

**AVISON
YOUNG**

Industrial Property For Lease

104 Pinnacle Way
Summerville, SC 29483
Dorchester County



CHOATE
CONSTRUCTION
LS3P

EASTPORT COMMERCE CENTER

128,000SF CLASS A NEW CONSTRUCTION
DIVISIBLE INTO SPACES AS SMALL AS 8,000 SF

FOR MORE INFORMATION, CONTACT:

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Dalfen
INDUSTRIAL

FOR LEASE

THE OPPORTUNITY

PHASE 1: FULLY LEASED
PHASE 2: 40,000sf AVAILABLE

EASTPORT COMMERCE CENTER (ECC)

Eastport Commerce Center (ECC) located at 104 Pinnacle Way Summerville, SC is a 128,000 SF Class A Speculative Multi-Tenant Industrial Building on 11.21 acres at the corner of Deming Way and HWY 78 within [Eastport Industrial Park](#) in Dorchester County, South Carolina. Summerville, South Carolina is one of Charleston's fastest growing submarkets. This is a place where Industry and quality of life intersect. The area is booming with activity, new construction, and flourishing businesses. Access to downtown without the congestion and with room to grow.

ECC has been designed with manufacturers, suppliers, and related service providers in mind. The building layout, supporting infrastructure, quality of construction, and logistics access offers flexibility and function. Phase 1 (64,000sf) delivered in July 2019 and is **FULLY LEASED!** Phase 2 (an additional 64,000sf) delivered Spring 2022 and is ready for tenant upfit! 40,000sf still available/ pending with options to subdivide into 8,000sf increments. Contact the Avison Young Leasing Team today for details, Tenant improvement allowance, and the latest on the project.

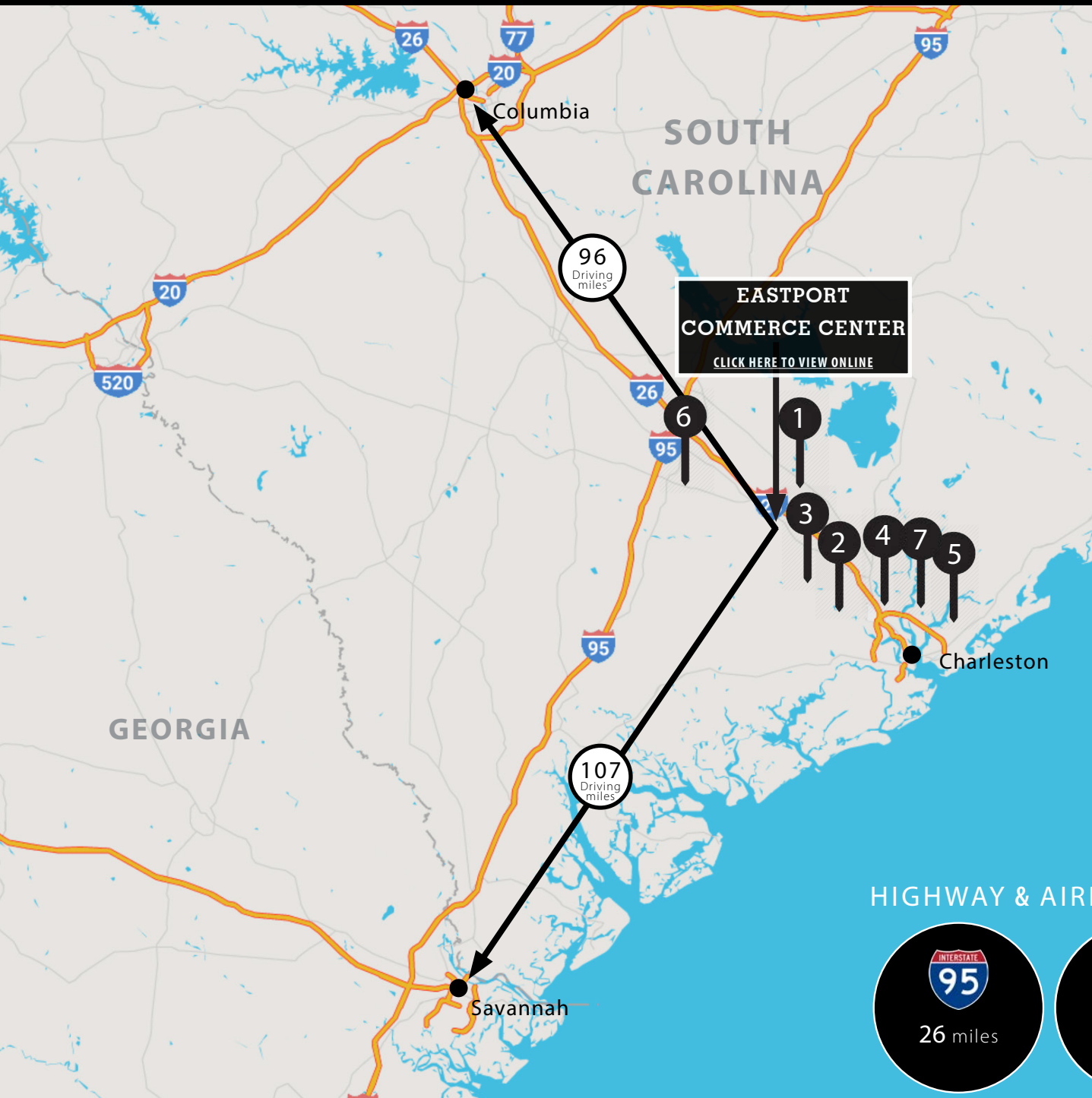
For more information, please visit the website below and contact the Avison Young Listing Team for details.

Click here for listing information:
[Eastport Commerce Center](http://properties.avisonyoung.com/ECC)
<http://properties.avisonyoung.com/ECC>



KEY HIGHLIGHTS

- 128,000sf Class A Industrial building for lease, options to subdivide into 8,000sf increments/bays
- Two (2) doors per 8,000sf bay plus options to add one (1) additional door and/or convert to a drive-in
- Flexible layout and options for customizing space buildout based on Tenant Requested Improvements
- ESFR Sprinklers, 6" foundation, 3 Phase Power, Natural Gas Available
- Class A tilt-up concrete construction, LED lighting and windows throughout for natural light
- Parking spaces - 195 parking spaces (1.52/1,000sf), multiple ingress/egress, and 140' truck court
- Landlord allowance available for Tenant customizations and potential for Economic Development incentives based on job creation, capital investment, and more
- Interstate access just four (4) miles from the site, located less than 12 miles from Volvo, and immediate proximity to some of Charleston's most prominent Manufacturing, Distribution, and related Industry
- Located off of the new Nexton Parkway for immediate access to the booming new Mixed Use development which offers a plethora of shopping, dining, and more for the Summerville community, as well as a center plaza for outdoor events and concerts



LOCATION

ECONOMIC DRIVERS		DRIVING MILES TO SITE
1		12 MILES
2	BOSCH	12.6 MILES
3	 Mercedes-Benz Vans	9.5 MILES
4		18 MILES
5		29 MILES
6		17.7 MILES
7		29 MILES

HIGHWAY & AIRPORT ACCESSIBILITY

26 miles

4 miles

17 miles

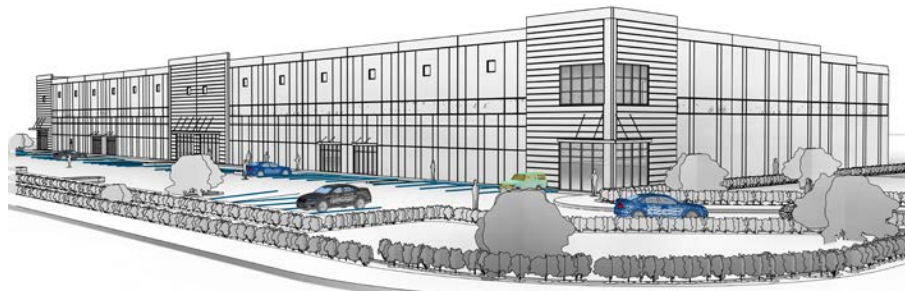
CHS INTERNATIONAL AIRPORT
17 miles

Leasing Snapshot

Availability/Listing Status	For Lease
Total Space Available (SF)	+/-64,000 sf, Divisible into 8,000sf Bay Increments PHASE 1: 64,000 SF - FULLY LEASED PHASE 2: 40,000 SF - Available (Units I-M)
Total Site Area (AC)	11.21 acres
Construction Status	Speculative New Construction / Phase 1 Delivered July 2019
Tenancy	Multiple
Minimum Divisible	8,000sf
Maximum Contiguous	40,000sf
Available Date	Spring 2022
Lease Term	60 months

Building Specs

Building Name	Eastport Commerce Center (ECC)
Building Park	Eastport Industrial Park
Ownership Entity	Private
Zoning	Heavy Industrial, Dorchester County
Municipality	Dorchester County, SC
Total Site Area (AC)	11.21 acres
Gross Building Area (SF)	128,000 SF
Number of Buildings	1 (Phase 1 & Phase 2)
Construction Type	Tilt-Up Concrete
Year Built	2019 - 2022



BUILDING SPECS

Building Dimensions	160' x 400'
Column Spacing	50' x 53'4"
Building Slab/Foundation	6" Slab on Grade (non-reinforced) 3000 psi
Clear Heights	30' - 33'
Sprinklers	ESFR with Fire Pump
Loading Docks	2 docks per 8,000sf bay - 2 Roller Door per Bay with bumpers, additional knockouts for rear dock openings/convert to drive in
Drive In Bays	To Suit - 14'H X 12"W knockouts Options to add additional doors
Office Area	To Suit - Spec Offices Underway
HVAC	To Suit
Cranes	To Suit
Compressed Air	To Suit
Outside Storage	Contact
Parking Spaces	+195 dedicated spaces (1.5 spaces per 1,000sf)
Truck Access	140' Truck Court, ingress/egress for traffic flow
Lighting	36 LED 4'-0" high Bay Fixtures (20,000 Lumen each) spread across 64,000sf 8.8 average foot candles

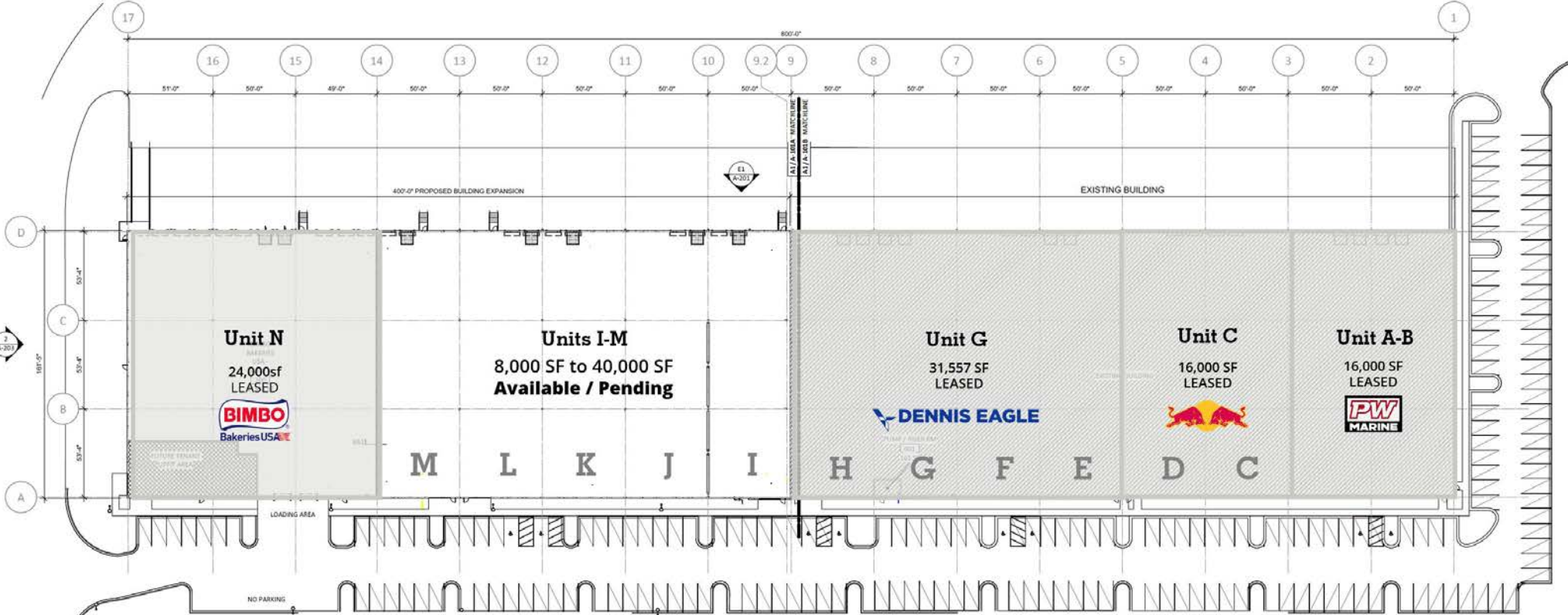
Utilities & Site Infrastructure

Electric/Natural Gas Provider	Available, Dominion Energy (previously SCE&G)
Power	1200 amp, 3-Phase Power, more capacity available
Water/Sewer	Dorchester County Water and Sewer
Telecomm Provider & Service	ATT & Home Telecom, Fiber Optic Service

Location & Surrounding Submarket

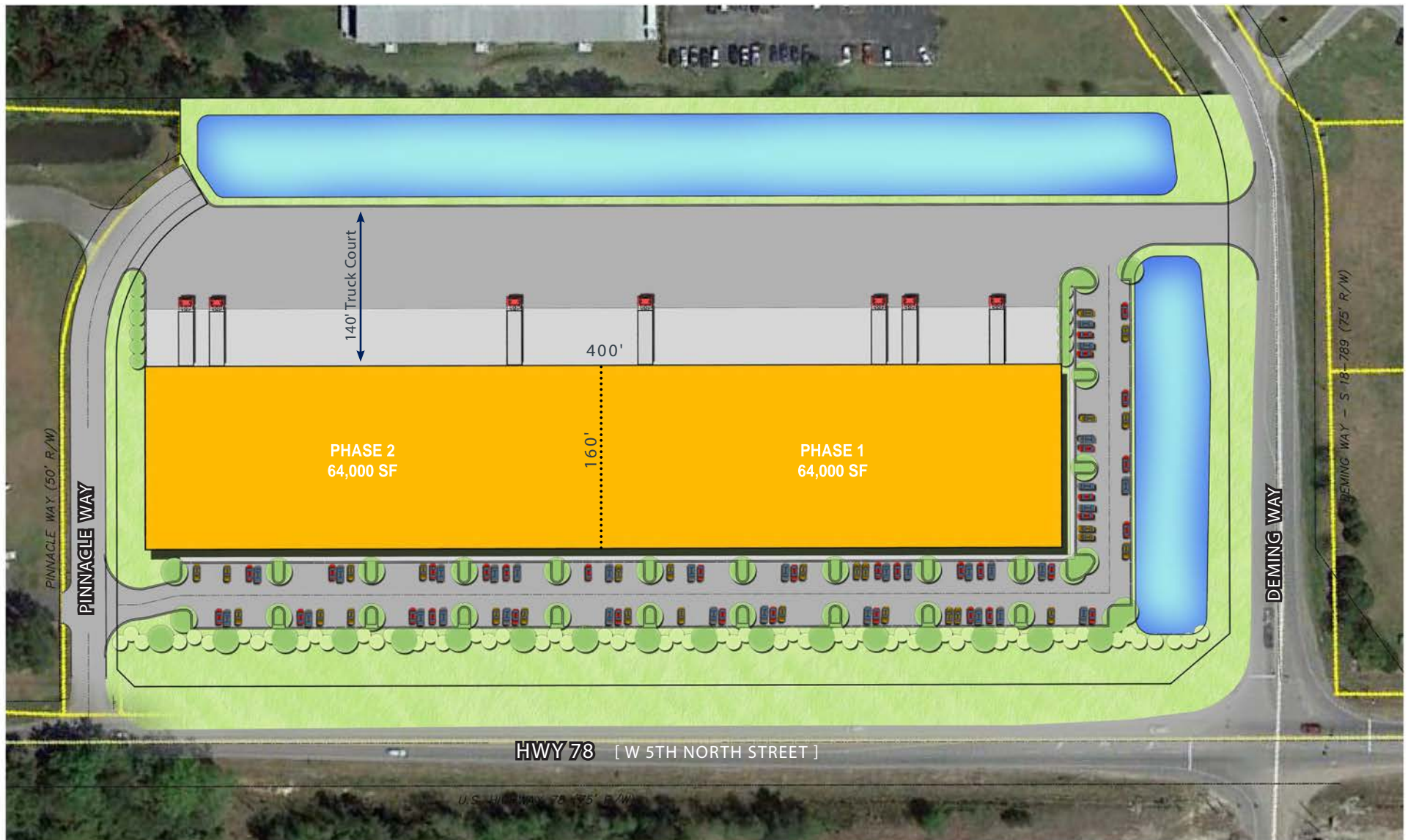
Physical Address	104 Pinnacle Way Summerville, SC 29483
Nearest MSA	Charleston
County	Dorchester
Taxing Authority	Dorchester County, SC (Unincorporated)
Tax ID/APN	129-00-00-091

PHASE 1 & 2 PLAN

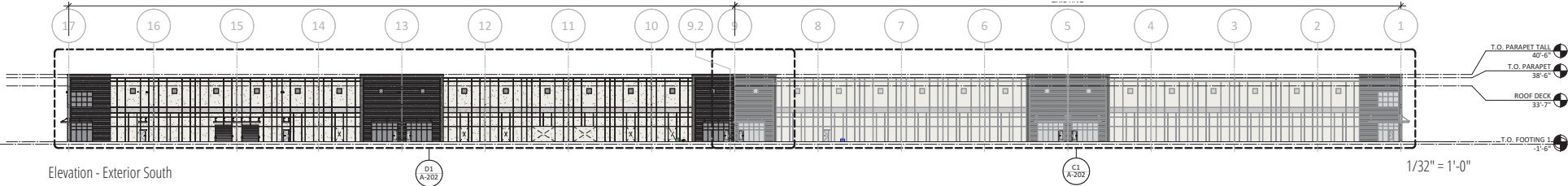


Phase 2: 64,000 SF
 Recent Expansion February 2022
 24,000sf Preleased, 8-40,000sf Available/Pending

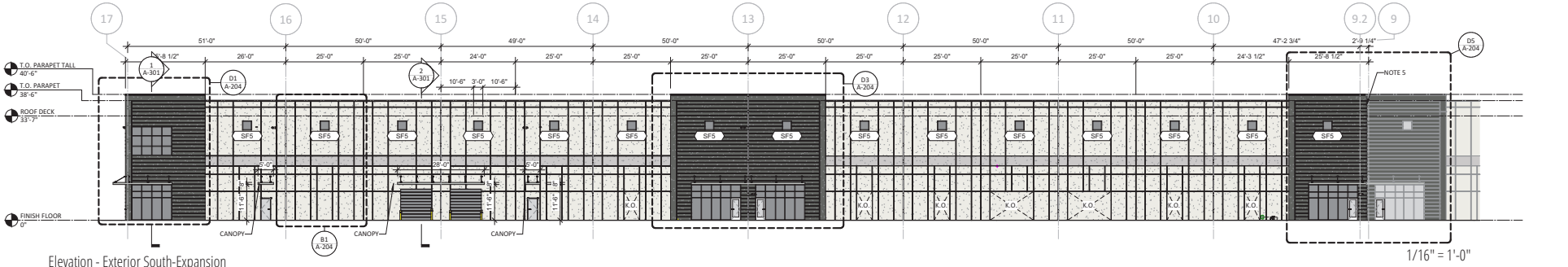
Phase 1: 64,000 SF
 Delivered July 2019
 Fully Leased as of December 2020



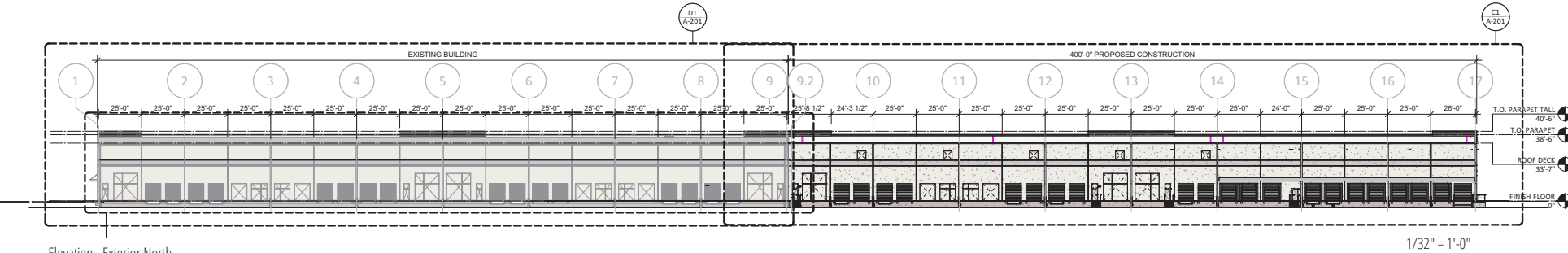
ELEVATIONS



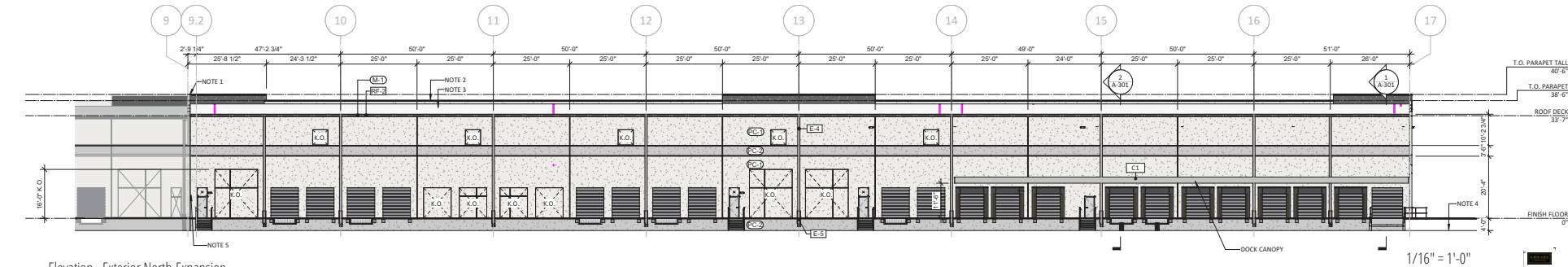
Elevation - Exterior South



Elevation - Exterior South-Expansion



Elevation - Exterior North



Elevation - Exterior North-Expansion



Phase 2 Progress Photos



Aerial photos courtesy of Choate Construction 03.01.2022

MEET THE TEAM BEHIND ECC

The Development Team behind ECC offers a robust group of seasoned professionals and invaluable resources to support all of your needs. Contact Avison Young to learn more.

Owner of ECC:



Dalfen Industrial is one of the nation's largest buyers of industrial real estate and is a leader in the last-mile property sector. Dalfen's strategy places a special emphasis on last-mile facilities critical to e-commerce fulfillment. As hands-on operators, our experienced team of real estate experts acquires, develops and manages millions of square feet of premier commercial properties out of our nine offices.

Leasing:



Avison Young is the world's fastest-growing commercial real estate services firm. Headquartered in Toronto, Canada, Avison Young is a collaborative, global firm owned and operated by its principals. Founded in 1978, the company comprises 5,000 real estate professionals in 120 offices, providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services to owners and occupiers of office, retail, industrial and multi-family properties. For more than 20 years, the principals and associates of the Charleston, South Carolina office of Avison Young have been providing a full range of commercial real estate services to clients throughout the Tri-County region of Charleston, SC. Avison Young opened its Greenville office September 2013 and its Savannah, Georgia office in 2018. In the area of brokerage services, we represent buyers, sellers and those leasing properties for business, industrial and investment organizations of all kinds.

Economic Development:



Dorchester County Economic Development's mission is to create an environment that supports new business growth and retention enabling companies to succeed for generations. In addition, we work to strengthen and prepare our community for the future. Through such efforts, we aim to provide our citizens with the opportunities to grow and prosper in Dorchester County. Dorchester is one of three counties in the greater Charleston region and contains numerous municipalities. As a member of the CRDA alliance, Dorchester is part of a five-year regional plan designed to firmly establish the tri-county metro as a globally competitive region.

General Contractor:



As one of the most successful general contractors in the Southeast, employee-owned Choate Construction Company considers its Reputation as its number one asset, with future success founded upon the strength of its client relationships. Choate leads the industry in producing financially viable, functional solutions with a focus on achieving ROI for its clients promoting advances in Safety, Building Information Modeling (BIM) software, LEED® Rating system, and Risk Mitigation. Choate Construction has office locations in Atlanta, Charleston, Charlotte, Raleigh, and Savannah. Please visit www.choateco.com for more information.

Civil Engineer:



HLA is The Site Experts. We perform superior site surveying, land planning, civil engineering, wetland permitting and landscape architecture services for a variety of projects from Class A Business Parks to individual Supplier site. HLA has been heavily involved in Economic Development for the past 30 years. In recent years HLA has designed more than 6 million SF of industrial and office space in the Tri-county.

Architect:



Phase 1 Architect

R IV Architecture designs buildings and spaces with clear and direct client interaction, resulting in projects which are functionally, aesthetically and economically successful. Our offices in Charlotte NC and Charleston SC work together as a team providing client services throughout the southeast region. Our team members have years of experience in a wide and diverse range of architecture and building types. Please visit www.r4architecture.com for more information. R IV Architecture, PA designed phase one of the East Port Commerce Center.

Phase 2 Architect

Established in 1963, LS3P is a multidisciplinary firm offering architecture, interiors, and planning services to a wide variety of clients nationwide. Central to all regions of the Southeast with offices in Charleston, Columbia, Greenville, Myrtle Beach, Charlotte, Raleigh, Wilmington, and Savannah, LS3P is committed to bringing state-of-the-art design, technology, and expertise of a strong regional firm closer to our clients on a local level. LS3P designed phase two of the East Port Commerce Center.



Site Contractor:



Celeg & Celeg Construction, Inc. is a comprehensive site development company serving the Lowcountry of South Carolina. We work on private development and public roadwork projects from raw land to ready to build. Over the last 20 years, we have built a reputation for completing projects within budget and ahead of schedule. Our people form a hardworking construction team dedicated to quality and efficiency. Our work ethic is unmatched. We are the best at what we do. Please visit www.celegandceleg.com for more information.

Conditions and Disclosures

The material contained in the marketing package is furnished solely for the purpose of considering the leasing of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee.

Neither the Owner nor Avison Young, nor any of their respective officers, agents or employees, have made any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein, or any additional information provided. This marketing package is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the advisability of leasing the Property described herein. The Owner reserves the right, at its sole discretion, to reject any or all offers to lease the Property and/or to terminate discussions with any Prospective Lessee, at any time, with or without notice. The Owner expressly reserves the right to lease the Property on any basis or using any criteria.

Agency

Avison Young is granted by Owner the sole and exclusive right to lease the real property. Avison Young represents the Owner. Refer to the [South Carolina Real Estate Commission](#) for explanation of Single Agency, Dual Agency and Designated Agency relationships.

Offering Process

Avison Young is pleased to present Eastport Commerce Center located at 104 Pinnacle Way in Summerville, South Carolina. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.



"SOUTH CAROLINA'S FASTEST GROWING COUNTY"

"We feel confident that our new location will allow us to continue as a world leader in our industry and expand our capabilities in North America, while maintaining the quality standards and innovation that Dennis Eagle is known for."

DENNIS EAGLE INC.
IAN HANDLEY - President

South Carolina Industrial & Investment Services Brokerage Team

The Brokerage Team of Kuhn, Irwin, Young and Paxton specializes exclusively in Industrial properties, users, and investments and focuses heavily on those Industries that have a direct impact on Economic Development and Community Engagement Courtney, Alex, Ryan, and Bree work closely on each and every project. This approach allows this Power Team to leverage their skill sets and Industry experience, and ensures that the job is done, on time, the right way, the first time, and even better the second. Our South Carolina brokers deliver integrated real estate services to occupiers and investors. Through a dedicated principal led business resources team, we provide solutions via tools, technology and expertise to support our clients no matter how complex their challenges.

Listing Team



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Let's Talk

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