

JEDBURG LOGISTICS PARK

Jedburg Road, Summerville, SC 29483



2 SPEC BUILDING OPPORTUNITIES

Building 1: 621,920 SF

Building 2: 158,340 SF



AVAILABLE

Q2 2023



MULTIPLE ACCESS POINTS

I-26 and Hwy 78 via Jedburg Road
& Muckenfuss Lane

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TRINITYCAPITAL



ICONIC EQUITIES



SPECIFICATIONS

BUILDING 1

| | |
|-----------------|--|
| SQUARE FOOTAGE | 621,920 SF |
| DIMENSIONS | 520' X 1196' |
| CLEAR HEIGHT | 36' |
| COLUMN SPACING | 52' X 50' WITH 60' SPEED BAYS |
| DOCK DOORS | 124 |
| DRIVE IN DOORS | 4 |
| AUTO PARKING | 395 |
| TRAILER PARKING | 180 |
| SPRINKLER | ESFR |
| HVAC | FREEZE PROTECTION AND CODE REQUIRED VENTILATION |
| ELECTRICAL | 3,000 AMP SERVICE |
| LIGHTING | (1) LED HI-BAY FIXTURE PER BAY |

BUILDING 2

| | |
|-----------------|--|
| SQUARE FOOTAGE | 158,340 SF |
| DIMENSIONS | 210 X 754' |
| CLEAR HEIGHT | 32' |
| COLUMN SPACING | 52' X 50' WITH 60' SPEED BAYS |
| DOCK DOORS | 32 |
| DRIVE IN DOORS | 2 |
| AUTO PARKING | 170 |
| TRAILER PARKING | 19 |
| SPRINKLER | ESFR |
| HVAC | FREEZE PROTECTION AND CODE REQUIRED VENTILATION |
| ELECTRICAL | 1,000 AMP SERVICE |
| LIGHTING | (1) LED HI-BAY FIXTURE PER BAY |



ABOUT THE DEVELOPER

Trinity Capital Advisors focuses on the acquisition and development of institutional-quality commercial real estate in the southeastern United States. The firm has invested more than \$3.4 billion acquiring and developing more than 23 million square feet of the most successful workplace real estate projects in North Carolina, South Carolina, Tennessee, and Florida, including CBD office towers, industrial portfolios, suburban office parks, and mixed-use developments. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country's top institutional investors.



trinitycapitaladvisors.com



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