FOR SUBLEASE

±89,000-SF Transload Facility Available at Charleston Regional Business Park

2000 Charleston Regional Pkwy
Charleston, SC 29492

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Property Overview

2000 Charleston Regional Parkway is a ±89,000-SF Transload facility offered for sublease. This Class A facility was designed to streamline freight movement while offering ample trailer storage. 2000 Charleston Regional Parkway provides a strategic location and access to I-526, and just 16 miles from Charleston's port terminals, as well as Charleston International Airport.

Key Highlights

±89,000 SF Class A Warehouse off Clements Ferry Road

112 Auto Parking Spaces and 647 Trailer Parking Spaces

Located less than ±3.5 miles or 7 minutes from I-526 access

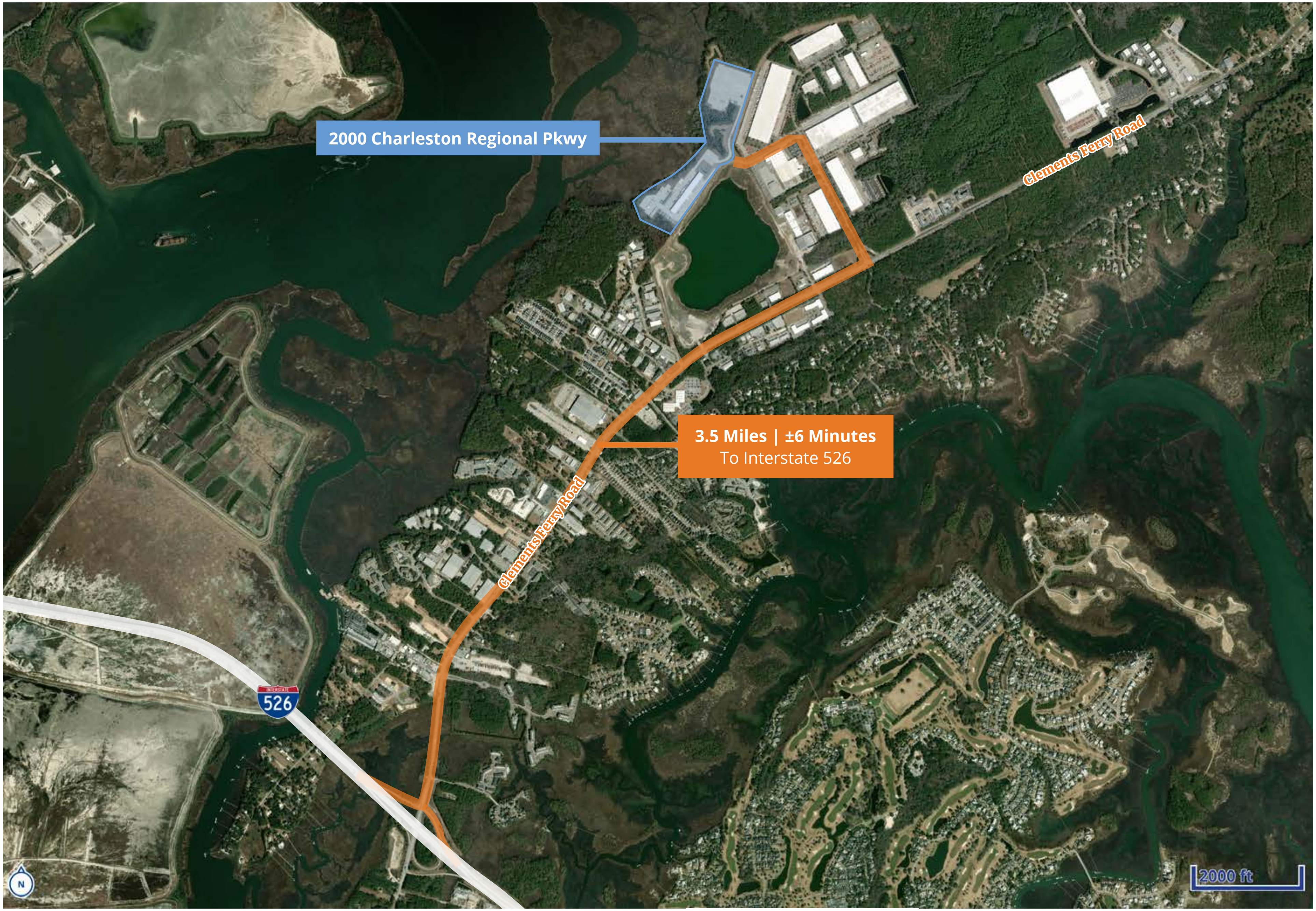
Property Details

Address	2000 Charleston Regional Pkwy, Charleston, SC 29492
TMS #	467-00-00-095
Available Space	±89,000 SF
Building Dimensions	890′ x 100′
Office Size	±2,000 SF
Warehouse Size	±87,000 SF
Clear Height	20′
Column Spacing	50′x50′
Dock Doors	130 (9′x10′)
Drive-in Doors	One (1) - 12′x14′
Auto Parking	112 Spaces
Trailer Parking	647 Spaces
Lighting	Motion Sensor 30-foot candle lighting
Power	(3) 1,200 amp
Sprinkler	ESFR (k17 Heads)
Floor Thickness	6″ (4,000 psi, unreinforced)
Roof	TPO, R-20
Year Built	2023

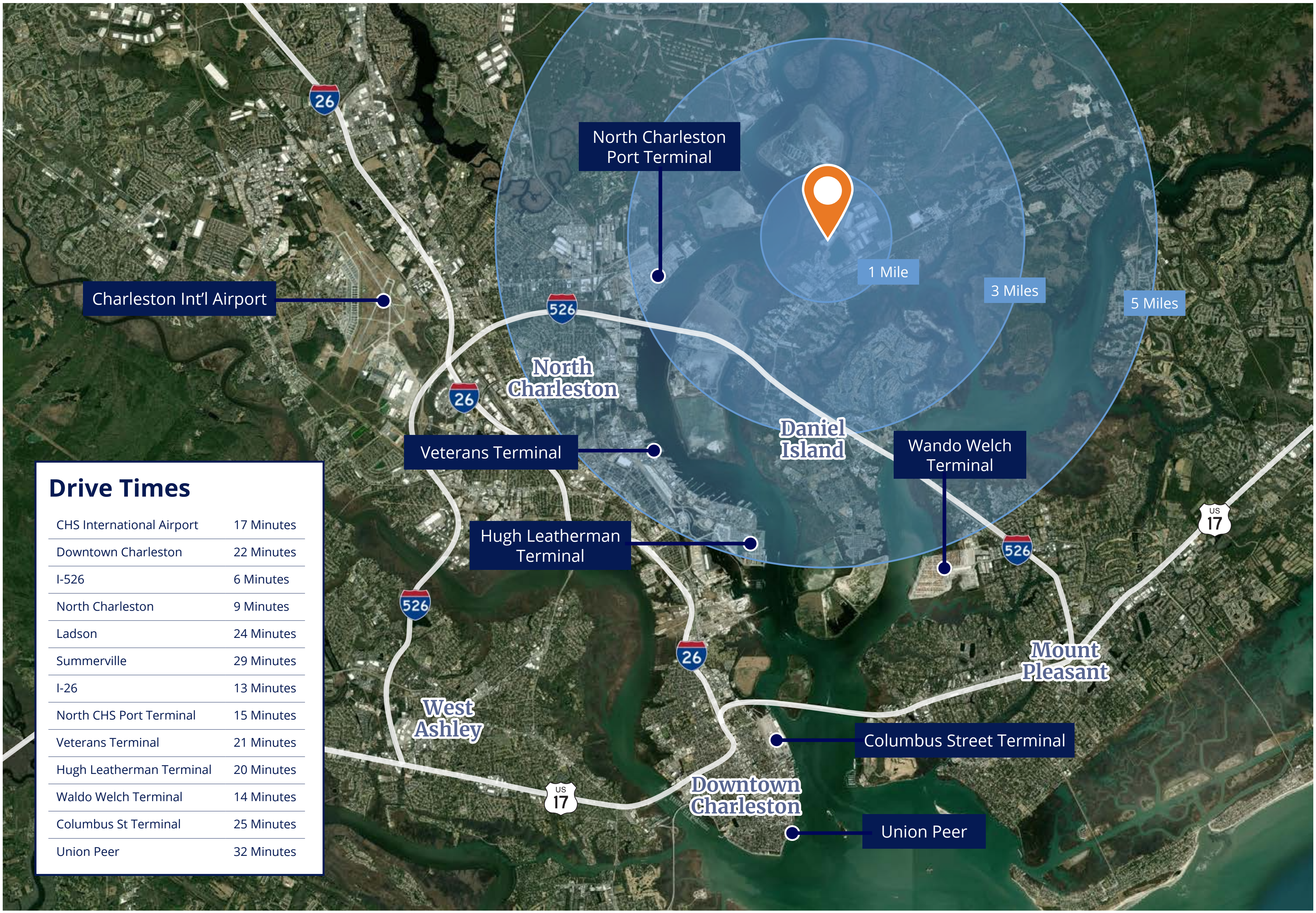
Site Plan

390 TRAILER PARKING SPACES
216 TRAILER PARKING SPACES
41 TRAILER PARKING SPACES
TRAILER PARKING ±216 55' SPACES
BUILDING A ±89,000 SF 890' X 100' FFE: ±33
EMPLOYEE PARKING ±109 SPACES
TRAILER PARKING ±41 SPACES
DRAINAGE POND NWL: ±18
TRAILER PARKING ±390 SPACES
DRAINAGE POND NWL: ±10
EXST. DRAINAGE POND

Aerial Overview



Location Overview



Drive Times

CHS International Airport	17 Minutes
Downtown Charleston	22 Minutes
I-526	6 Minutes
North Charleston	9 Minutes
Ladson	24 Minutes
Summerville	29 Minutes
I-26	13 Minutes
North CHS Port Terminal	15 Minutes
Veterans Terminal	21 Minutes
Hugh Leatherman Terminal	20 Minutes
Waldo Welch Terminal	14 Minutes
Columbus St Terminal	25 Minutes
Union Peer	32 Minutes

Charleston's
Unstoppable Growth

The Charleston area is growing rapidly

The Charleston region remains an attractive investment opportunity for several reasons. Robust population growth creates a strong and stable demand for goods and services, thereby driving the need for more commercial facilities. This rapid expansion of the available labor force, which has grown three times faster than the U.S. average, ensures a skilled and readily available pool of workers for any new development.

Charleston's strong presence in advanced industries highlights the region's focus on innovation and technology, which can potentially attract more businesses and investments, creating a thriving ecosystem for industrial development. The significant economic impact announcements of $450 million between 2021 and 2023 highlight a continued high level of confidence in the region's growth potential, indicating that investments in the Charleston area are likely to yield substantial returns. The South Carolina Ports Authority has played a pivotal role in facilitating this growth through infrastructure expansions and enhanced logistics capabilities. These investments have solidified the region's standing as a critical player in global trade, boosting its competitiveness and economic resilience.

This convergence of a rapidly expanding population, a highly skilled labor force, and robust investment sets the stage for Charleston to become a powerhouse in regional and global commerce.

SC Ports boom powers industrial real estate

The Port of Charleston has distinguished itself as a thriving hub of maritime commerce, consistently ranking among the top 10 fastest-growing container ports in the world for the last decade. With an impressive $72.3 billion in annual economic impact on South Carolina, the port has made significant strides in recent years, handling over 2.5 million TEUs by April 2024 alone.This growth reflects a 12% year-over-year increase, driven by a robust rise in imports and intermodal cargo movements.

SC Ports unwavering commitment to fostering growth and innovation in the global shipping arena directly impacts the industrial real estate market, increasing the need for warehousing, distribution centers, and manufacturing facilities. By investing in the region, industrial developers and tenants can capitalize on the robust infrastructure and strategic location, positioning themselves to benefit from Charleston's ongoing growth and prosperity.

30+ People
Move into the region EVERY DAY.

3X Growth
Labor force grew 3x faster than the US average from 2020-2024

Top 20
In the US for Advanced Industries

$450 Million
In economic impact announcements 2022-2023

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