



CLASS A INDUSTRIAL FOR LEASE

1199 Old Dairy Road, Summerville, SC 29483

OLD DAIRY TRADE CENTER

±163,800 SF up to ±651,000 SF

Available for Build-to-Suit

PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR
+1 843 990 7879
will.crowell@bridge-commercial.com



ADVANTAGES

Old Dairy Trade Center provides up to $\pm 651,000$ SF of Class A industrial space. Located off Old Dairy Road in the Summerville / Jedyburg area, the site is approximately 1.2 miles from I-26 and is easily accessible via two interchanges.

Old Dairy Trade Center is ideally positioned in the path of Charleston's population and workforce growth. The site is minutes from Nexton, a 4,500-acre master-planned and award winning community, in addition, to many other surrounding new residential communities. The site is approximately 27 miles to I-95 and 25 miles to Charleston ports. The Jedyburg Industrial Corridor is home to many corporate tenants including TBC, Fruit of the Loom, Gerber, Bosch, Sam's Club and others.

MULTIPLE CONFIGURATIONS

The park can accommodate build-to-suits as small as 100,000 SF and up to $\pm 651,000$ SF.

EASILY ACCESSIBLE

Easily accessible to and from I-26 via two interchanges. Approximately 1.2 miles to I-26.

SURROUNDED BY SKILLED LABOR FORCE

Charleston provides a fast growing population (top 10 nationally), a sizable labor pool and an increasing industrial demand due to the attraction and retention of major employers.

BUILD-TO-SUIT

Ability to customize to user preferences; Anticipated delivery within 12 months of receipt of permits.



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

EASILY ACCESSIBLE VIA TWO INTERCHANGES



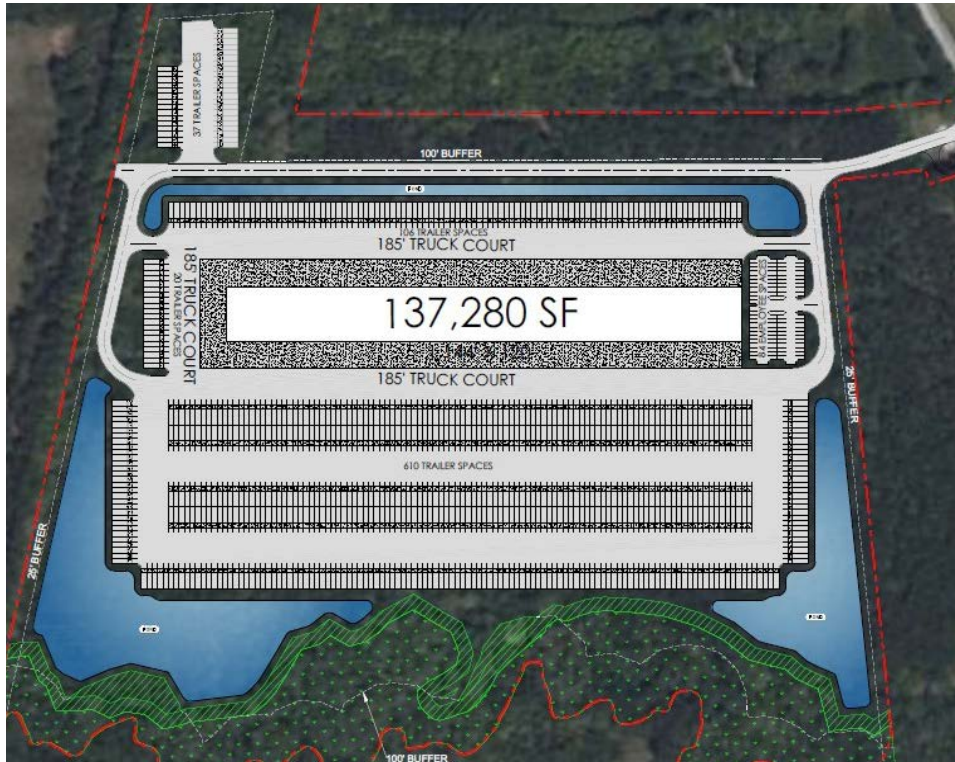
OLD DAIRY TRADE CENTER CONCEPTUAL MULTI-BUILDING PLAN

	Building 1	Building 2	Building 3
BUILDING SIZE:	±241,800 SF	±163,800 SF	±163,800 SF
BUILDING DIMENSIONS:	310' x 780'	210' x 780'	210' x 780'
COLUMN SPACING:	50' x 52'	50' x 52'	50' x 52'
SPEED BAY SPACING:	60'	60'	60'
BUILDING CONFIGURATION:	Rear Loading	Rear Loading	Rear Loading
CLEAR HEIGHT:	36'	36'	36'
DOCK DOORS:	±40 (9'x10')	±40 (9'x10')	±40 (9'x10')
DRIVE-IN DOORS:	2	2	2
TRAILER YARD DEPTH:	185'	185'	185'
TRAILER PARKING STALLS:	43 (up to 85)	56	56
AUTO PARKING:	156	156	146
LIGHTING:	LED	LED	LED
ELECTRICAL SERVICE:	To Suit	To Suit	To Suit
SPRINKLER SYSTEM:	ESFR	ESFR	ESFR



Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

ADDITIONAL BUILDING CONFIGURATIONS



TRANSLOAD FACILITY CONCEPT PLAN

BUILDING SIZE:	±137,280 SF
BUILDING DIMENSIONS:	100' x 1,373'
DOCK DOORS:	140 (9'x10')
DRIVE-IN DOORS:	One (12' x 14')
TRAILER PARKING:	773 spaces
EMPLOYEE PARKING:	81 spaces



MAX CROSS DOCK CONCEPT PLAN

BUILDING SIZE:	±634,500 SF
BUILDING DIMENSIONS:	1,350' x 470'
DOCK DOORS:	±140 (9'x10')
DRIVE-IN DOORS:	Four (12' x 14')
TRAILER PARKING:	208 spaces (expandable to 245)
EMPLOYEE PARKING:	276 spaces

PROXIMATE TO PORTS & INTERSTATES

DISTANCE	MILES
I-26	1.2
Volvo	7.0
Mercedes Benz	15.1
I-526	19.1
Boeing	21.0
North Charleston Terminal	23.4
Leatherman Terminal	25.6
I-95	26.9
Wando Welch Terminal	30.5



SURROUNDED BY A GROWING POPULATION & AMENITIES



 1199

CLASS A INDUSTRIAL FOR LEASE

1199 Old Dairy Road, Summerville, SC 29483

PETER FENNELLY, SIOR, MCR, SLCR

+1 843 425 0186

peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM

+1 843 557 4047

simons.johnson@bridge-commercial.com

WILL CROWELL, SIOR

+1 843 990 7879

will.crowell@bridge-commercial.com



**BRIDGE
COMMERCIAL**

BRIDGE COMMERCIAL

25 Calhoun Street, Suite 220

Charleston, SC 29401

+1 843 535 8600

BRIDGE-COMMERCIAL.COM

DISCLAIMER: Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.