

DIRECT INTERSTATE ACCESS

SUPERIOR INDUSTRIAL CENTER



168,500 - 690,000 SF Available for Lease
1116 Business Park Rd, Summerville, SC 29483



CONNECT FASTER. THINK BIGGER.

Fronting I-26 in Summerville, SC, Superior Industrial Center provides manufacturing and distribution tenants a well-appointed business hub, perfectly positioned to connect industrial users to Charleston and critical markets all over the southeast region and beyond. With flexible suite sizes, demisable floor plans, and existing infrastructure, Superior Industrial Center can immediately support tenants of any size in Charleston's premier industrial market.



Superior Specs

690,000 total square feet

Rare existing infrastructure in the Charleston market

Existing 7.5 MW available today and can be accessed within 6 months

Current power is 3 phase 480/277V with 5,200 AMPs/4.3MW

Three, flexible individual suites based on tenant need

3 separate entrances creating flexibility for auto and truck traffic flow

Fully fenced facility with security guard gate

Cross Dock Configuration

Prime frontage along I-26 offers valuable signage opportunities

Easy access to the Port of Charleston

Proximity to I-95 (25-minute drive/26 miles)

Existing shipping and receiving offices with bathrooms

9" concrete slab

36' clear heights

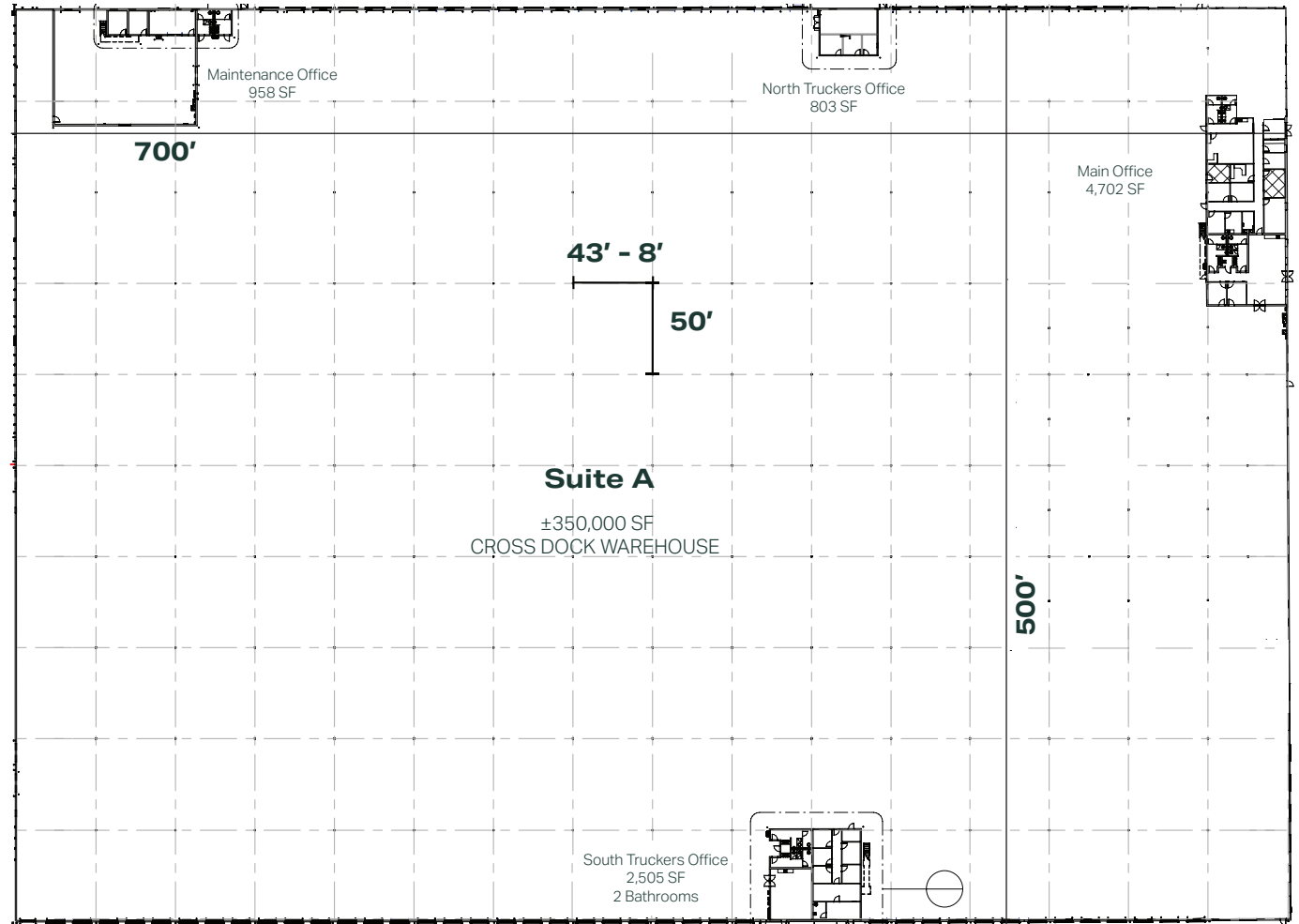
ESFR Sprinklers

2 backup generators: Caterpillar 75kVA with 90-gal diesel fired tank and Caterpillar 100kVA with 100-gal diesel fired tank

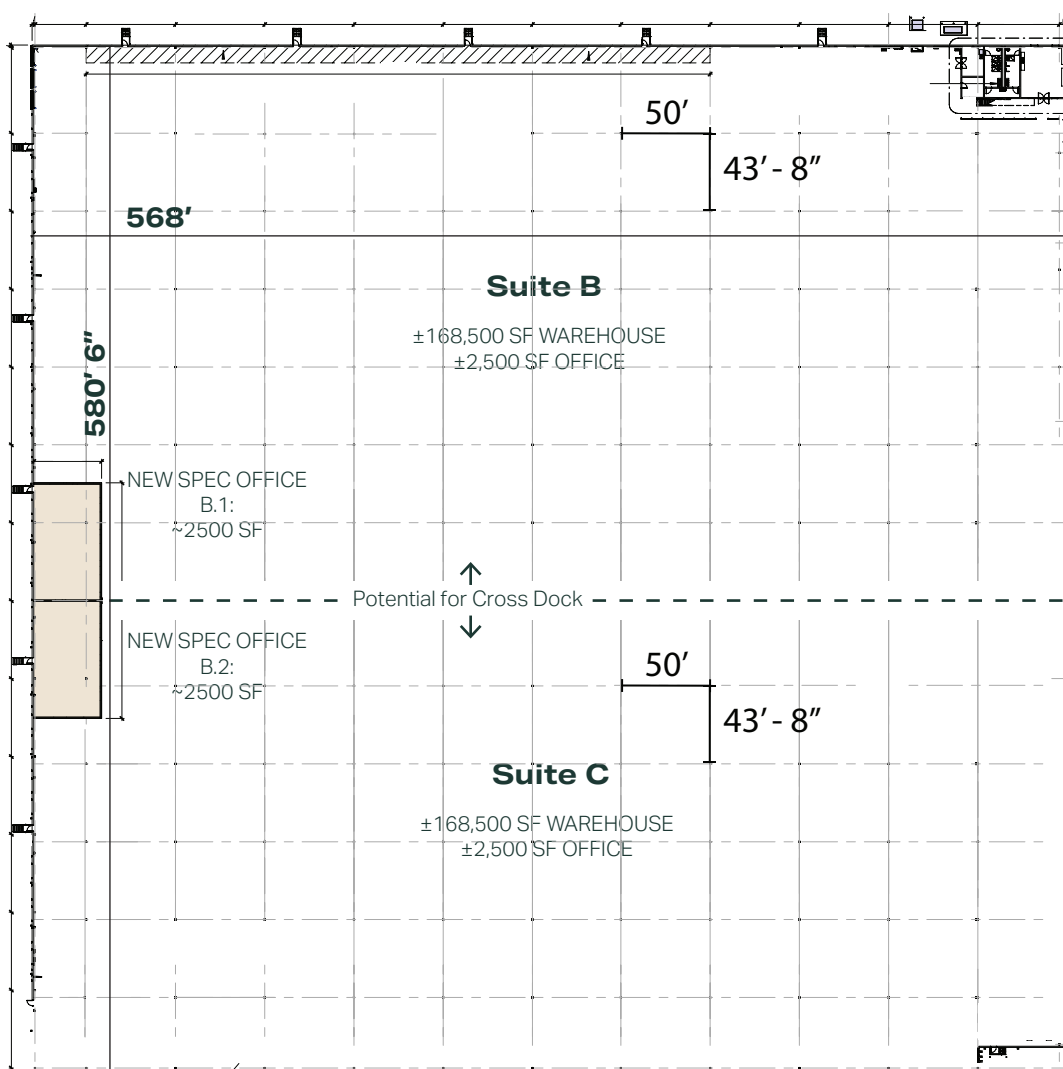




FLOOR PLANS



SIZE	350,000 SF	DOCK DOORS	84, 35,000 lb mechanical levelers	LIGHTING	LED 30" FC
CONFIGURATION	Crossdock	DRIVE-IN	1	SLAB	7"
OFFICE SIZE	4,702 SF + 2 Shipping/ Receiving Offices	BACKUP GENERATOR	Caterpillar 75kVA with 90-gal diesel fired tank	POWER	4.5 existing MW (expandable to 7.5MW in 6 months)
CLEAR HEIGHT	36'	AUTO PARKING	202	SPRINKLERS	ESFR
COLUMN SPACING	43'-8" x 50'	TRAILER PARKING	110		



Suite B

Suite C

SIZE	168,500 SF	168,500 SF
CONFIGURATION	Front Load	Front Load
OFFICE SIZE	2,500 SF	2,500 SF
CLEAR HEIGHT	36'	36'
COLUMN SPACING	50' x 43" - 8"	50' x 43" - 8"
DOCK DOORS	17	17
DRIVE-IN	1	1
DOCK PACKAGES	35,000 lbs mechanical levelers	35,000 lbs mechanical levelers
AUTO PARKING	52	52
TRAILER PARKING	36	36
LIGHTING	LED	LED
SLAB	7"	7"
POWER	Caterpillar 100KVA 100-gal tank diesel fired backup generator. Provides power for B and C.	
SPRINKLERS	ESFR	ESFR

DRIVE TIMES

HIGHWAYS

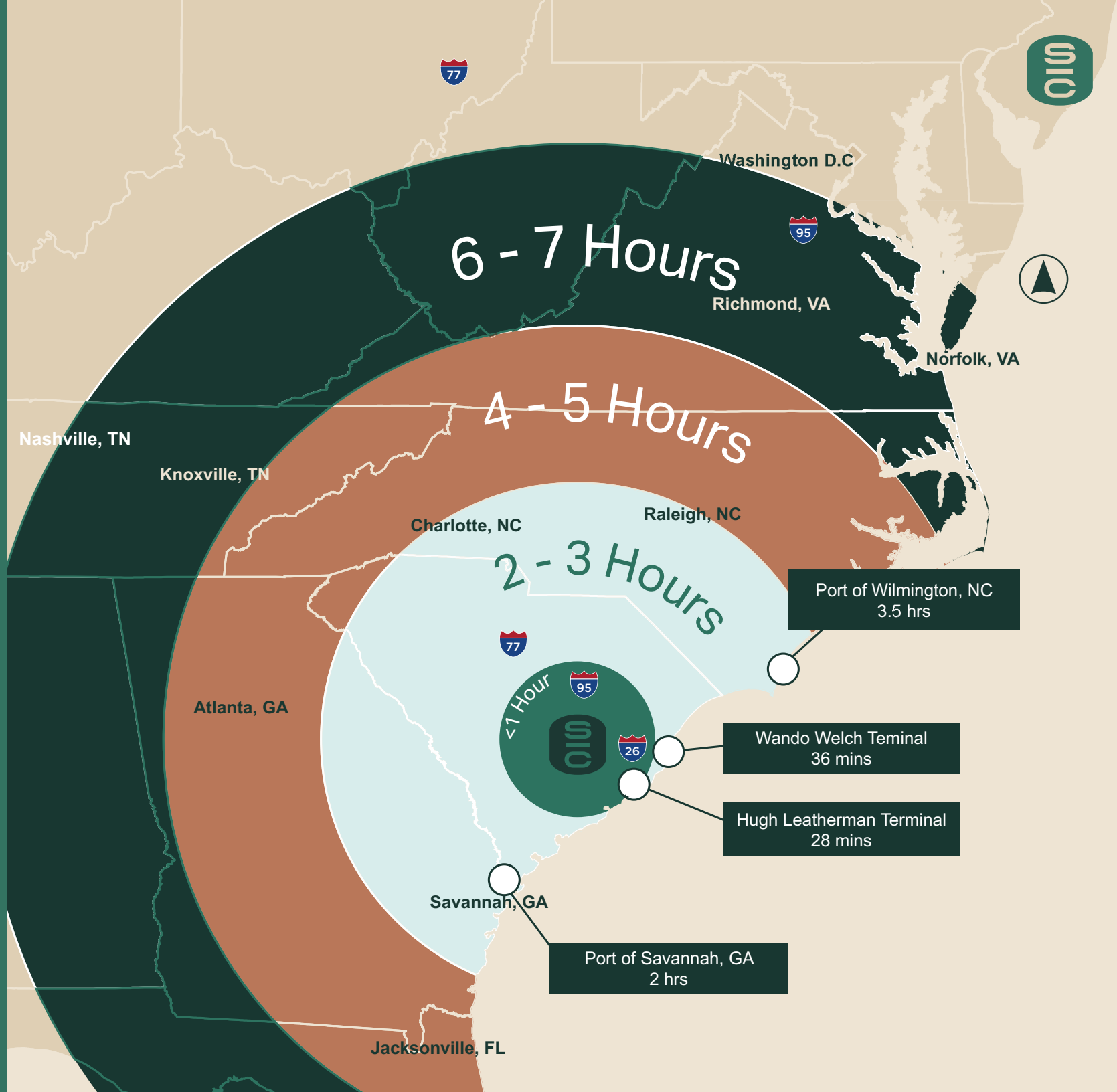
- Interstate 26 – 3 mins
- Interstate 95 – 25 mins
- Interstate 77 – 67 mins

AIRPORT

- Charleston International Airport – 25 mins

CITIES

- Savannah, GA – 2 hrs
- Jacksonville, FL – 2.5 hrs
- Charlotte, NC – 3 hrs
- Raleigh, NC – 4 hrs
- Atlanta, GA – 5 hrs
- Knoxville, TN – 5.5 hrs
- Norfolk, VA – 6 hrs
- Richmond, VA – 6 hrs
- Washington D.C. – 7.5 hrs
- Nashville, TN – 8 hrs



WHY CHARLESTON?

With 58% of the US population east of the Mississippi River, Charleston sits within 1-2 days shipping time of 29 of the 51 largest metropolitan markets in the U.S. With a growing population continuing to migrate to the southeastern U.S., Charleston is further establishing itself as one of the region's central distribution hubs, attracting more major corporations every year.

#1 BEST SMALL CITY IN THE U.S.

Condé Nast Traveler | 2024

#11 BEST PERFORMING CITY

Milliken Institute | 2024

\$206B MANUFACTURING IMPACT

SC Manufacturers Alliance | 2021

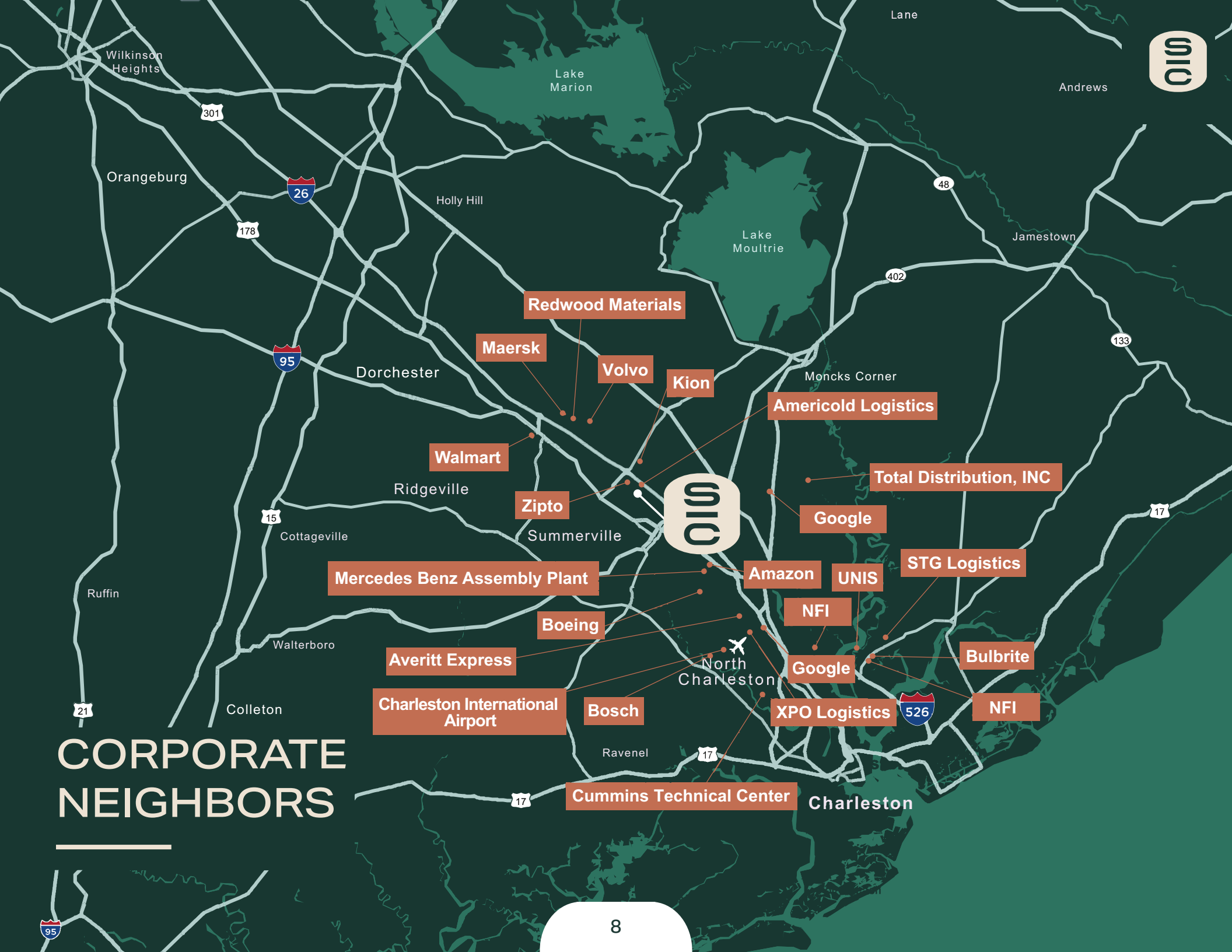
21 FASTEST-GROWING PLACE IN THE U.S.

U.S. News & World Report | 2024

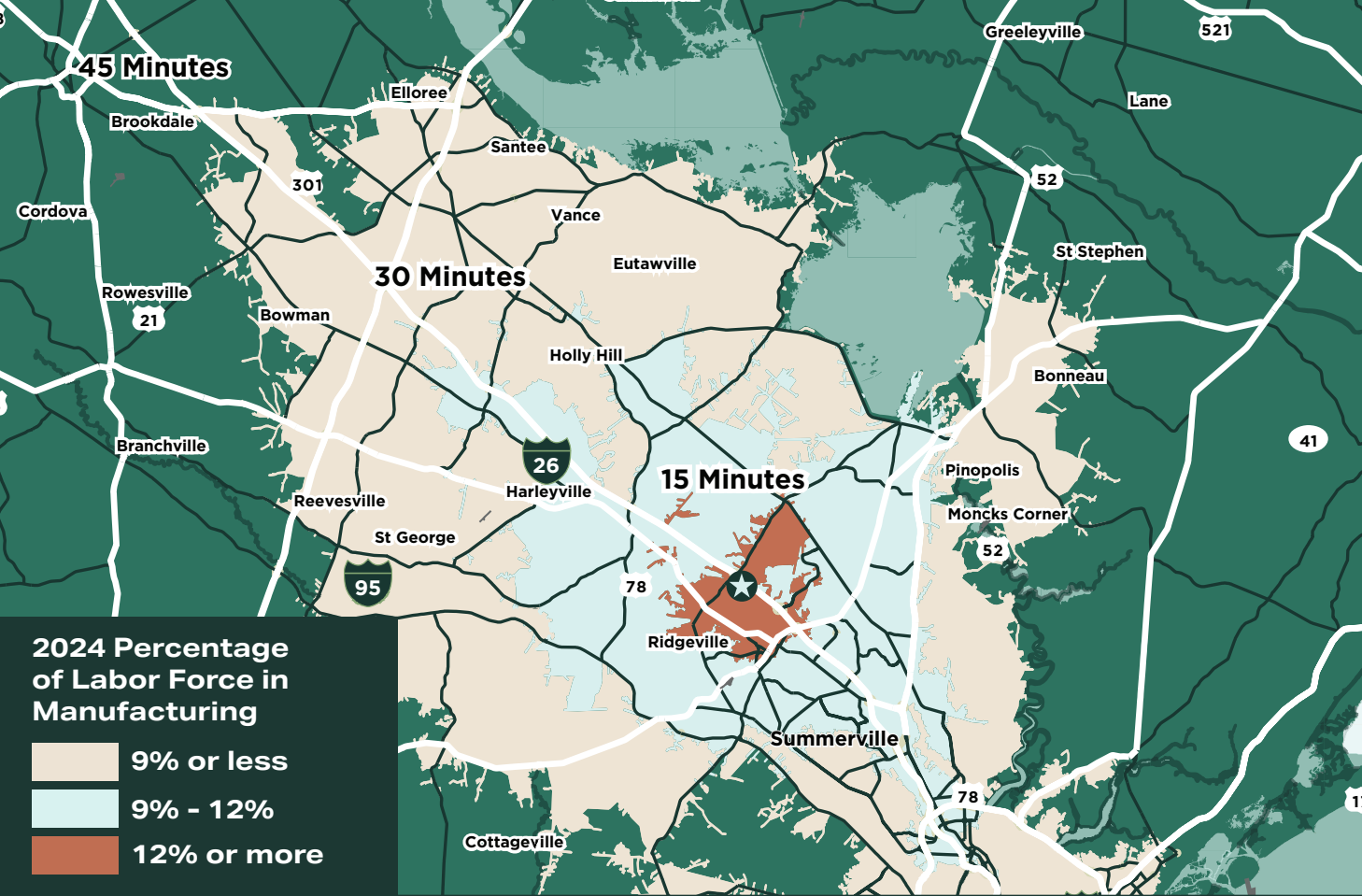
#1 Top U.S. Cities

Travel + Leisure | 2024





CORPORATE NEIGHBORS



Automotive

#1 Mid-sized metro for workforce ages 25 - 34
U.S. Census Bureau

#1 South Carolina named Foreign Direct Investment National Champion
FDI Magazine

#2 Highest employment concentration for transportation equipment (mid-sized metros)
Area Development

CHARLESTON WORKFORCE

Within a 45 Minute Drive Time

+54,000

in manufacturing & transportation

684,000

Population

36.7

Median age

35.8%

Pop. between 20-44 years

Aerospace

#1 For Aerospace Product & Parts Manufacturing Employment (among mid-sized metros)
Avalanche Consulting

#6 "Best Place to Start a Career"
WalletHub



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