



2155 EAGLE DRIVE NORTH CHARLESTON, SC 29406



CUSHMAN &
WAKEFIELD

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

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 130,000 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



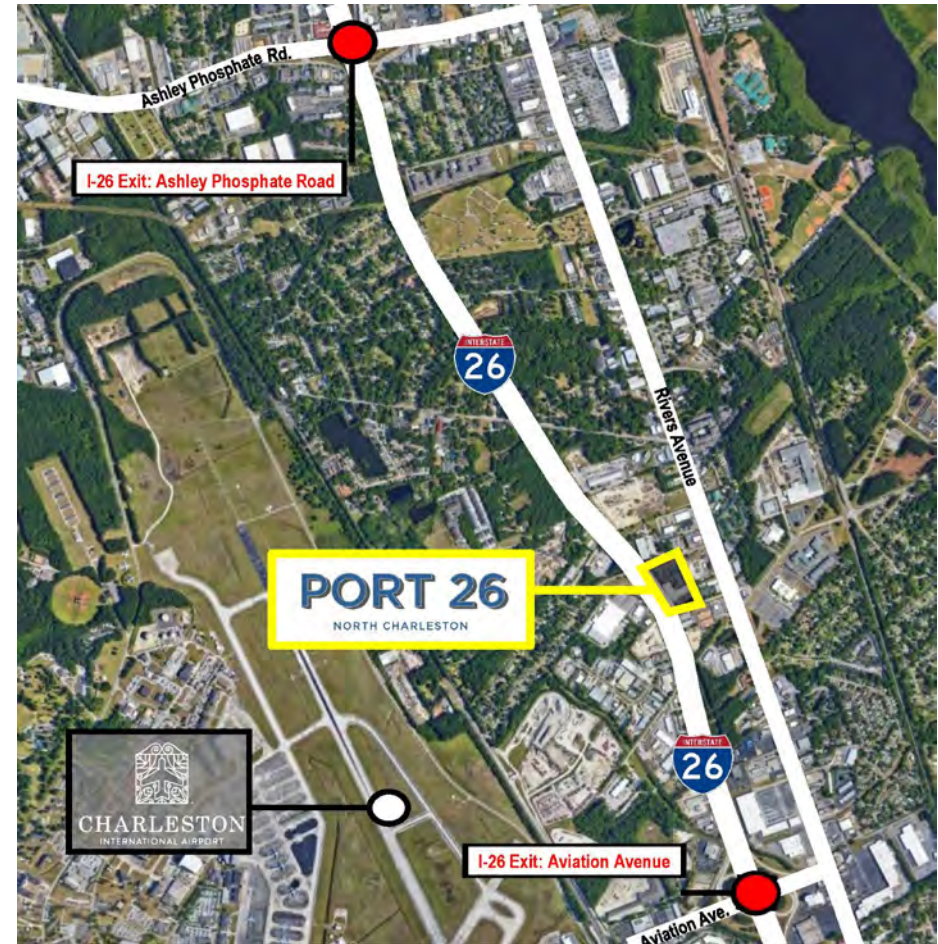
LARGE FLEXIBLE FLOORPLATES SUBDIVISIBLE DOWN TO 10,000 RSF



DOCK DOORS WITH THE ABILITY TO ADD ADDITIONAL ROLL UP DOORS



HUB ZONE LOCATION



UNSURPASSED FRONTAGE ON

I-26

RENOVATION

- Full building renovation into **creative space** with large open floor plates
- **6.0+/1,000** RSF parking ratio
- Unique **on-site amenities** including:



DOCK HIGH DOORS



ROLL UP DOORS



OUTDOOR PATIO WITH
WI-FI



MEETING SPACE &
MICRO-MARKET



TENANT LOUNGE WITH
GAMEROOM



DOG PARK

Renderings used for inspirational purposes only.



LOBBY AREA



DOG PARK



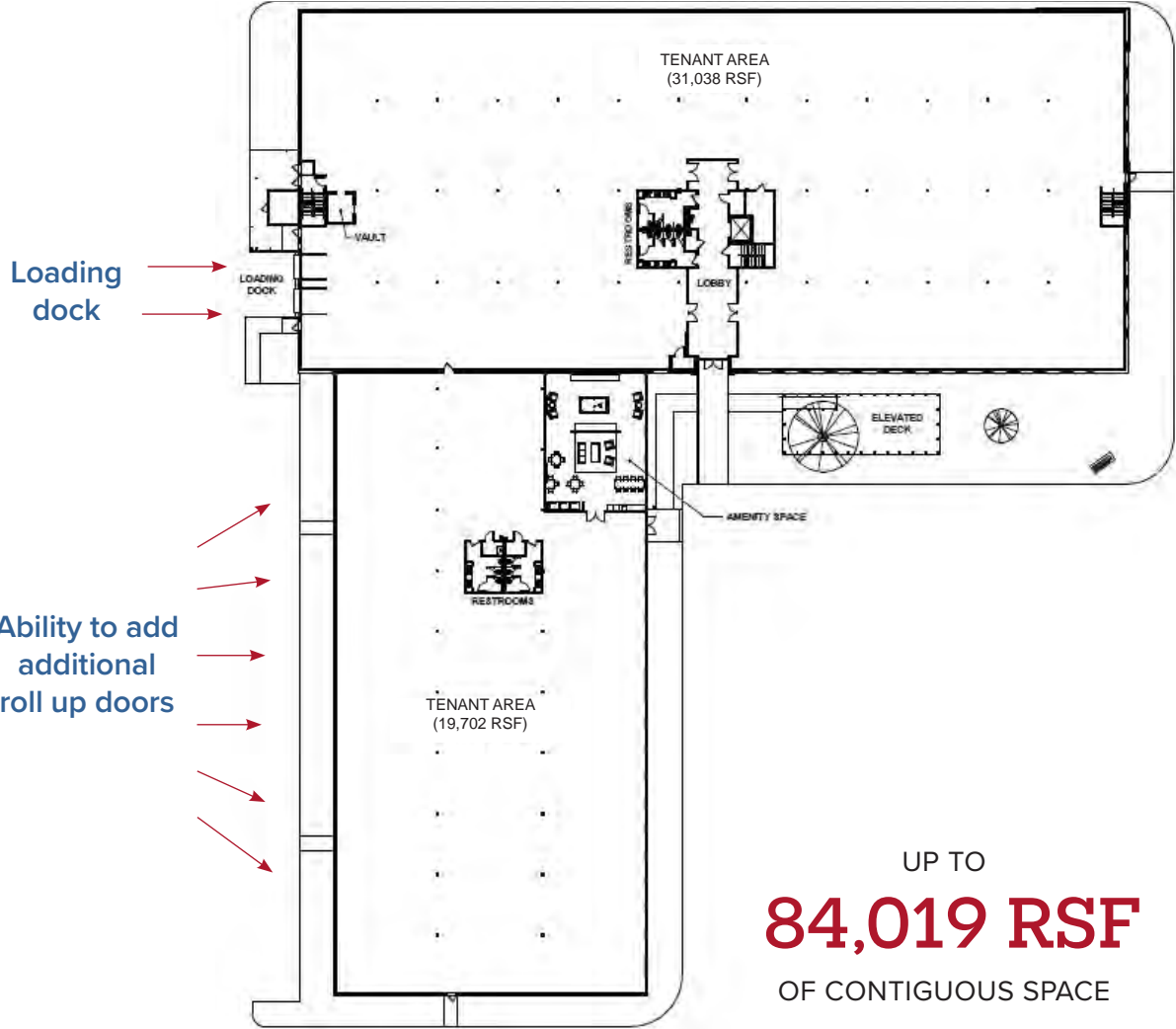
DOCK DOORS



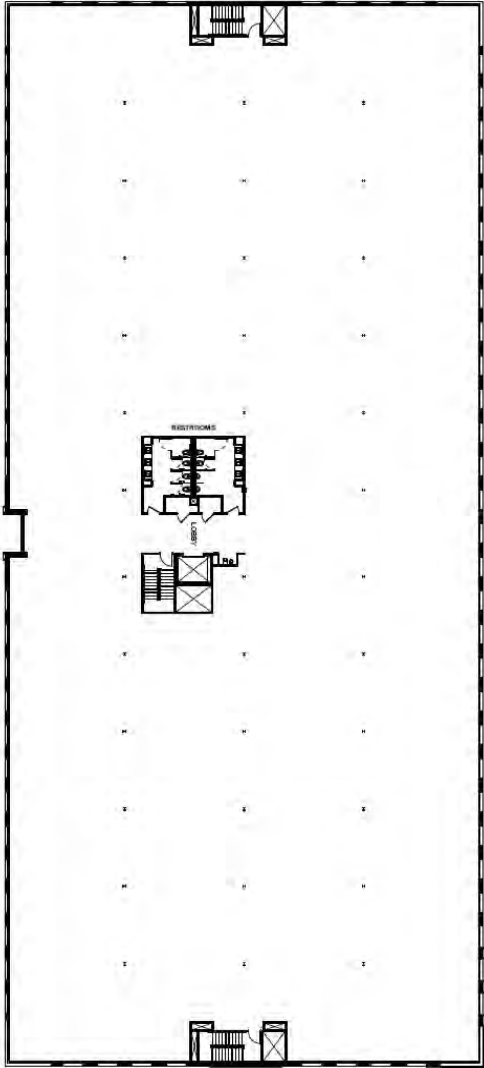
AMENITY CENTER

FLOOR PLANS

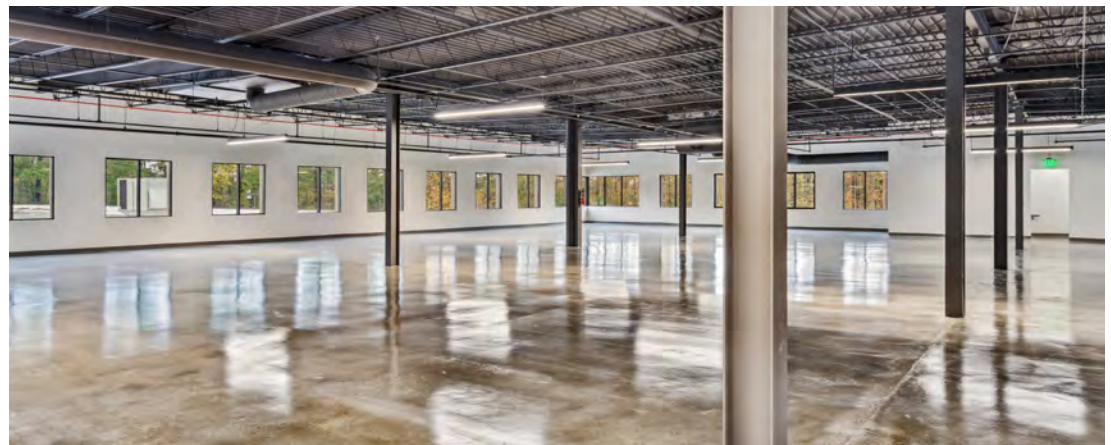
52,315 RSF
FIRST FLOOR



31,704 RSF
SECOND FLOOR



UP TO
84,019 RSF
OF CONTIGUOUS SPACE



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

RETAIL OPTIONS NEARBY:

Target, Jimmy Johns, Starbucks, Chik-fil-a, Crunch Fitness, Best Buy, Chipotle, Walmart, UPS, Panera Bread

ADJACENT TO FUTURE LCRT STOPS

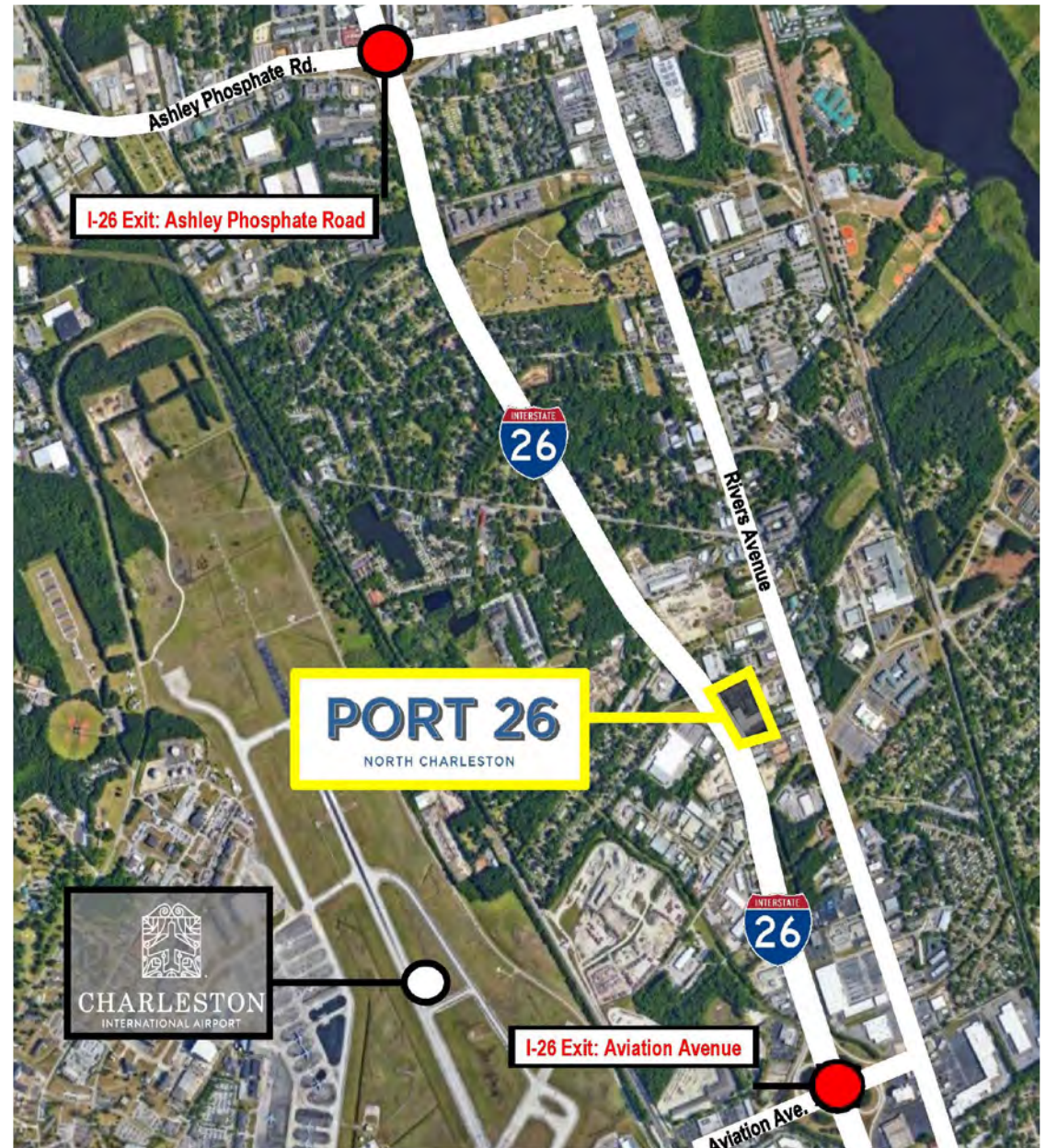
- Lowcountry Rapid Transit Stop
- Includes dedicated bus Rapid Transit lines

EAST COAST BOEING MANUFACTURING HQ

TANGER OUTLETS

PARK CIRCLE NEIGHBORHOOD

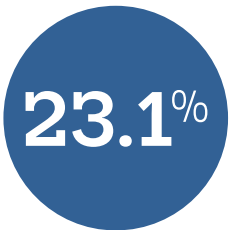
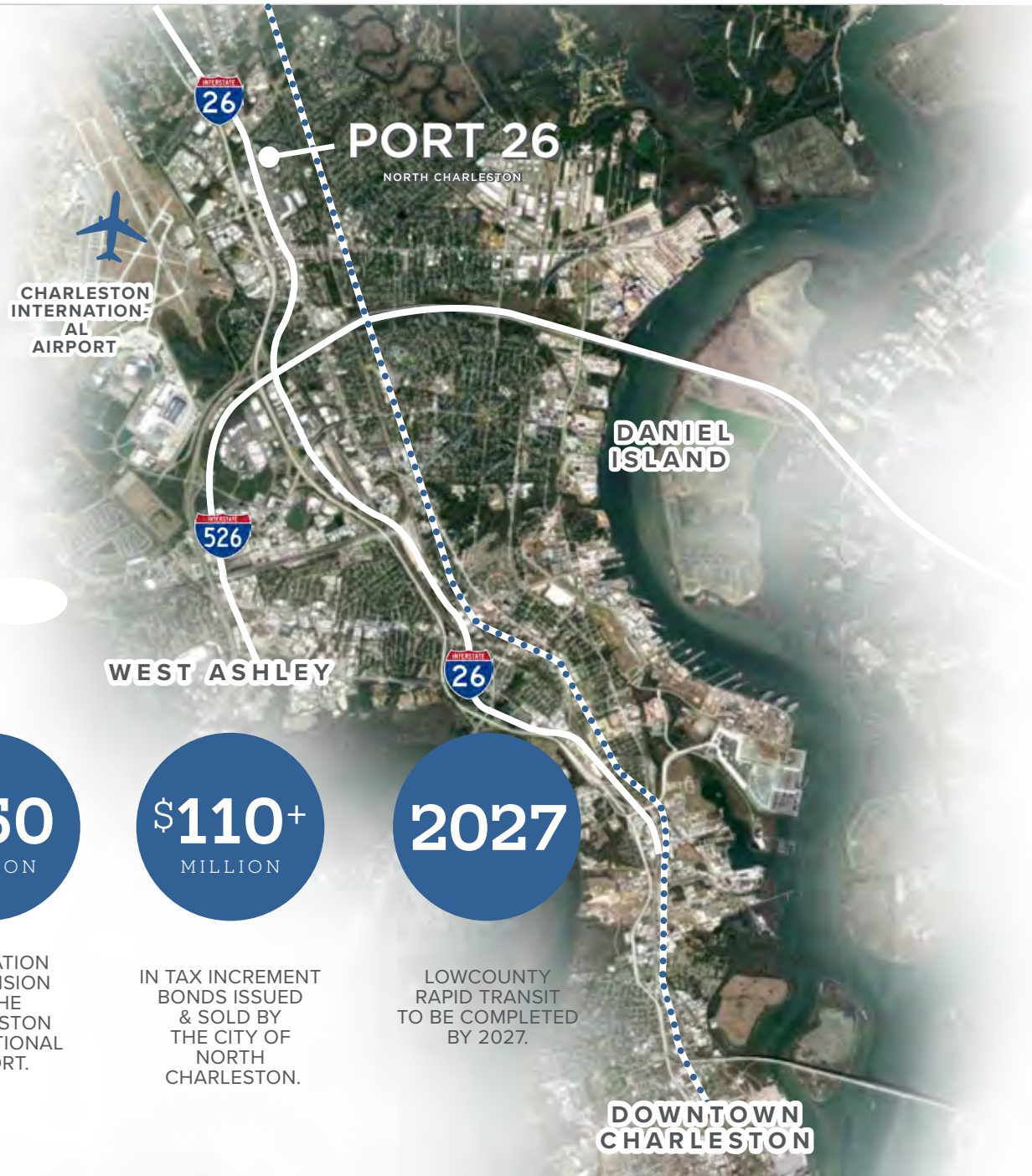
- Lifestyle community revolving around a circular park approximately 300 feet in diameter.
- Home to many highly rated dining, hospitality and retail options.



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.



LOWCOUNTRY RAPID TRANSIT TO BE COMPLETED BY 2027.

PORT 26

NORTH CHARLESTON

PORT 26

FOR MORE INFORMATION, CONTACT:

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