



325 DEMING WAY

Rare Acquisition and Development Opportunity in Dorchester County

Located in Jedburg Submarket

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EXECUTIVE SUMMARY

Located in Summerville, SC, 325 Deming Way is a rare acquisition and development opportunity in today's Charleston Industrial market. With existing infrastructure and zoning in place totaling an estimated 36 acres with an existing 42,000 sf Industrial building and 21 acres of vacant land this opportunity provides

flexibility for the owner user or developing looking to add additional square footage to an existing Industrial park. Zoning is in place as well, with Industrial zoning in Dorchester County in the Jedburg submarket. From a location standpoint, there are two available exits off of I-26 to access the site.



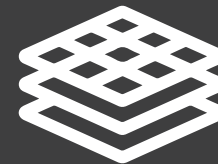
INVESTMENT HIGHLIGHTS



Existing Building and Development or Redevelopment Opportunity



Utilities In Place



Light Industrial Zoning

PROPERTY OVERVIEW

PROPERTY SUMMARY

Address 325 Deming Way

Submarket Jedburg

Zoning Light Industrial

Square Feet Existing 27,000 SF
over 15 acres

Vacant Land 21 Acres

Power Dominion

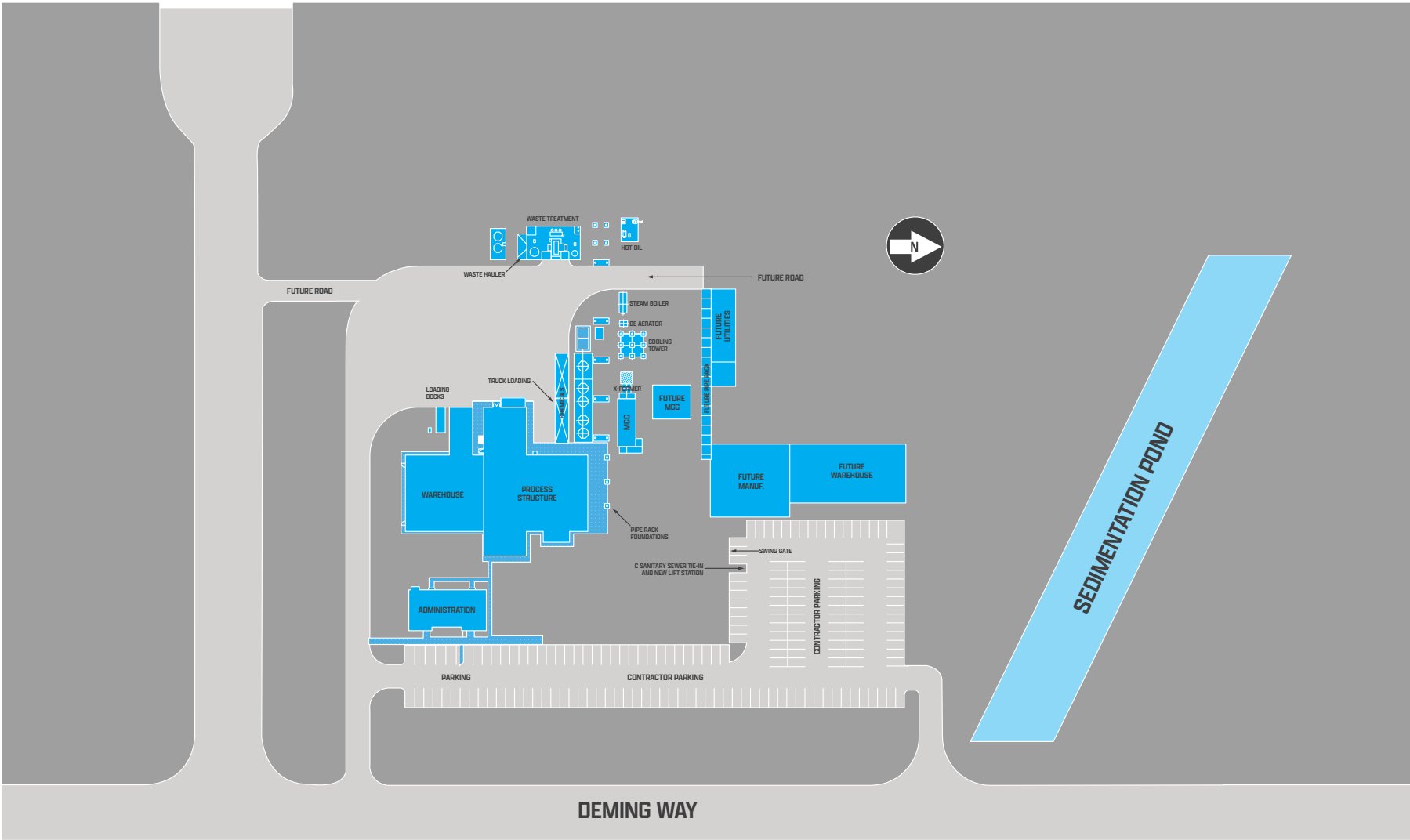
Water Summerville CPW

Sewer Dorchester County



SITE PLAN | 21 ACRES + FULL REDEVELOPMENT

21 ACRES



SITE PLAN | 21 ACRES + FULL REDEVELOPMENT

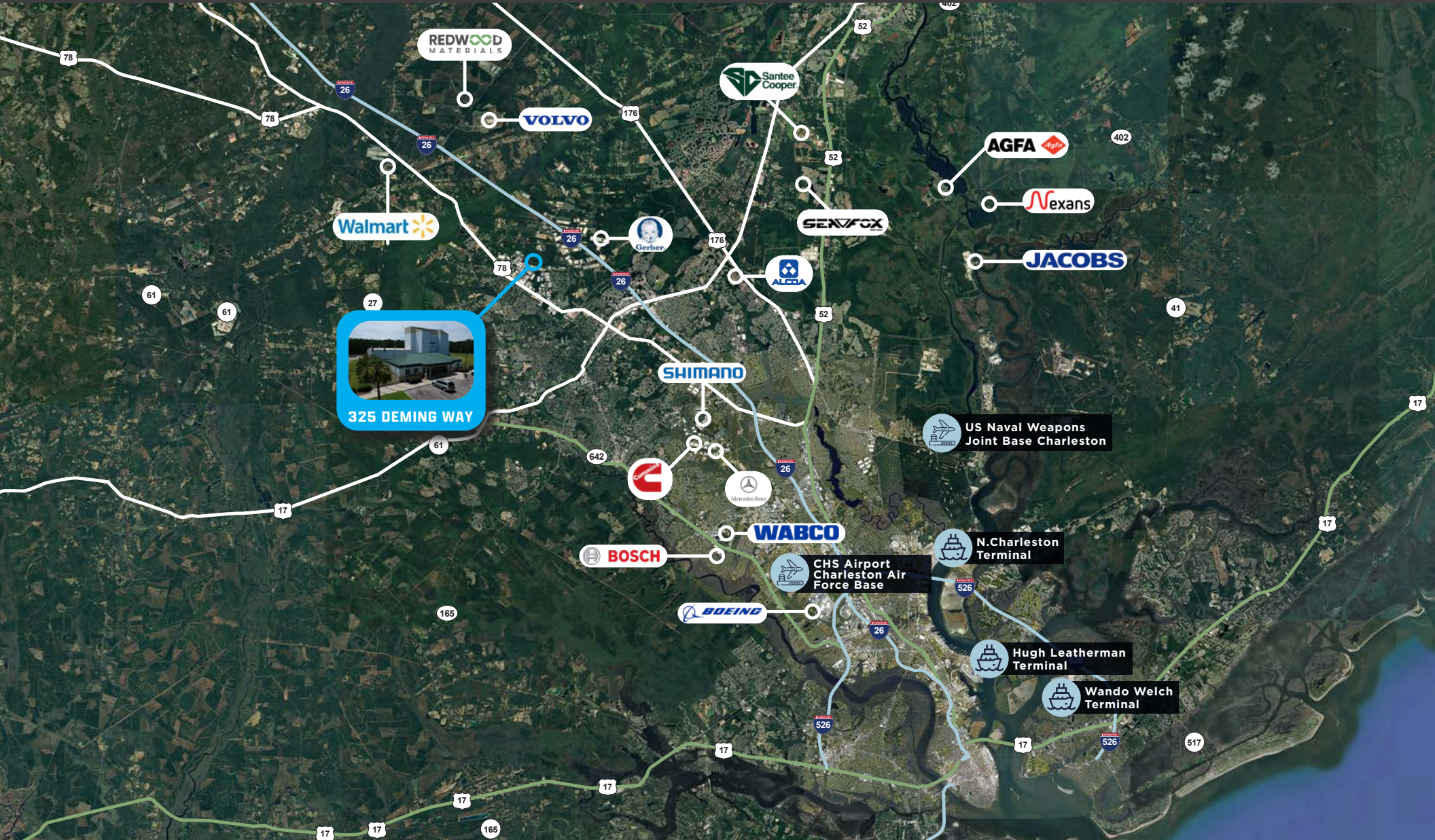
FULL SITE REDEVELOPMENT



CONCEPTUAL SITE PLAN
ASHLAND SITE
DORCHESTER COUNTY, SC
8/12/2024

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

LOCATION OVERVIEW



MARKET OVERVIEW

PROXIMITY HIGHLIGHTS

Drive Times



Interstate 26 1 mile

Interstate 95 21 miles

SC Port - Hugh Leatherman Terminal 34 miles

SC Port - N. Charleston Terminal 39 miles

SC Port - Wando Welch Terminal 39 miles

Inland Port Dillon 130 miles

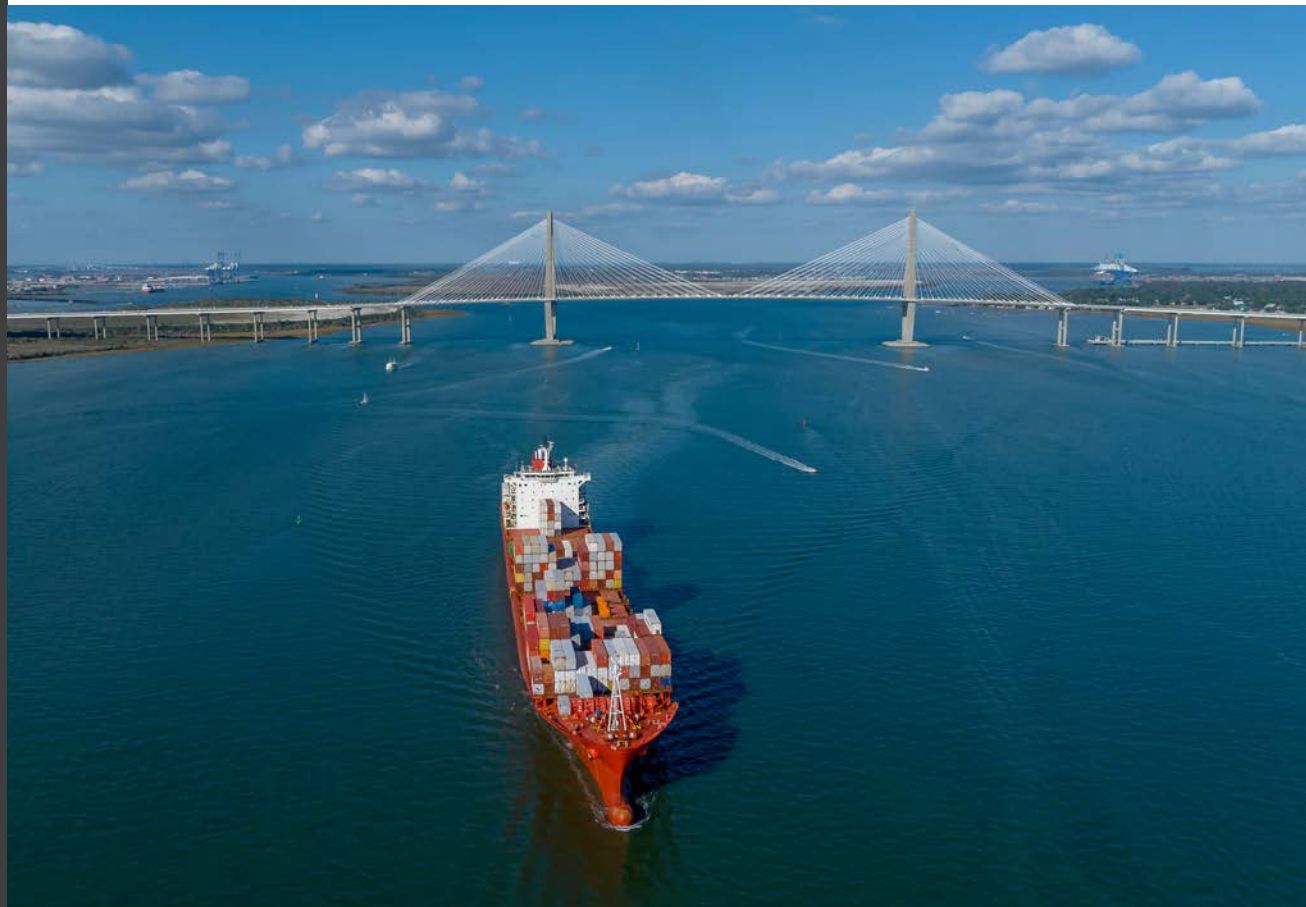
Inland Port Greer 181 miles



Volvo 11 miles

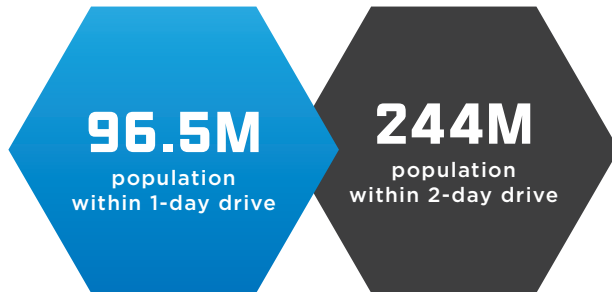
Mercedes-Benz 21 miles

Boeing 27 miles



WHY CHARLESTON?

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come.



#1 BEST CITY IN THE U.S.

Condé Nast Traveler | 2022

**#29 BEST
PERFORMING CITY**

Milliken Institute | 2022

**\$200B
MANUFACTURING IMPACT**

SC Manufacturers Alliance | 2021

**#22 FASTEST-GROWING
PLACE IN THE U.S.**

U.S. News World Report | 2022

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THE WORLD**

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