

DIRECT INTERSTATE ACCESS

SUPERIOR

INDUSTRIAL CENTER



176,000 - 750,000 SF Available for Lease



CONNECT FASTER. THINK BIGGER.

Fronting I-26 in Summerville, SC, Superior Industrial Center provides manufacturing and distribution tenants a well-appointed business hub, perfectly positioned to connect industrial users to Charleston and critical markets all over the southeast region and beyond. With flexible suite sizes, demisable floor plans, and existing infrastructure in-place, Superior Industrial Center is ready to support tenants of any size hit the ground running in Charleston's premier industrial market.



Property Highlights

750,000 total square feet

Rare existing infrastructure in the Charleston market

Three, flexible individual suites based on tenant need

3 private points of ingress/egress with direct access to Interstate 26

Secured access

Prime frontage along I-26 offers valuable signage opportunities

Easy access to the Port of Charleston

Access to several major southeast markets within 8 hours or less

199 auto parking spaces

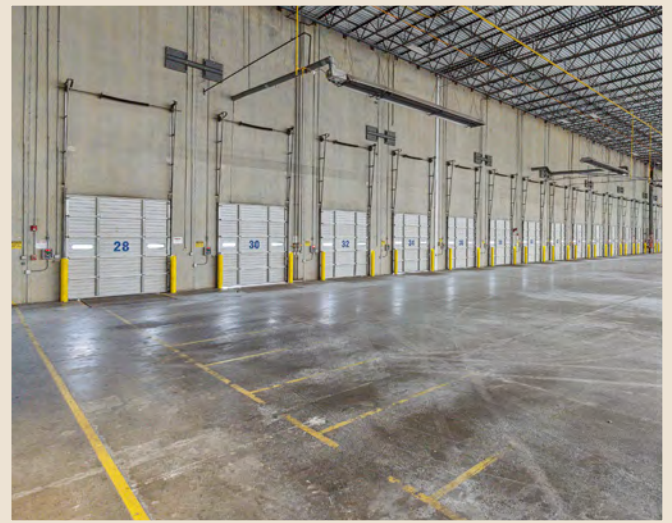
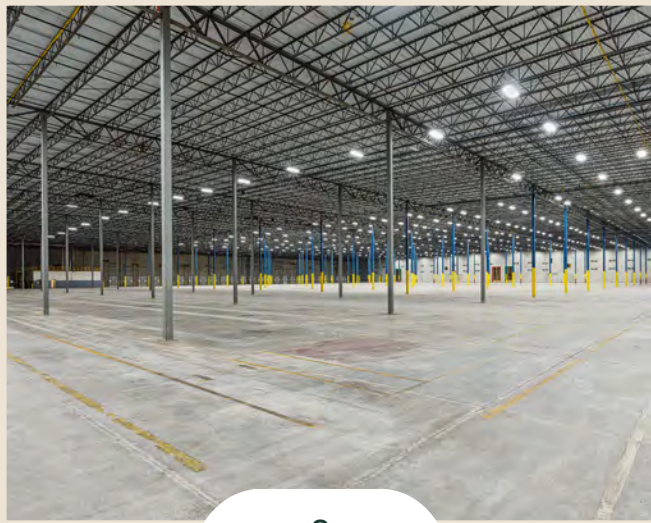
114 dock doors

Tall, 36' clear heights

5,000 AMP, 277/480 V

2 backup generators totaling 175 KVA, 190 gallon tank







Suite A

- 350,000 RSF
- ±5,000 SF office space
- Two (2) - 1,000 SF shipping/receiving offices
- 84 dock doors
- 36' Clear Height
- Cross Dock

Suite B

- 176,000 RSF
- ±2,500 SF office space
- 36' Clear Height
- 17 dock doors
- Plans for truck court and auto parking

Suite C

- 176,000 RSF
- ±2,500 SF office space
- 36' Clear Height
- 17 dock doors
- Plans for auto parking



C110

EXPAND YOUR REACH

Superior Industrial Center delivers seamless, single-day connectivity to major markets up and down the east coast and across the southeastern United States, thanks to immediate **access to Interstate 26**—the region's biggest east/west corridor. And with great proximity to **Charleston International Airport** and the **Port of Charleston**—8th ranked port in the U.S.— Superior Industrial Center provides convenient multi-modal access to meet critical distribution demands.

6.5M

population within 1-day drive

244M

population within 2-day drive

Drive Times

HIGHWAYS

Interstate 26 – 3 mins

Interstate 95 – 25 mins

Interstate 77 – 67 mins

AIRPORT

Charleston

International Airport

– 25 mins

CITIES

Savannah, GA – 2 hrs

Jacksonville, FL – 2.5 hrs

Charlotte, NC – 3 hrs

Raleigh, NC – 4 hrs

Atlanta, GA – 5 hrs

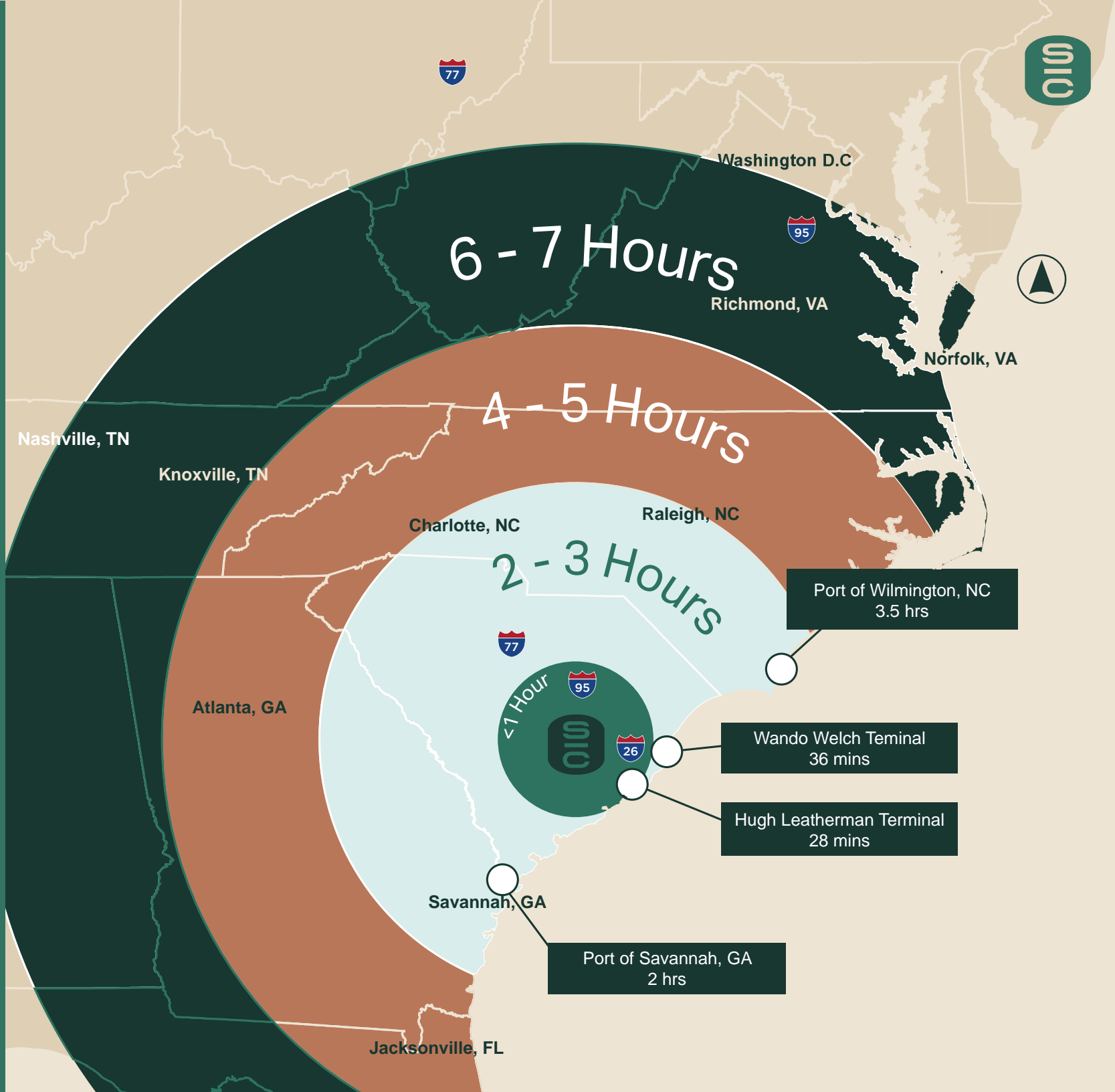
Knoxville, TN – 5.5 hrs

Norfolk, VA – 6 hrs

Richmond, VA – 6 hrs

Washington D.C. – 7.5 hrs

Nashville, TN – 8 hrs



WHY CHARLESTON?

With 58% of the US population east of the Mississippi River, Charleston sits within 1-2 days shipping time of 29 of the 51 largest metropolitan markets in the U.S. With a growing population continuing to migrate to the southeastern U.S., Charleston is further establishing itself as one of the region's central distribution hubs, attracting more major corporations every year.

#1 BEST SMALL CITY IN THE U.S.

Condé Nast Traveler | 2024

#11 BEST PERFORMING CITY

Milliken Institute | 2024

\$206B MANUFACTURING IMPACT

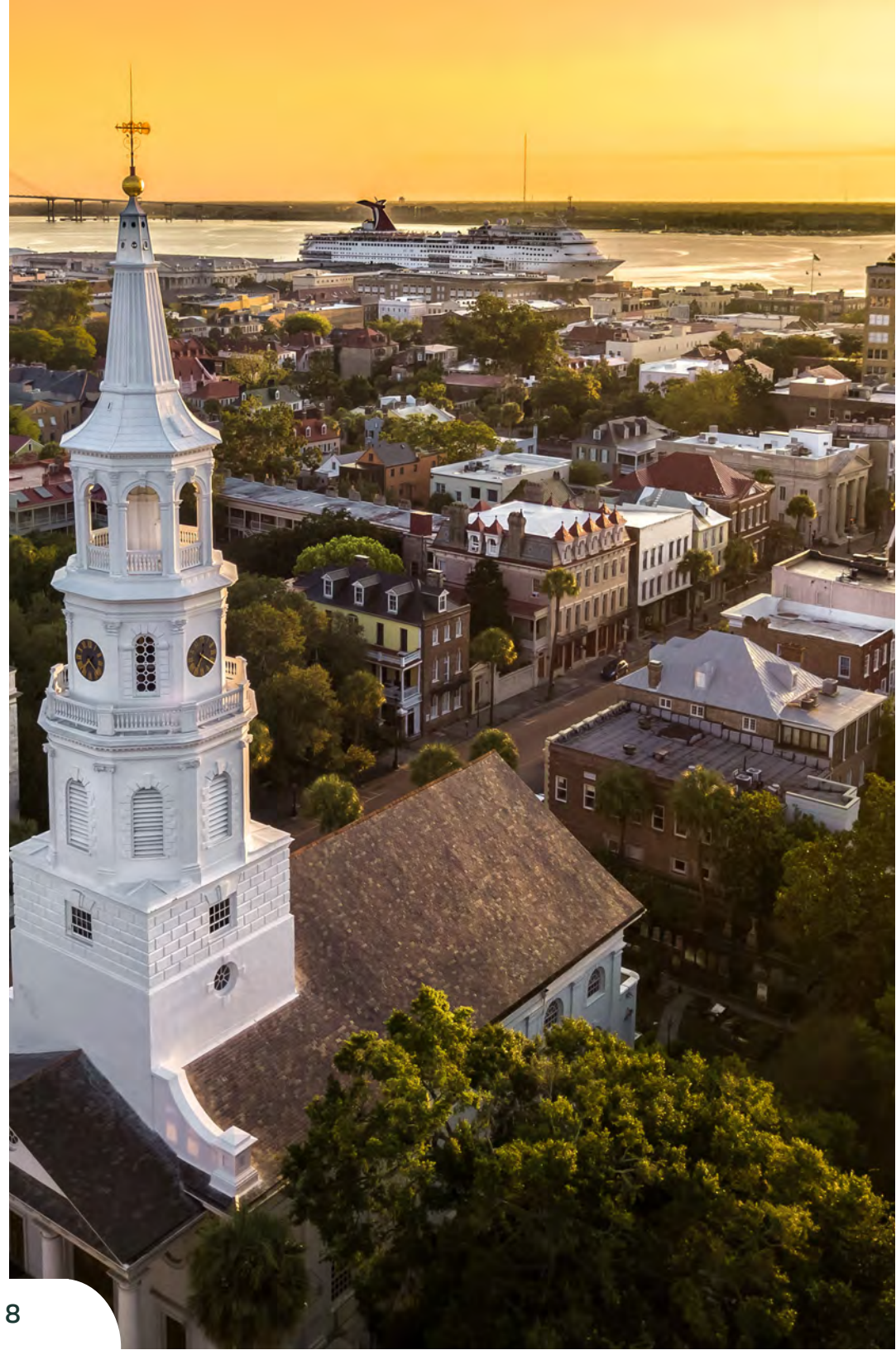
SC Manufacturers Alliance | 2021

21 FASTEST-GROWING PLACE IN THE U.S.

U.S. News & World Report | 2024

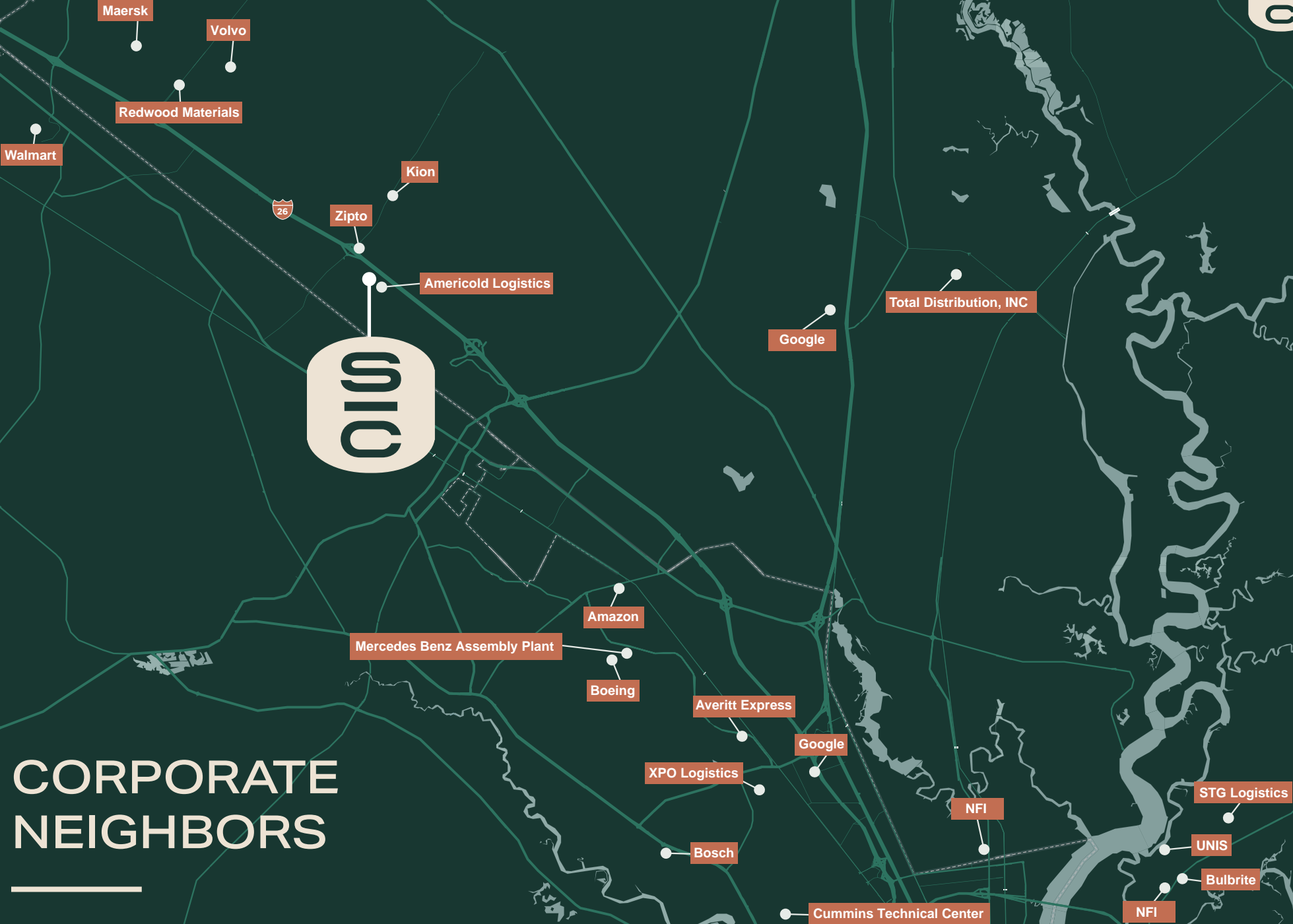
#1 Top U.S. Cities

Travel + Leisure | 2024





CORPORATE NEIGHBORS



THE PORTS OF SOUTH CAROLINA

South Carolina ports are essential in driving economic growth in the state, serving as a key competitive advantage. Port operations support South Carolina's thriving business community and spur economic development by connecting the state to markets across the globe.

\$63.4 billion annual statewide economic impact from SC Ports

7.5% increase in containers handled in 2022 (2.55m TEUs)

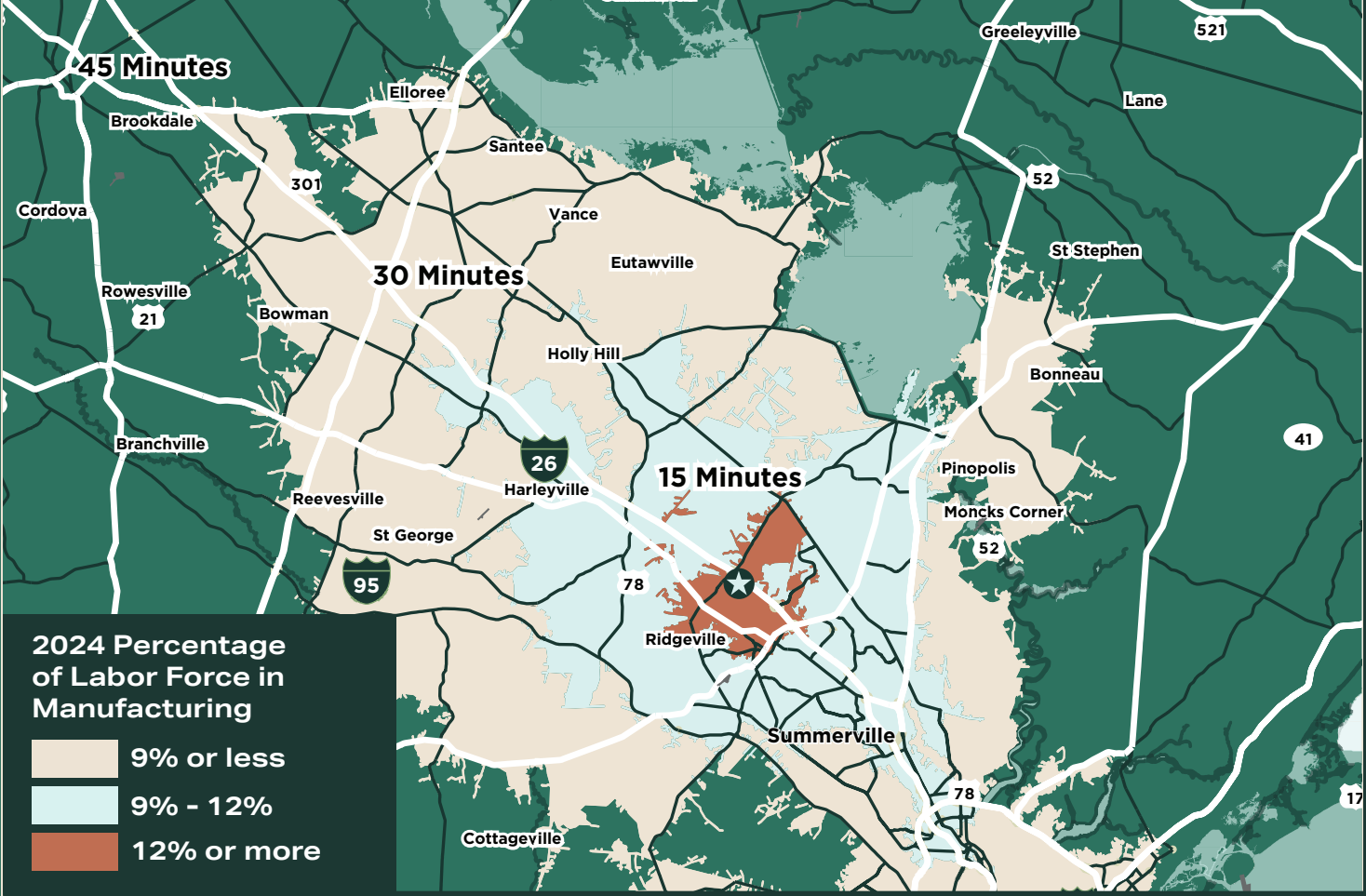
32% higher wages than state averages for port-supported jobs

1 in 10 S.C. jobs are port related

\$1.5 billion in improvements completed in 2021 and big ship capability

700,000 TEUs added in phase one of the Leatherman terminal annual throughput capacity





2024 Percentage of Labor Force in Manufacturing

- 9% or less
- 9% - 12%
- 12% or more

Automotive

#1 Mid-sized metro for workforce ages 25 - 34
U.S. Census Bureau

#1 South Carolina named Foreign Direct Investment National Champion
FDI Magazine

#2 Highest employment concentration for transportation equipment (mid-sized metros)
Area Development

Aerospace

#1 For Aerospace Product & Parts Manufacturing Employment (among mid-sized metros)
Avalanche Consulting

#6 "Best Place to Start a Career"
WalletHub

CHARLESTON WORKFORCE

Within a 45 Minute Drive Time

+54,000 **684,000**

in manufacturing & transportation *Population*

36.7 **35.8%**

Median age *Pop. between 20-44 years*



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