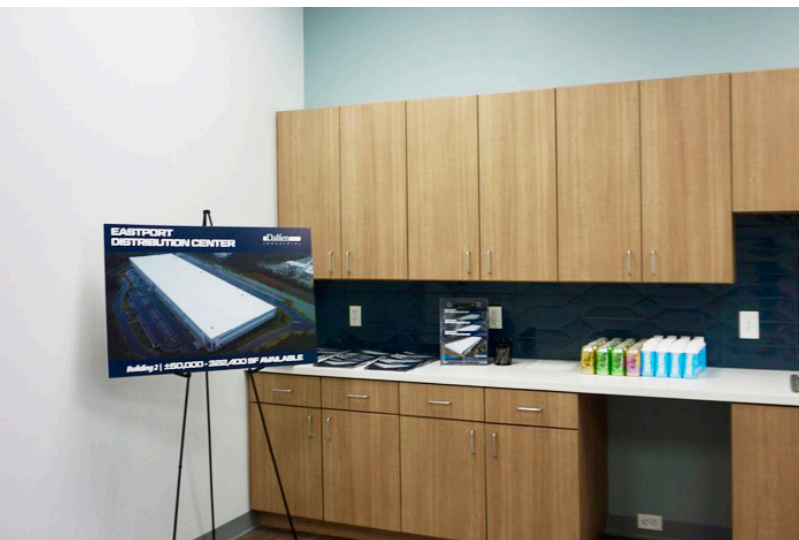
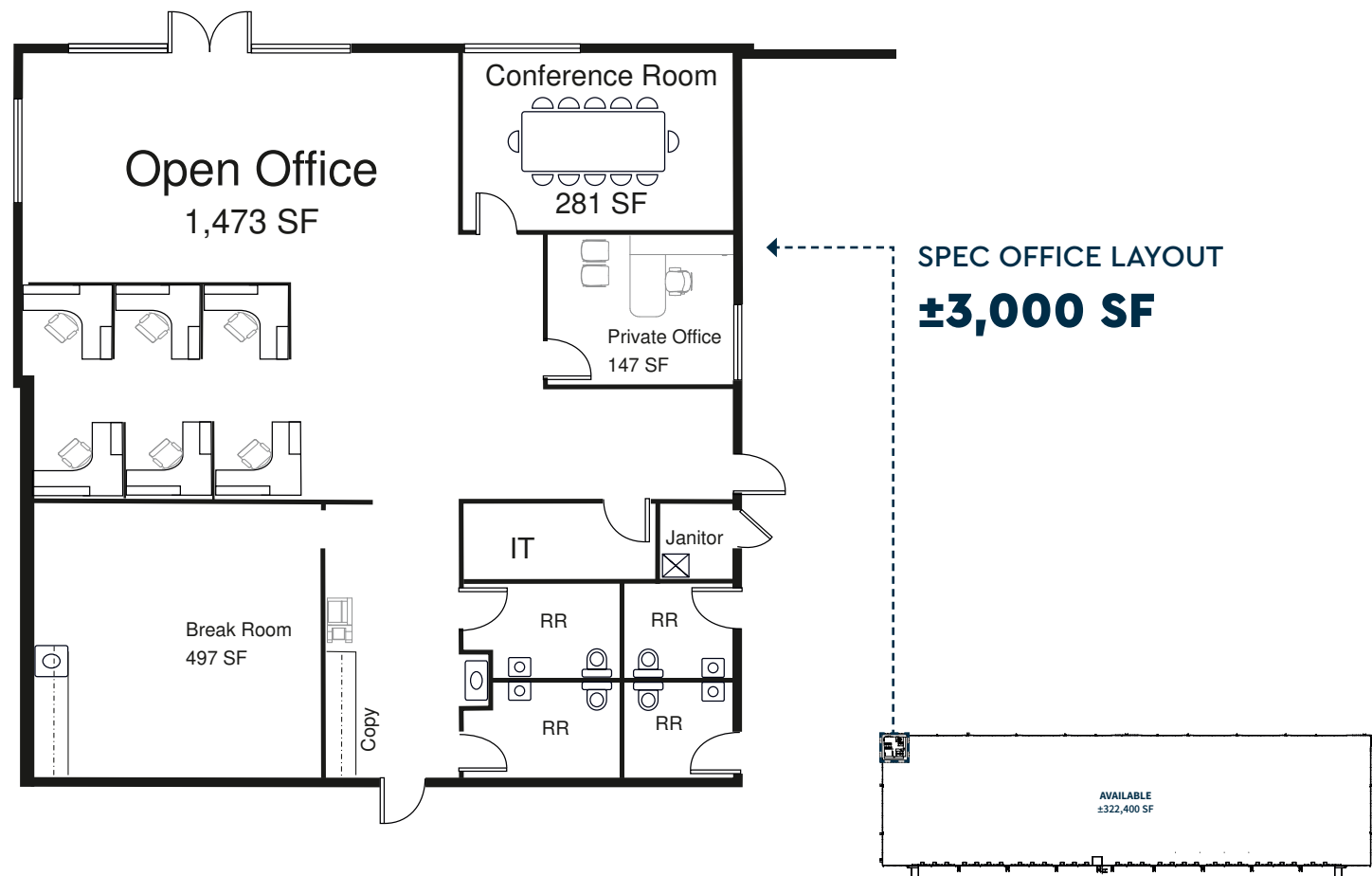
Size:	±322,400 SF
Site Acreage:	±24.1
Dimensions:	310' x 1040'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	58, 9' x 10' with (29) 35,000 lbs pit levelers
Format:	Rear load
Drive-In Doors:	(2) 12' x 14'
Trailer Parking:	88
Truck court	185'
Car Parking:	238
Sprinklers:	ESFR sprinkler 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
Spec office:	±3,000 SF
Zoning:	Light industrial / Dorchester County



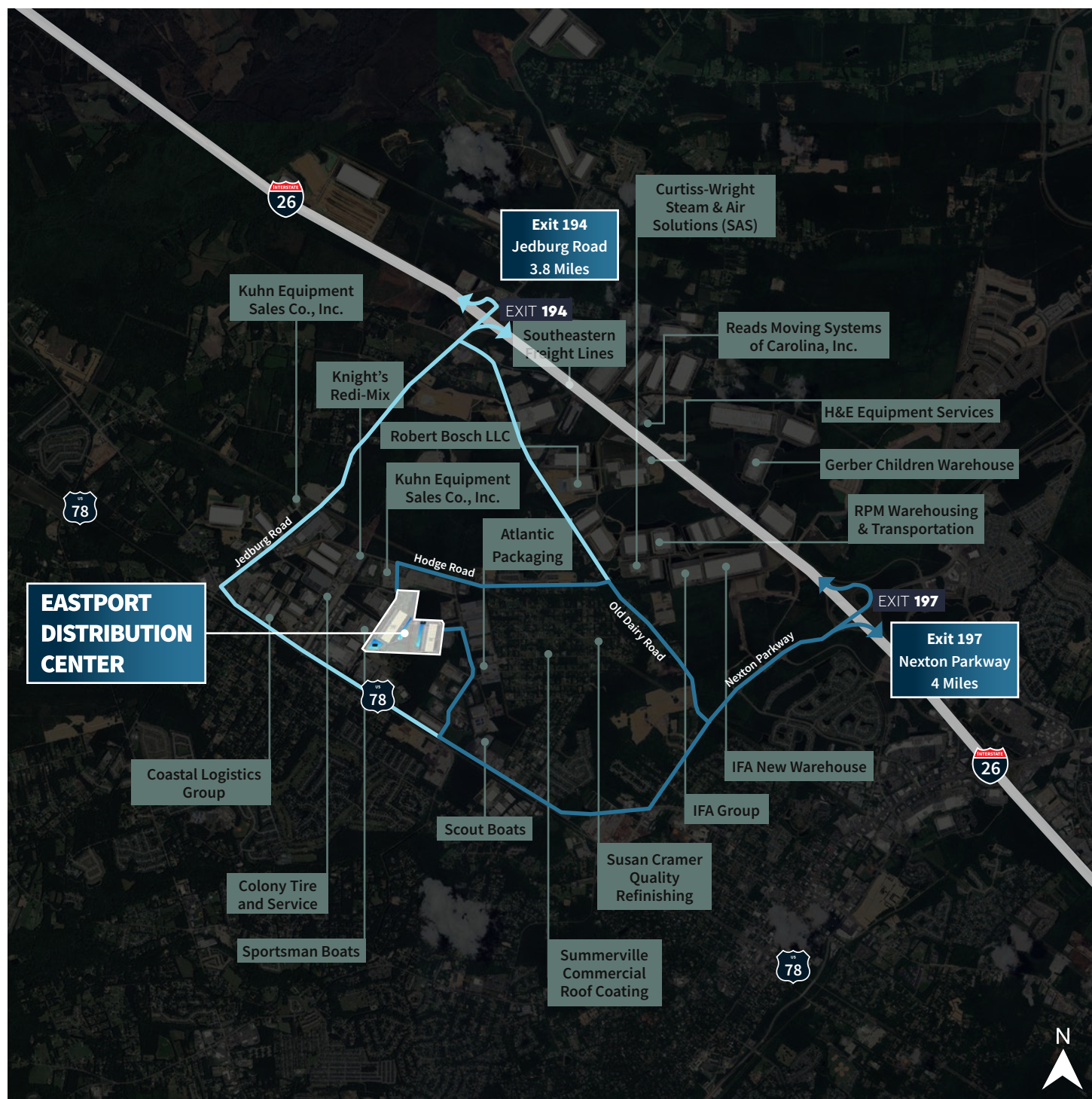


# BUILDING 2 SPEC OFFICE

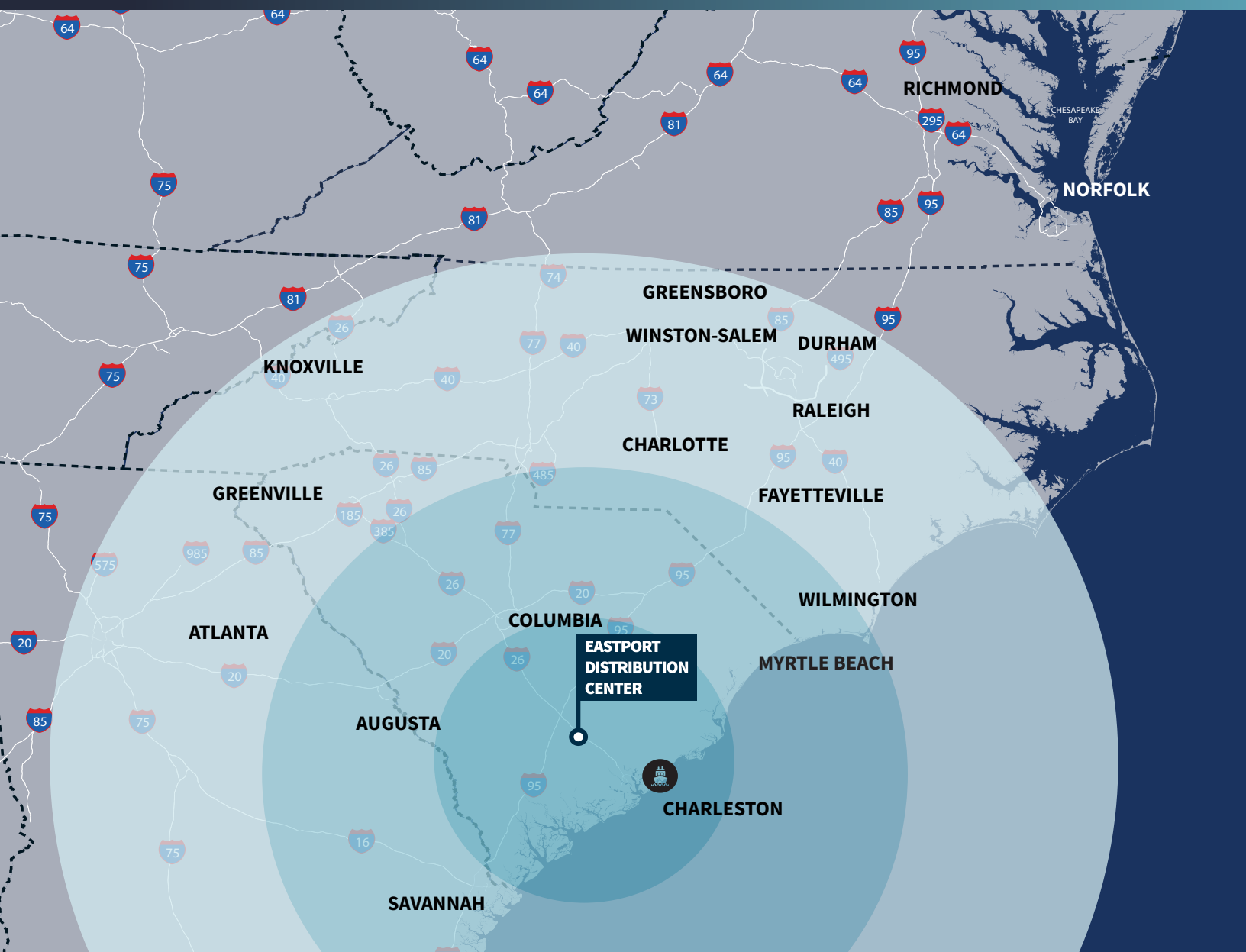
157 BELGIAN WAY, SUMMERVILLE SC



# 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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