

# EASTPORT DISTRIBUTION CENTER

115 Horton Drive  
Summerville SC, 29483



**NEW CONSTRUCTION  
NOW AVAILABLE**

**FOR LEASE**

**±149,248 SF | ±322,400 SF**

**AVAILABLE ACROSS TWO BUILDINGS**



# EASTPORT DISTRIBUTION CENTER

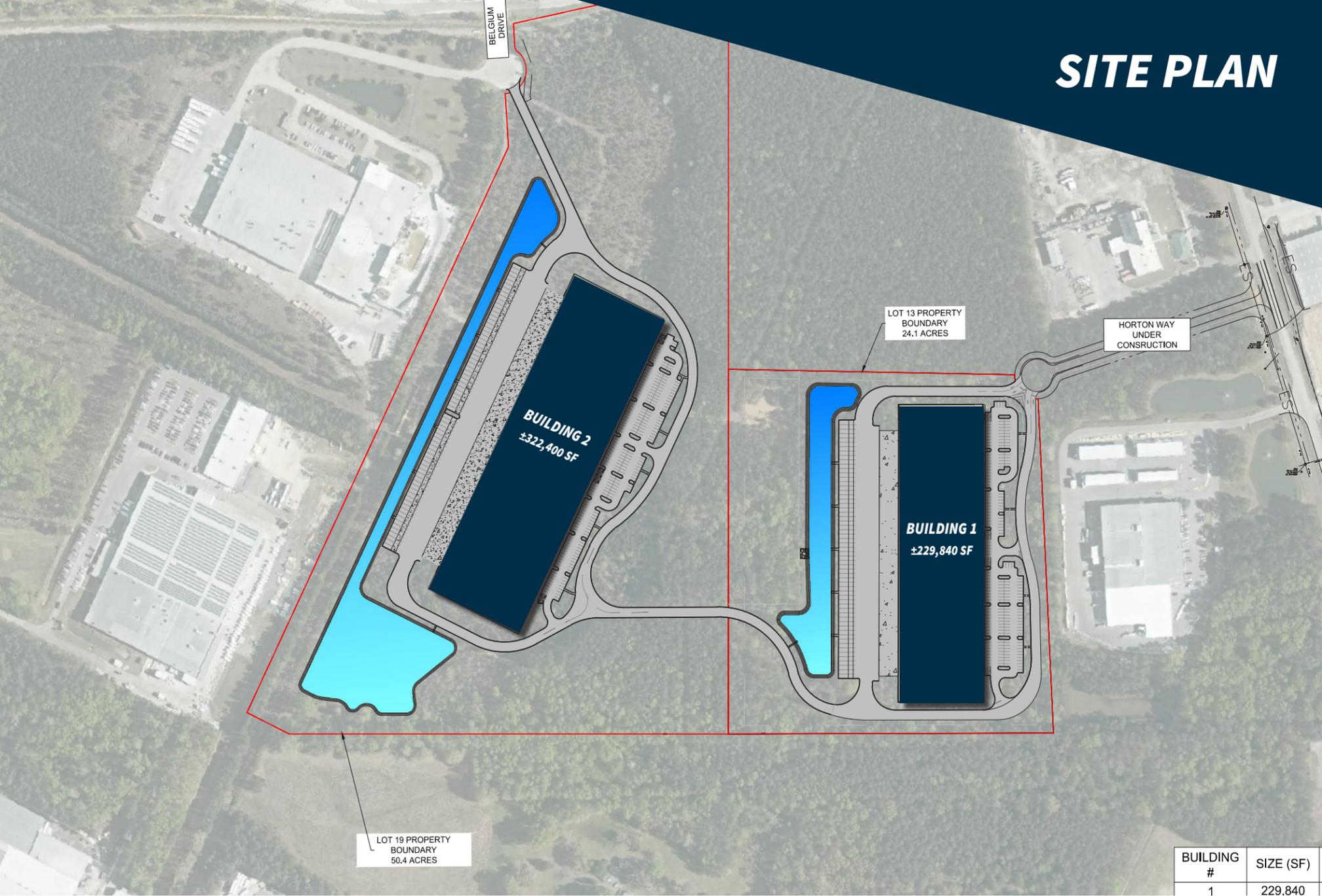
## Opportunity Overview

Jones Lang LaSalle is pleased to present for lease Eastport Distribution Center; a two-building ±552,240 total square foot master planned logistics park located directly off of highway 78, close to the Nexton Parkway exit of I-26, in the heart of Summerville, SC.

Eastport Distribution Center is a Class A development featuring state-of-the-art clear heights, column spacing and LED lighting.



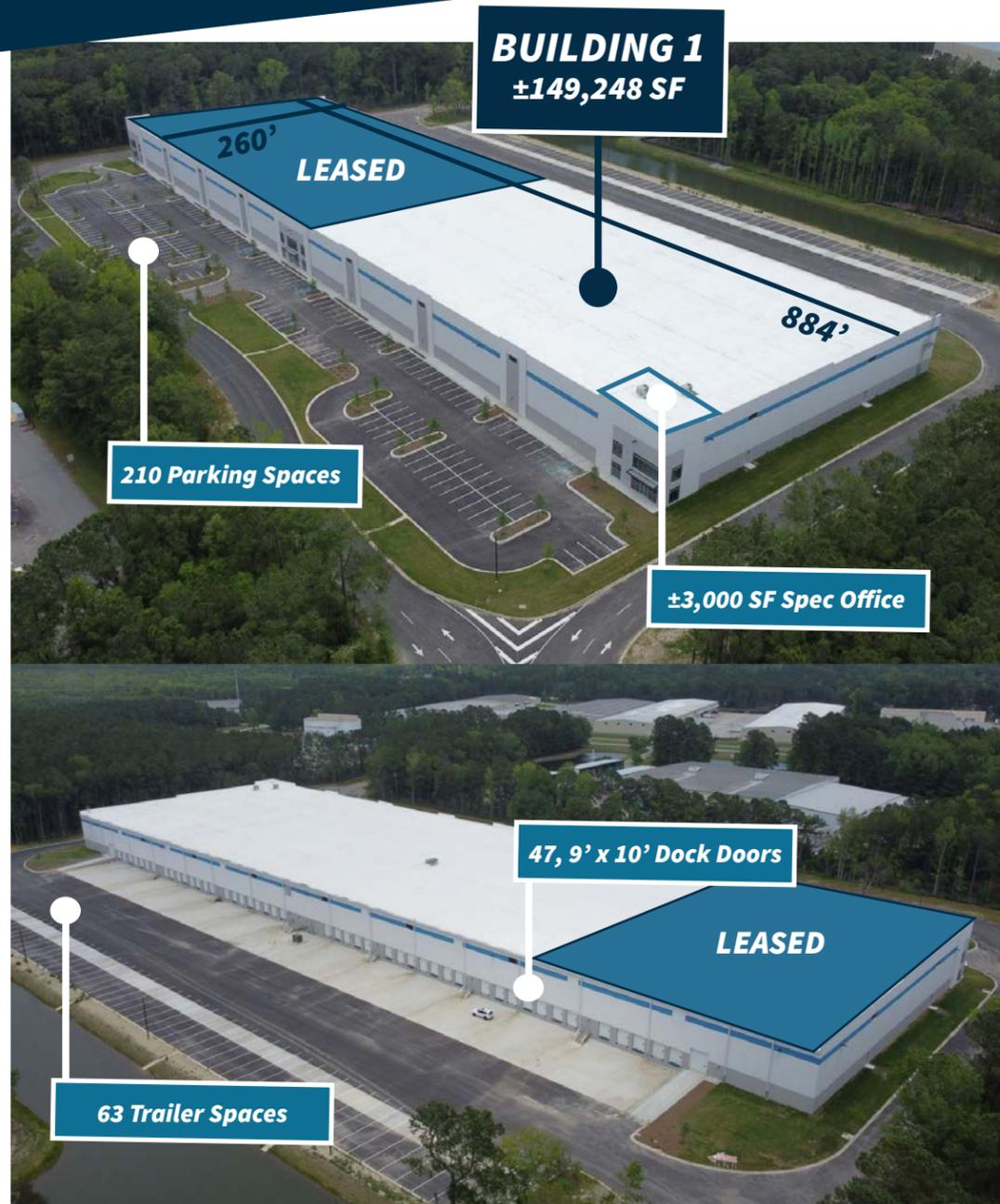
# SITE PLAN



# BUILDING 1

115 Horton Drive  
Summerville SC, 29483

Size:	±149,248 SF
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 ND L 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



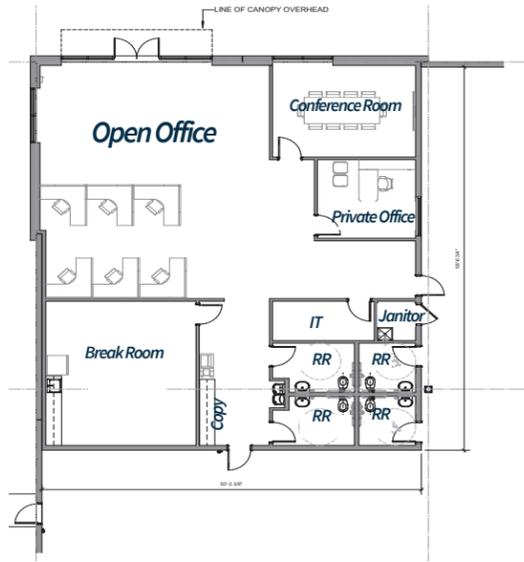
# BUILDING 2

157 Belgain Way  
Summerville SC, 29481

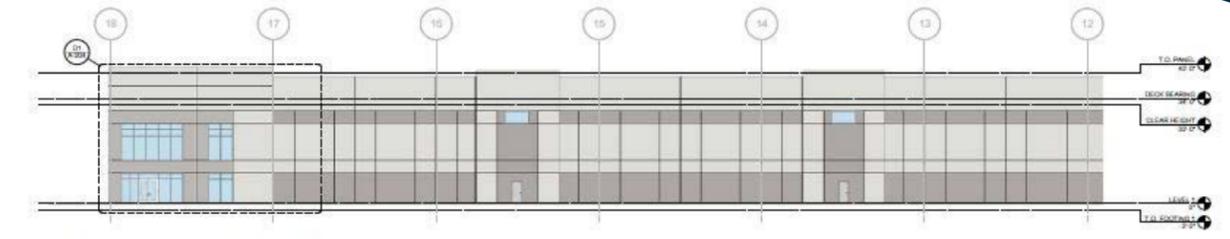
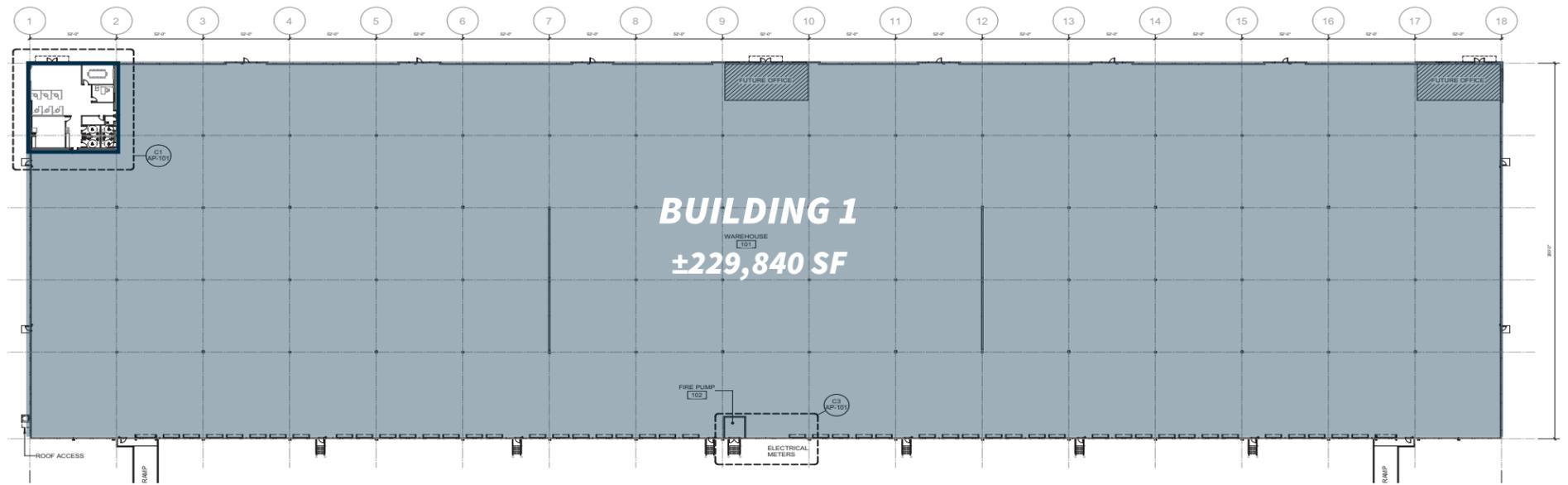
Size:	±322,400 SF
Site Acreage:	±24.1
Dimensions:	310' x 1040'
Clear Height:	36'
Column Spacing:	52' x 50' (typical)
Dock Doors:	58, 9' x 10' with (29) 35,000 lbs pit levelers
Format:	Rear load
Drive-In Doors:	(2) 12' x 14'
Trailer Parking:	88
Truck court	185'
Car Parking:	238
Sprinklers:	ESFR sprinkler system
Lighting:	Full LED lighting
Roofing:	R-20 mechanically attached 60 mil TPO roof with ND L 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



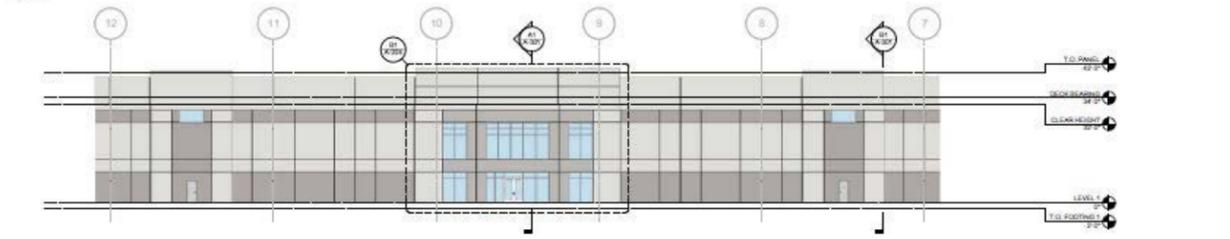
# Building 1 Elevations



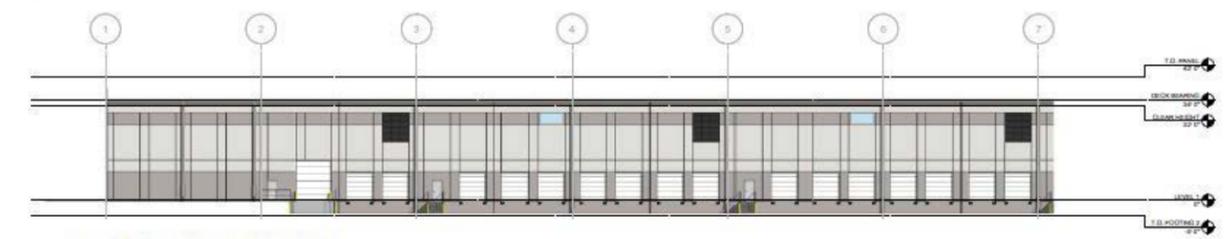
**Building 1  
Spec office layout  
±3,000 SF**



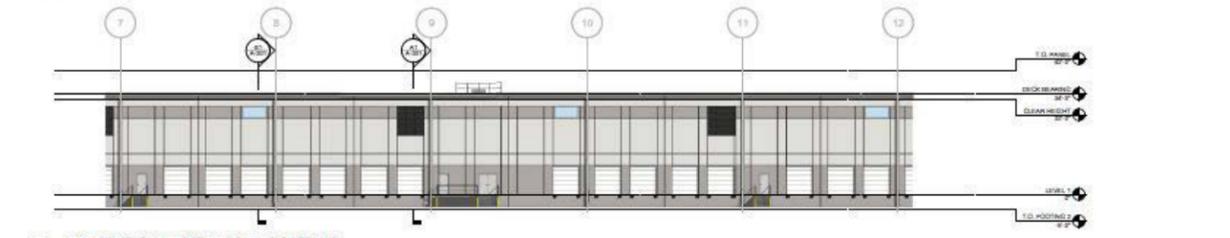
**D1 ELEVATION- EXTERIOR- NORTH 1**



**C1 ELEVATION- EXTERIOR- NORTH 2**



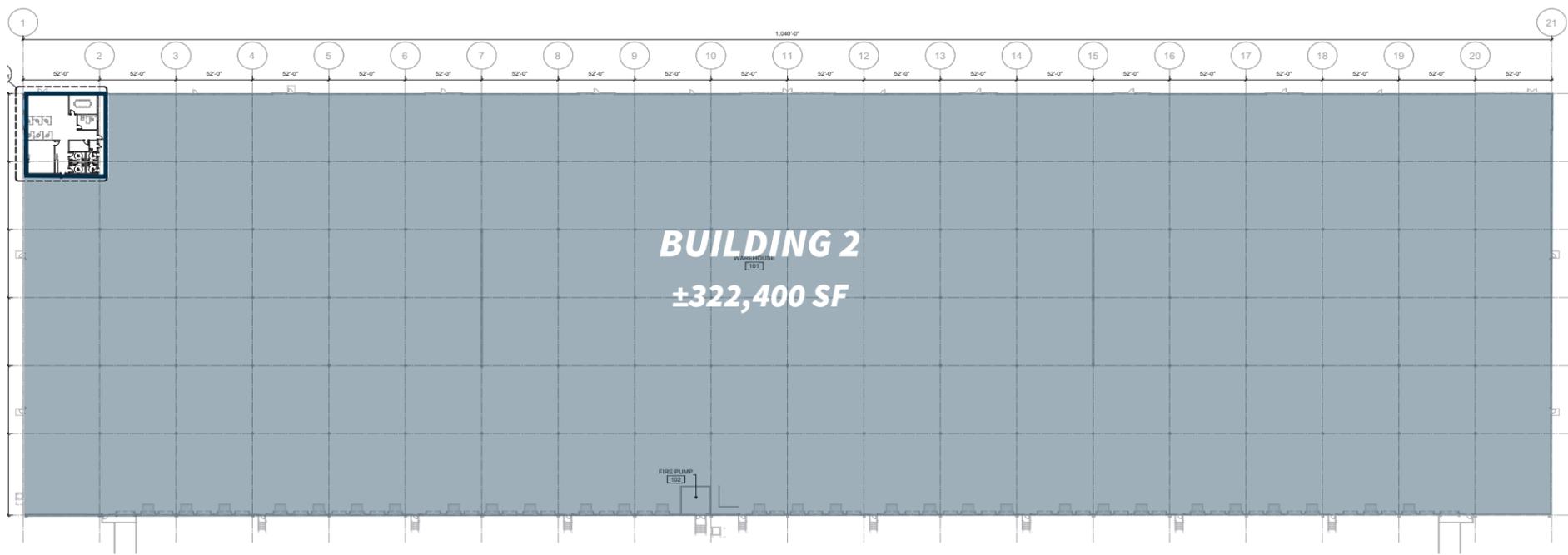
**D1 ELEVATION- EXTERIOR- SOUTH 1**



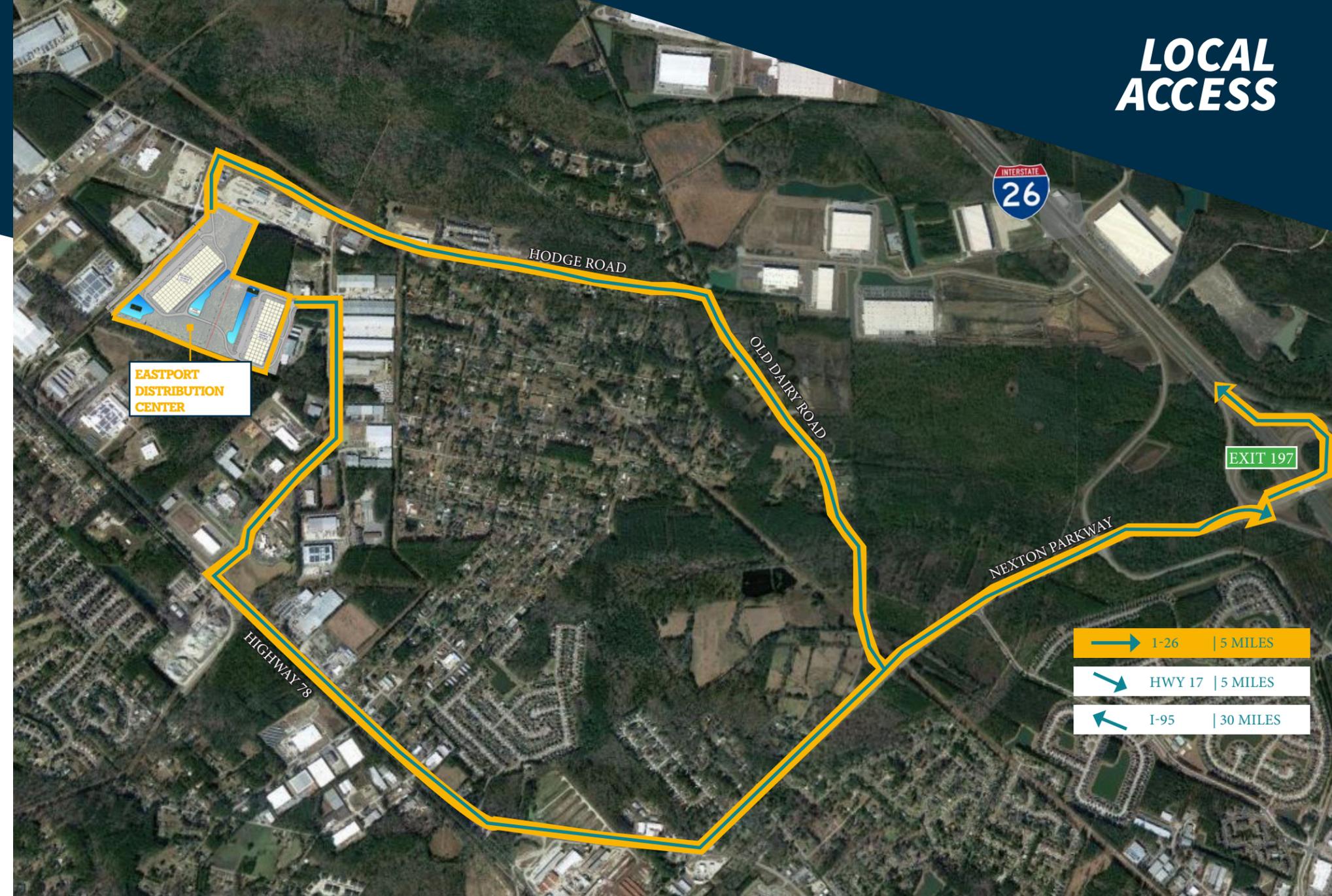
**C1 ELEVATION- EXTERIOR- SOUTH 2**



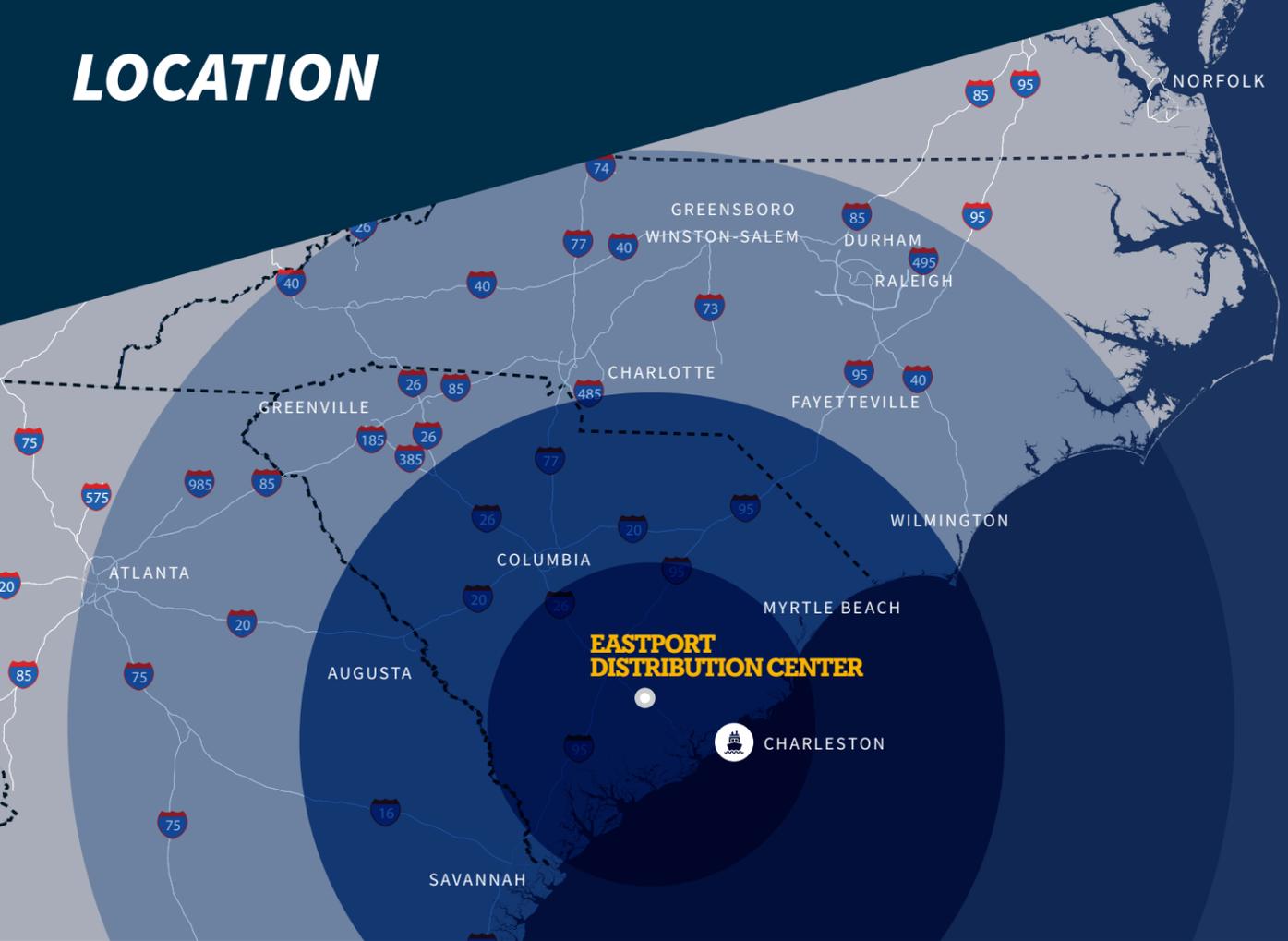
## Building 2 Spec office layout ±3,000 SF



## LOCAL ACCESS



# LOCATION



## 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

# LOCAL TENANTS





# DORCHESTER COUNTY



# EASTPORT DISTRIBUTION CENTER

## A thriving industrial base...



5TH FASTEST-GROWING COUNTY IN THE STATE



THE AREA PROVIDES MULTI-MODAL TRANSPORTATION OPTIONS- RAIL, PORTS, AND THE CHARLESTON AIRPORT



ACCESS TO RELIABLE AND ECONOMICAL UTILITY SERVICES TO ACCOMMODATE DIVERSE OPERATIONS



80,000+ CIVILIAN LABOR FORCE



CUSTOMIZED INCENTIVE PROPSOALS AVAILABLE



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Ownership:



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