7770 PALMETTO COMMERCE PARKWAY - FOR LEASE
196,560 SF Manufacturing / Distribution / Light Manufacturing Facility
Under Construction / Delivery: Q4 2018

REAR DOCK DOORS
44 DOCK HIGH
9’ X 10’ WITH 4 DRIVE-IN
DOORS 12’ X 16’

COLUMN SPACING:
50’ X 54’

CLEAR HEIGHT:
ACCOMMODATES 5 TYPICAL
PALLET POSITION RACKING
WITH ESFR

FIRST BAY ENGINEERED TO
ACCOMMODATE MEZZANINE
OFFICE & STORAGE

EXTERIOR MATERIAL:
INSULATED PRECAST
PANELS, & ALUMINUM
STOREFRONT

UP TO 212
PARKING SPACES

For More Information:
EDWARD G. ROBINSON IV | M: 843-864-3760 | O: 843-722-2615 | EROBINSON@THEBEACHCOMPANY.COM | 211 KING STREET - CHARLESTON, SC
PROJECT DESCRIPTION

Acreage: 18.1 high ground
TMS Number: 393-00-00-310
Zoning: M-1 Light Industrial
Flood Zone: X, AE
Wetlands Delineation: Approved, valid until 10/10/2018
Architect/Structural/MEP: Triad Design Group
Civil Engineer: The Reveer Group
Sewer Service: Charleston Water Systems
Tree/Topo Survey: Completed by SWA, 05/2016
Geotechnical: Completed by Terracon, 12/2016
Primary Access: Palmetto Commerce Parkway

PROJECT SUMMARY

A new Class A industrial building that will break ground in December of 2017 with an expected delivery date of the fourth quarter of 2018. The 196,540 sf insulated pre-cast concrete building sits on approximately 18.1 acres and is potentially subdividable in increments of 50,000 sf. The speculative building can be delivered “turn-key” to a tenant or brought to market as a shell with a generous $8.00 psf Tenant Improvement Allowance. The building will offer 26’ height clearance at its lowest point that allows for rack storage of up to five pallet positions, 44 - 9’ x 10’ dock doors and 4 large 12’ x 16’ drive-in doors. The property boasts a 180’ deep truck court, 212 trailer parking spaces and ample employee parking.

DEVELOPMENT TEAM

Developer: Palmetto Park Industrial, LLC; a joint venture between The Beach Company & Samet Corp.
Architect/Structural/MEP: Triad Design Group
Civil Engineer: The Reveer Group
General Contractor: Samet Corporation

BUILDING FOOTPRINT: 260’ x 756’ or 196,560 sf
BAY SIZES: Internal 50’ x 54’, dock bay is 60’ x 54’
CLEAR HEIGHT: 26’ clear at lowest point which accommodates 5 typical pallet position racking with ESFR
EXTERIOR MATERIALS: Insulated concrete panels, aluminum storefront with insulated glass
ROOF: 45 mill TPO roof
ROOF DRAINAGE: Scuppers and downspouts
FLOOR SLAB: 6” concrete 4,000 psi slab over 4” stone base
TRUCK DOCK DOORS: 44 standard 9’ x 10’ truck dock and 4 standard 12’ x 16’ drive-in doors
TRUCK COURT: 180’ deep truck court with concrete pad, asphalt cart path and trailer storage with concrete dolly strips
TRAILER PARKING: 62 Trailers
EMPLOYEE PARKING: Up to 212 spaces, per tenant specifications
EXTERIOR LIGHTING: Wall packs and LED pole lights
ELECTRICAL: 3 phase 480/277 volt service
UTILITIES: Public water and sewer
STORM DRAINAGE: On-site private storm-water pond
SPRINKLER SYSTEM: Planned for ESFR
VENTILATION: 9’ x 9’ louvered wall exhaust
OFFICE SPACE: Per tenant specifications
DELIVERY CONDITION: Cold dark shell
T.I. ALLOWANCE: $8.00 SF
LEASE RATE: $6.00 SF NNN
SUBDIVIDABLE: In 50,000 SF increments

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The Light-Industrial complex known as Palmetto Commerce Park, is located between I-26 and Highway 78. A new direct feed interchange on I-26 is underway (estimated delivery is in Q3 of 2020) and the Palmetto Commerce extension to the Boeing facility is in the planning stages. The Palmetto Commerce Parkway extension and interchange will give this strategic business park quick access to the Boeing 787 manufacturing campus at the Charleston Airport. Our location is 2 miles from the Mercedes Benz Vans Assembly plant and provides immediate access for suppliers.
INDUSTRY + MANUFACTURING LOCATED ALONG PALMETTO COMMERCE PARKWAY

1. LINEAGE LOGISTICS
2. BOEING PROPULSION
3. KNAPEIDE TRUCK EQUIPMENT
4. DAIMLER-BENZ VANS
5. TIGHITCO
6. CUMMINS
7. SHIMANO
8. THYSSENKRUPP
9. JAS FORWARDING
10. VOLVO CARS (16 MILES NORTH OF SITE)
11. BOEING DREAMLINER
12. BOSCH
13. SPAWAR
14. NAVAL WEAPONS STATION
15. JOINT BASE CHARLESTON