

BAE Complex

175 McQueen Blvd., Summerville, South Carolina 29483 - Dorchester County



Property Details

Latitude/Longitude: 33.0568, -80.2269
Type of space: Industrial
Min Size: 50,000 sqft
Max Size: 281,000 sqft
Last Updated: 10/26/2023

Contact Information

Company: South Carolina Department of Commerce
Address: 1201 Main Street, Ste. 1600
City: Columbia
State: South Carolina
Phone: (803) 737-0400
Email: LocateSC@scommerce.com

Location

Tax Map ID(s): 122-00-00-119
Municipality: Unincorporated
Zoning: Industrial
Surrounding Land Use - North: Light Industrial
Surrounding Land Use- South: Light Industrial
Surrounding Land Use -East: Light Industrial
Surrounding Land Use- West: Transportation
Park Name: McQueen

Listing Information

For Lease: Yes
Lease Rate: \$8.50 /SF

Physical Details

Construction Status: Existing
Year Built: 2002
Tenancy: Single Tenant (1 Building)
Total Building Size: 281,000 SF
Site Size: 17 acres
Column Spacing (Width/Depth): 35x40
Wall Material: Metal
LEED Certified: Yes
Storage Allowed: Yes
Office size: 16,000 SF
Minimum Clear Height: 28 ft
Maximum Clear Height: 32
Number of Docks: 8
Number of Drive in Doors: 2
Air Conditioning Area: 100%
Fire Sprinkler Coverage : 100
High Efficiency Lighting: LED
Number of Parking Spaces: 400
Industrial Recent Use: Light manufacturing
Sprinkler Type: ESFR
Cranes: Yes

Availability

PropID: District 1

Description

Class B Industrial space available with room for expansion. Formerly a military contractor. The building has 780 tons of Trane HVAC. Room to double the size for expansion. 380 Parking spaces, 28'eaves, 32' clear in center. Insulated concrete walls, 6" concrete slab and separate office building. All LED lighting.

Transportation

Access Road Name: McQueen

Access Road Number of Lanes: 2

Nearest Airport: Summerville

Distance to Commercial Airport: 2 miles

Nearest International Airport: CHS

Distance to Nearest International Airport: 26 miles

Distance to Intermodal Access: 28 miles

Nearest Interstate: I-26

Distance to Interstate: 2 miles

Distance to Port: 28 miles

Distance to Nearest Inland Port: 200 miles

Utilities

Water System Provider: Summerville CPW

Sewer System Provider: Dorchester County Water and Sewer

Primary Electric Service Provider: Berkeley Electric Cooperative

Natural Gas Provider: Dominion Energy

Telecom Provider(s): AT&T, Comcast, Spectrum