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Rogers Tract

SUMMERVILLE, SOUTH CAROLINA

±1,958,840 SF INDUSTRIAL PARK

STREAM

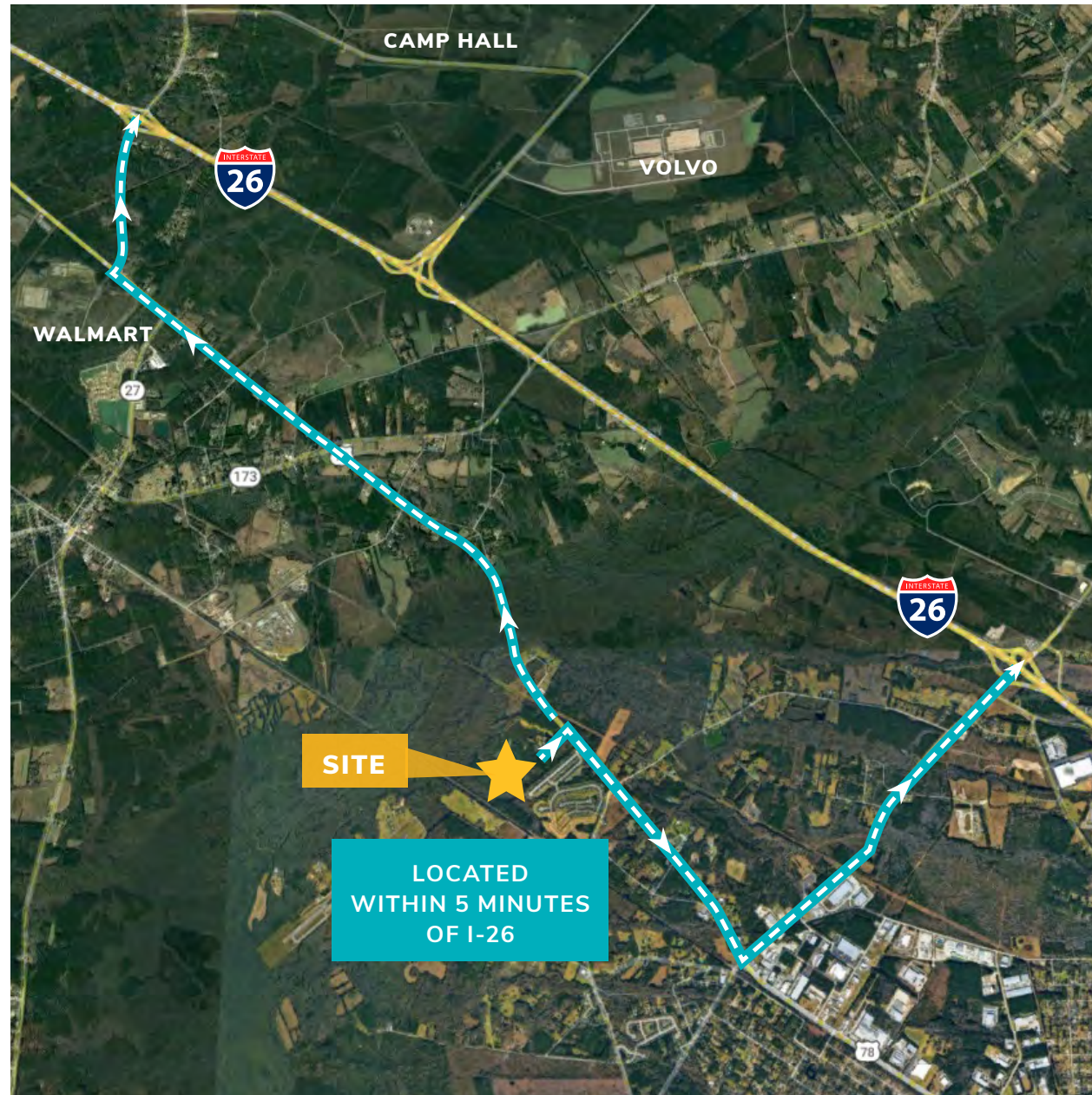


The Site

6 BUILDING - FLEXIBLE PROJECT

Stream Realty Partners has contracted to buy the Roger Tract; approximately 190 upland acres in Dorchester County (Charleston), South Carolina. Stream will build six (6) speculative industrial properties.

- Stream is finalizing entitlements and anticipates a groundbreaking Q4, 2024.
- Build to suits are available from 100,000 to over 1,000,000 square feet.
- Zoning will allow for flexible uses including distribution, light manufacturing, cold storage.
- Located in business friendly Dorchester, County. Economic incentives could be available.
- Significant rail and electricity infrastructure available.





Entitlement Updates

REZONING: Complete as of January 2024.
239 acres zoned Commercial Light Industrial (CLI)

WETLANDS: Permit submitted – anticipated approval Q2 2024

POWER: Potential Onsite Substation in lieu of 12-14MW currently available

WATER: Domestic currently available

SANITARY: Agreements in process. Infrastructure currently in place.

Building Details

	SIZE (SF)	DIMENSIONS (FT)	PARKING COUNT	TRAILER COUNT
BUILDING 1:	310,960 SF	1196' x 260'	230	127
BUILDING 2:	386,880 SF	1248' x 310'	255	90
BUILDING 3:	274,040 SF	884' x 310'	165	65
BUILDING 4:	540,800 SF	1040' x 520'	420	156
BUILDING 5:	354,640 SF	1144' x 310'	215	117
BUILDING 6:	91,520 SF	572' x 160'	135	-



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