



RENOVATIONS NEARLY COMPLETE!

PORT 26

CUSHMAN & WAKEFIELD
FOR LEASE 843.724.0101

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2155 EAGLE DRIVE NORTH CHARLESTON, SC 29406



CUSHMAN & WAKEFIELD

FULL BUILDING & SITE RENOVATION NEAR COMPLETION
UP TO 84,019 RSF AVAILABLE FOR LEASE

Coming November 2022
PORT 26

PROPERTY FEATURES

- Large **open floorplates** with limited columns and 12' ceiling heights
- **Dock high doors with the ability to add additional roll up doors**
- **Turn radius** for larger trucks and trailer parking room
- ±275 Linear feet of frontage facing I-26, potential for unrivaled **signage exposure** to Charleston's primary artery (I-26), with 128,600 CPD
- **Unique** indoor and outdoor amenities include: game room, micro-market, tenant lounge, outdoor patio, dog park available to all tenants



TOTAL RENTABLE SQUARE FEET +/- 84,019 SF



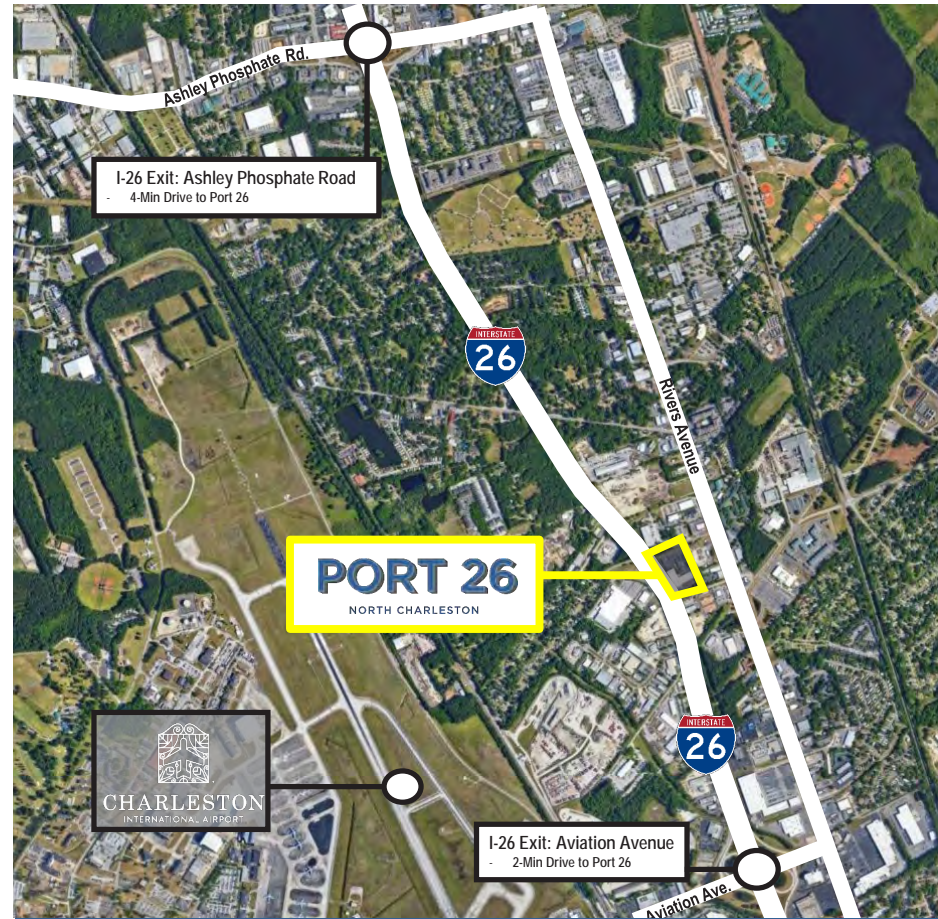
LARGE FLEXIBLE FLOORPLATES SUBDIVISIBLE DOWN TO 10,000 RSF



DOCK DOORS WITH THE ABILITY TO ADD ADDITIONAL ROLL UP DOORS



HUB ZONE LOCATION



AMAZING FRONTAGE ON

I-26

RENOVATION

- Full building renovation into **creative space** with large open floor plates
- **6.0+/1,000** RSF parking ration
- **Dock high doors** with the ability to add **additional roll up doors**
- Unique **on-site amenities** including:



OUTDOOR PATIO WITH
WI-FI



MEETING SPACE &
MICRO-MARKET



TENANT LOUNGE WITH
GAMEROOM

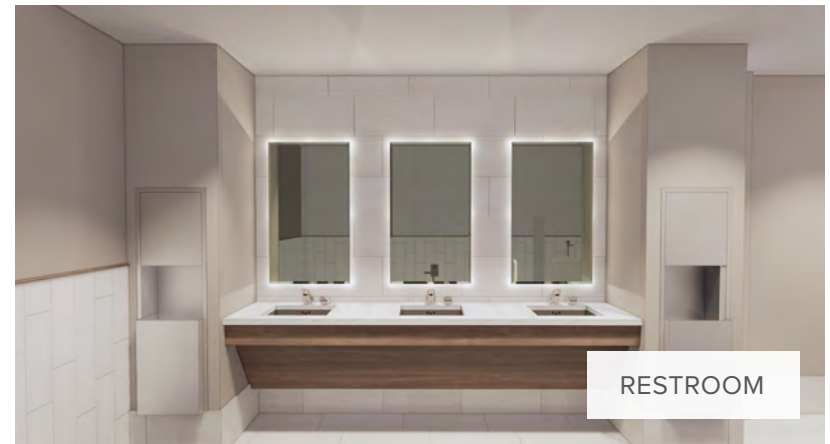


DOG PARK

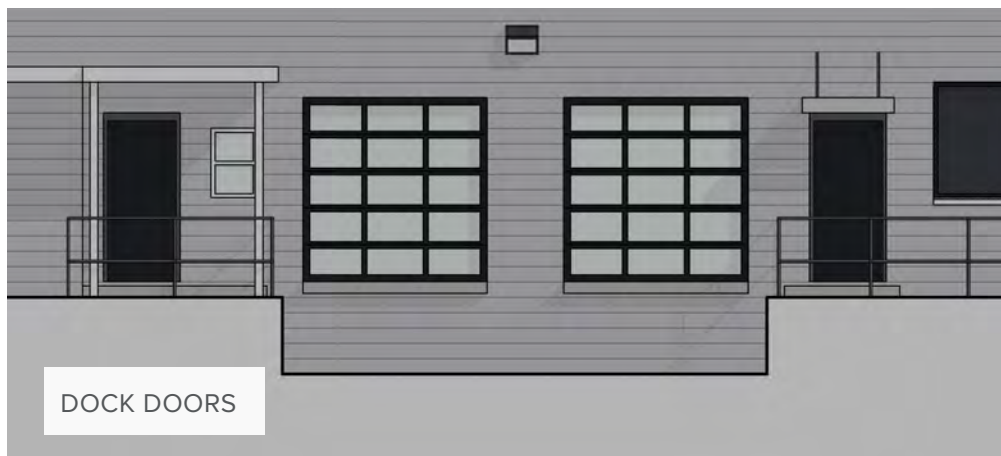
Renderings used for inspirational purposes only.



LOBBY AREA



RESTROOM



DOCK DOORS

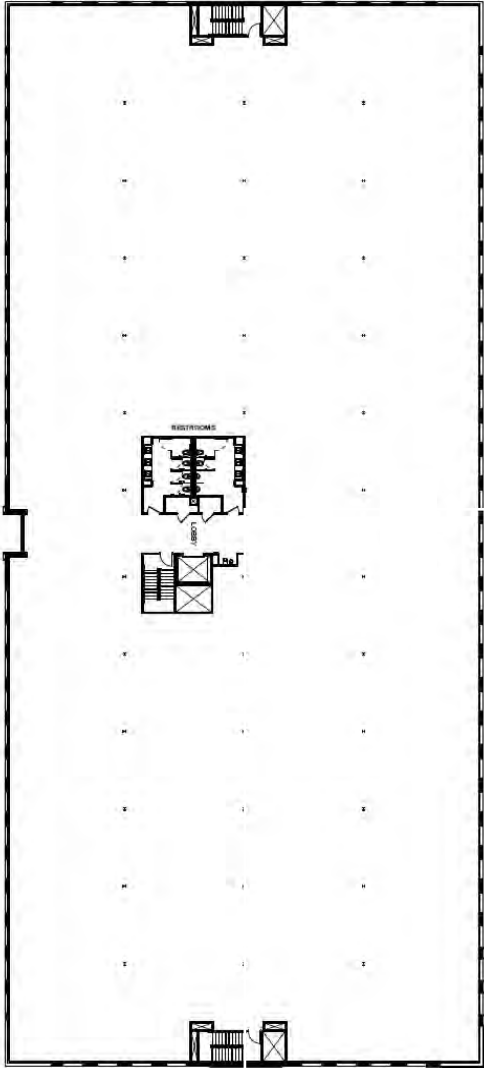
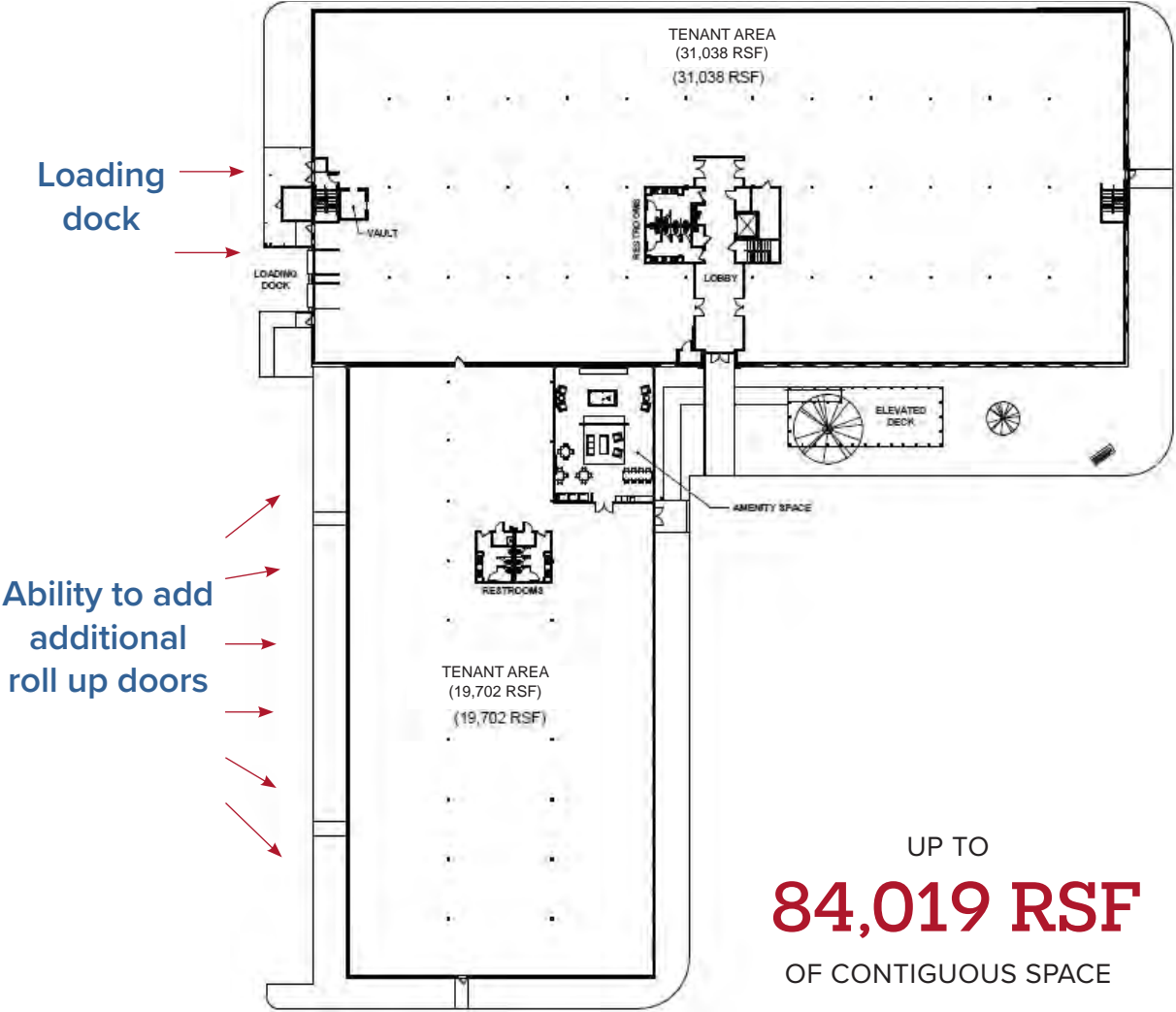


AMENITY CENTER

FLOOR PLANS

52,315 RSF
FIRST FLOOR

31,704 RSF
SECOND FLOOR



UP TO
84,019 RSF
OF CONTIGUOUS SPACE

VISIBILITY & ACCESS



BUILDING SIGNAGE AVAILABLE



+/-130000 VPD



LOCATED BETWEEN EXITS 209 (ASHLEY PHOSPHATE) & 211 (AVIATION AVE)



+/-275 SF OF BUILDING FRONTAGE ON I-26!

AREA AMENITIES

- **LOWCOUNTRY RAPID TRANSIT PROJECT**
- World class bus rapid transit system operating on dedicated transit lines that will span from Downtown Charleston to Summerville. Construction is anticipated to finish by 2027.



CHARLESTON INTERNATIONAL AIRPORT

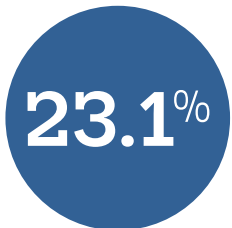
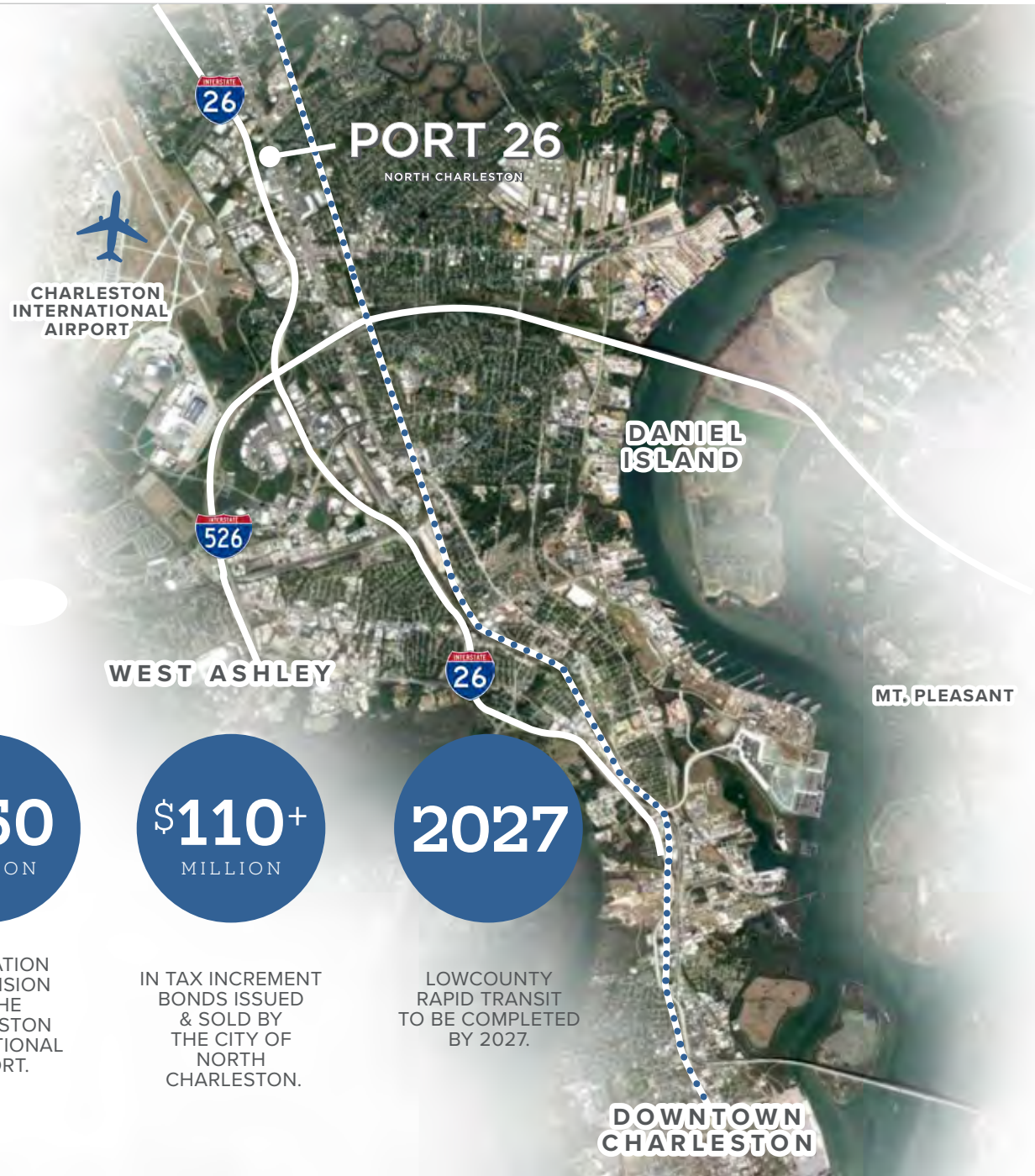
- A RETAIL OPTIONS NEARBY:**
Target, Jimmy Johns, Starbucks, Chik-fil-a, Crunch Fitness, Best Buy, Chipotle, Walmart, UPS, Panera Bread
- B ADJACENT TO FUTURE LCRT STOPS**
- Lowcountry Rapid Transit Stop
- Includes dedicated bus Rapid Transit lines
- C EAST COAST BOEING MANUFACTURING HQ**
- D TANGER OUTLETS**
- E PARK CIRCLE NEIGHBORHOOD**
- Lifestyle community revolving around a circular park approximately 300 feet in diameter.
- Home to many highly rated dining, hospitality and retail options.



LOCATION

NORTH CHARLESTON, SC

North Charleston is a growing city with over 115,000 residents located approximately 9 miles north of Downtown Charleston, South Carolina. Due to the city's convenient access to major thoroughfares such as I-26, I-526, and I-95 as well as more affordable rents than Downtown Charleston, North Charleston has established itself as a desirable location for businesses. North Charleston continues to be a driver for South Carolina's economy as the city offers a business friendly environment, rich with tax incentives, and a highly skilled, growing workforce.



POPULATION GROWTH IN NORTH CHARLESTON SINCE 2010.



INVESTED IN ECONOMIC DEVELOPMENT OF NORTH CHARLESTON.



RENOVATION / EXPANSION TO THE CHARLESTON INTERNATIONAL AIRPORT.



IN TAX INCREMENT BONDS ISSUED & SOLD BY THE CITY OF NORTH CHARLESTON.



LOWCOUNTY RAPID TRANSIT TO BE COMPLETED BY 2027.

PORT 26

NORTH CHARLESTON

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