



For Lease

Delivery : Q1 2023

Now pre-leasing

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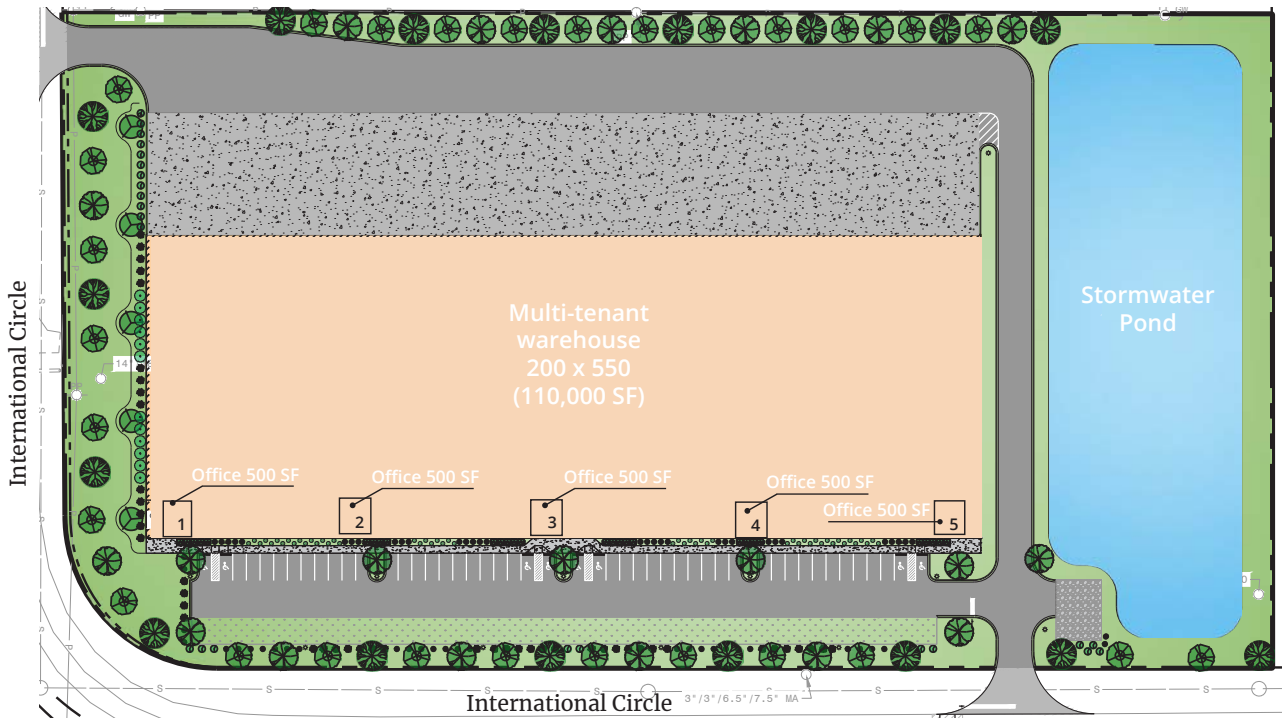
4289 Spruill Avenue
North Charleston, SC
+1 843 723 1202
colliers.com

McQueen Distribution Center Summerville, SC

±22,000 - ±110,000 square feet available near I-26

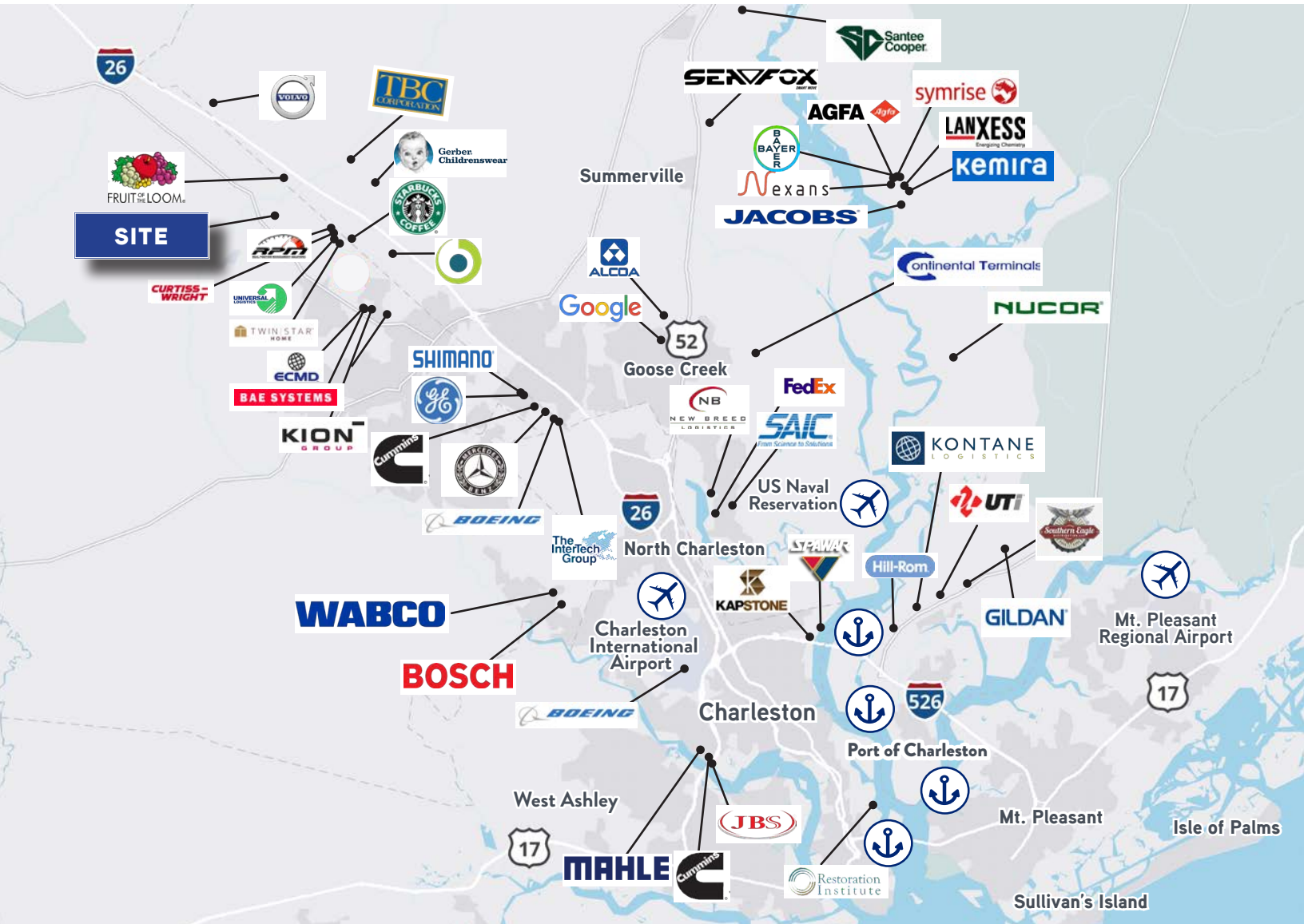
| | |
|--------------|--------------------------------------|
| Clear Height | 32 ft minimum |
| Dock Doors | 14 dock doors minimum |
| Floors | 6" slab |
| Power | 1600 amps |
| Drive-Ins | Customizable / Currently 2 |
| Parking | 48 spaces - expandable as needed |
| Lighting | Full LED lighting - 30FC average |
| Zoning | Light Industrial - Dorchester County |
| Food Trucks | Food truck parking available |

Site Plan



Location is Key

The project's strategic location in the Charleston Distribution Corridor provides superb access by land, air or sea. Charleston is connected to three interstates, I-26, I-526 and I-95, which provide short drive-time access to major markets like Charlotte, NC; Atlanta, GA; Columbia and Greenville, SC; as well as most of the East Coast within a matter of hours. The project is within 30 miles of all Port of Charleston terminals and there are approximately 30,000 housing units within four miles of the project.



| | | | |
|---------------------------|------------|-----------------------------|------------|
| North Charleston Terminal | 21.1 miles | I-526 | 19.5 miles |
| Wando Welch Terminal | 28.9 miles | I-26 | ±1 miles |
| Columbus Street Terminal | 25.8 miles | I-95 | 32.8 miles |
| Union Pier Terminal | 26.7 miles | CHS Airport | 19.8 miles |
| Veteran's Terminal | 22.3 miles | Norfolk Southern & CSX Hubs | 10.1 miles |
| Leatherman Terminal | 25.0 miles | | |

Why Dorchester County?

To support industrial investment in our community, Dorchester County employs several incentive measures, most of which involve reductions in property tax liability, and site development cost relief. Examples include:

- A Property Tax Abatement provided to new or existing companies making a new capital investment, which can result in a 20-25% annual reduction in property tax liability for a five-year period.
- A Fee-in-Lieu of Property Tax (FILOT) agreement can be negotiated and can reduce tax liability by nearly 42% for a 20-year period on new investment in a 5 year window.



South Carolina

94 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH
FOREIGN INVESTMENT
ibm-plant location international

#4 STATE FOR WORKFORCE
TRAINING PROGRAMS
area development magazine (2020)

#6 HIGHEST POPULATION
GROWTH RATE IN U.S.

#3 STATE FOR DOING BUSINESS
area development magazine (2020)

32% Higher wages at **port**
jobs than the state
average

\$63 Billion In annual economic impact
From the SC Ports

#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 31 CONSECUTIVE YEARS
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS
UNIVERSITY OF SOUTH CAROLINA
u.s. news and world report (2021)

10% Of all jobs in South
Carolina are generated
by the ports

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