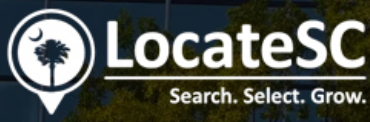# Building 1

Port 95 Building 1

4826 Highway 78, St. George, South Carolina 29477 - Dorchester County

Location

Tax Map ID(s): 059-00-00-101
Municipality: Unincorporated
Zoning: Industrial
Surrounding Land Use: Light Industrial
Surrounding Land Use- South: Agricultural
Surrounding Land Use -East: Agricultural
Surrounding Land Use- West: Agricultural
Park Name: Port 95 Business Park

Listing Information

Ownership: Private
For Lease: Yes
Lease Rate: $4.75 /SF

Property Details

Latitude/Longitude: 33.1779, -80.5329
Type of space: Industrial
Min Size: 978,120 sqft
Max Size: 978,120 sqft
Last Updated: 1/23/2023

Physical Details

Construction Status: Under Construction
Expected Delivery Year: 2023
Expected Delivery Quarter: Q2
Year Built: 2023
Total Building Size: 978,120 SF
Site Size: 74 acres
Column Spacing (Width/Depth): 60x52
Dimensions Depth: 570 ft
Rectangular Width: 1,716 ft
Wall Material: Concrete
Storage Allowed: Yes
Divisible: Yes
Minimum Clear Height: 40 ft
Maximum Clear Height: 40
Number of Docks: 108
Number of Drive in Doors: 4
Fire Sprinkler Coverage : 100
High Efficiency Lighting: LED
Number of Parking Spaces: 430
Trailer Spaces: 234
Internet Connection: Yes
Sprinkler Type: ESFR
Dock Equipment Available: Yes

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@sccommerce.com

Description

Located at the nexus of I-26 and I-95, Port 95 Business Park is a gateway to both the Port of Charleston and the Port of Savannah, the two busiest ports in the southeastern United States. The Port of Charleston, which is in the process of doubling its capacity, uses I-26 and then I-95 to connect to the markets of the southeast US. The Port of Savannah is only 80 miles away on Interstate 95.

Transportation

Access Road Name: US 78
Access Road Number of Lanes: 4
Nearest Airport: ST GEORGE (6J2)
Distance to Commercial Airport: 1.54 miles
Nearest Intermodal Yard: NS Charleston
Distance to Intermodal Access: 42.79 miles
Nearest Interstate: I-95
Distance to Interstate: 5.61 miles
Nearest Port: Charleston
Distance to Port: 49.62 miles
Nearest Inland Port: Dillon Inland Port
Distance to Nearest Inland Port: 119.47 miles

Utilities

Water System Provider: Dorchester County Water and Sewer
Sewer System Provider: Dorchester County Water and Sewer
Natural Gas Provider: Dominion Energy
Electric Service Provider: Berkeley Electric Cooperative
Telecom Provider(s): PRTC, AT&T