

# NORTH POINTE COMMERCE PARK

CLASS A INDUSTRIAL BUILDING

- UP TO 104,000 SF DIVISIBLE TO 39,000 SF
- AVAILABLE FOR IMMEDIATE OCCUPANCY
- 3,126 SF OFFICE IN PLACE



1017 NORTH POINTE INDUSTRIAL BOULEVARD, HANAHAN, SC - GREATER CHARLESTON AREA

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(39,000 - 104,000 SF  
AVAILABLE)

SAIC

SAIC

SITE 2  
±125,000 SF  
(AVAILABLE FOR BTS)

Expeditors



# NORTH POINTE COMMERCE PARK



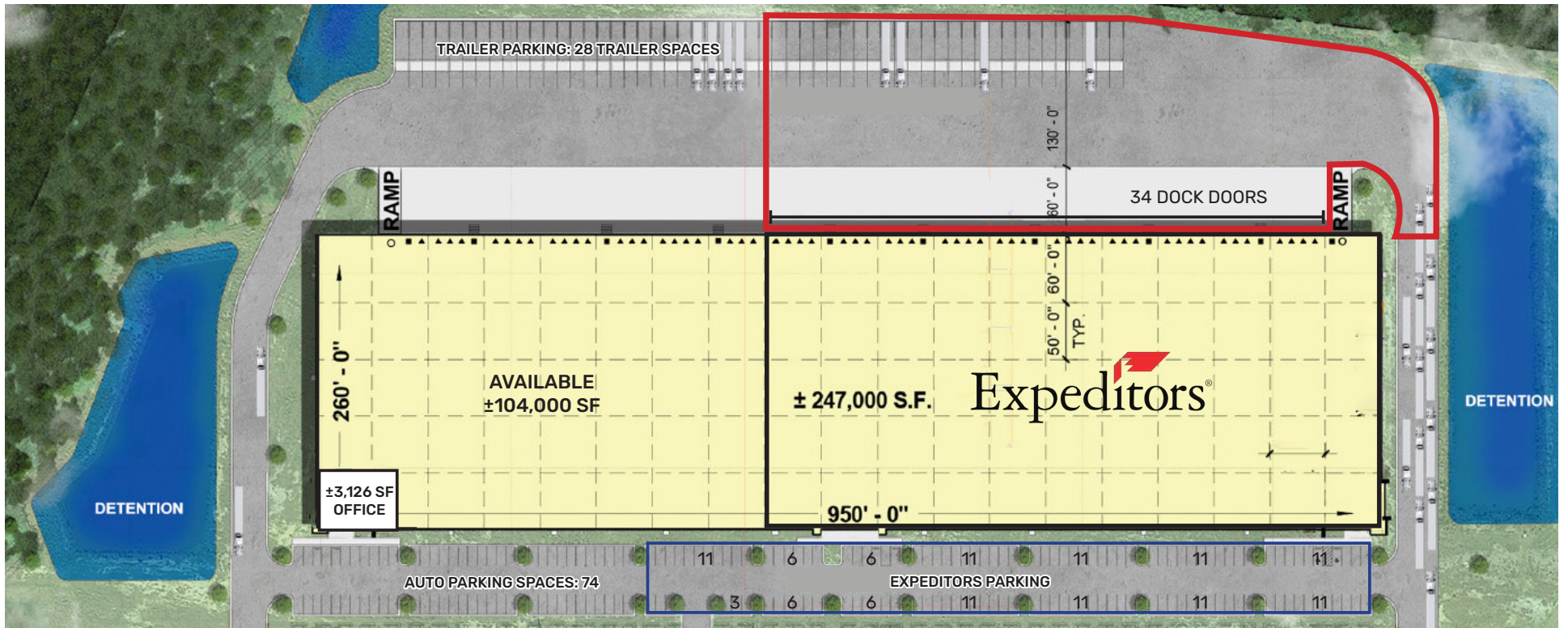
## DIVERSE TENANT BASE

- The park appeals to a wide variety of tenants, including: logistics companies, aerospace and automotive suppliers, defense contractors, light manufacturers and last-mile distribution

## SUPERIOR LOCATION

- Close proximity to all shipping terminals, Boeing, Bosch and Mercedes Benz Vans
- Four-lane access from I-526
- Multiple routes to I-26





## Building Specifications

Available SF	104,000 SF	LEED Certified	Yes
Minimum Divisibility	39,000 SF	Available Docks Doors	22
Spec Office	3,126 SF	Available Trailer Parking	26
Width	950'	Available Car Parking	44
Depth	260'	Expansion Car Parking	200
Interior Bays	50' x 50'	Slab	6" Unreinforced
Loading Bays	50' x 60'	Lighting	LED Lights/25 FC in Warehouse
Bay Size	13,000 SF (260' x 50')	Shell Wall	Tilt-Up Concrete
Min. Clear Height	32'		



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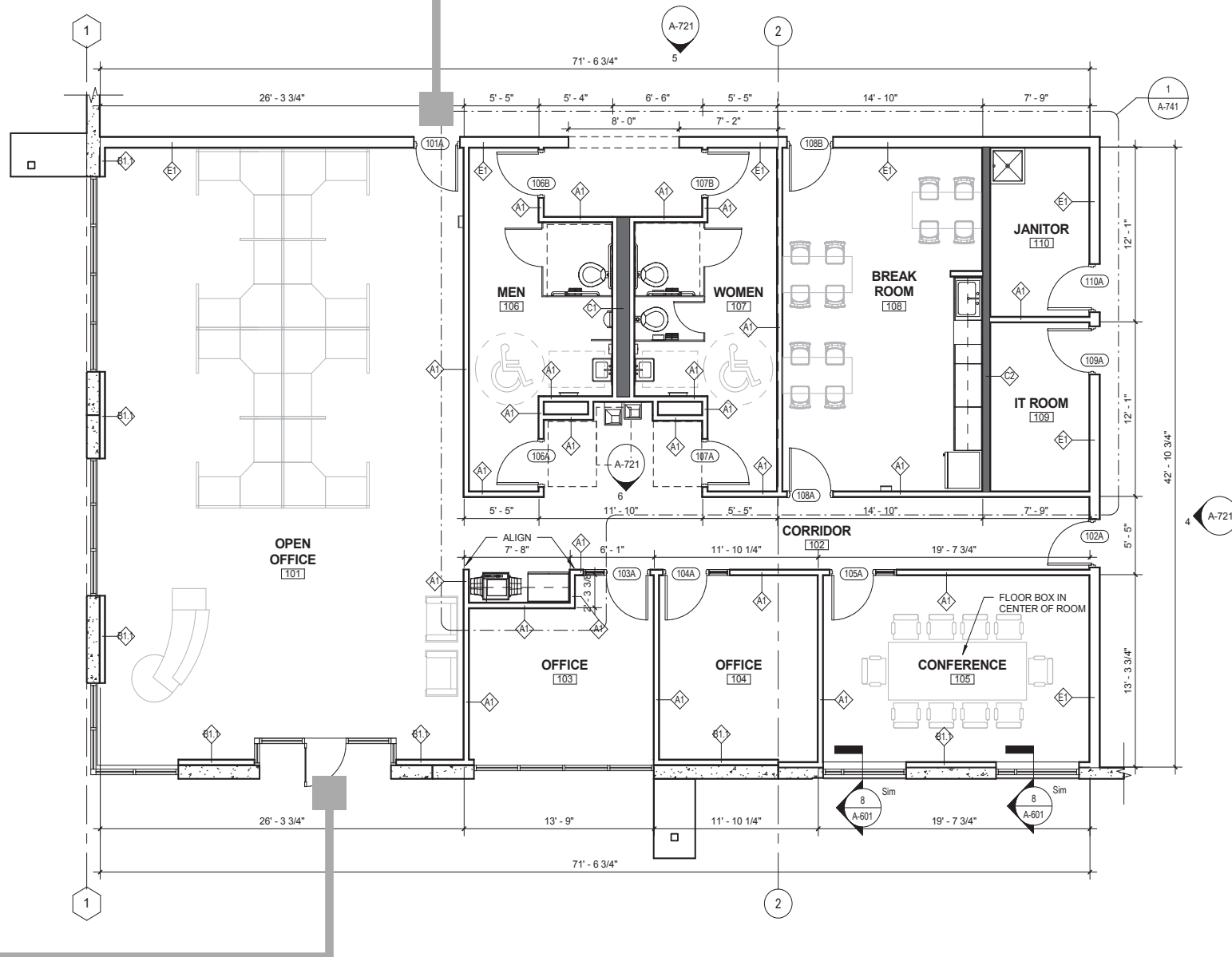


Entrance to Warehouse from office



West office entrance

# West Office Floor Plan: 3,126 SF





# NORTH POINTE COMMERCE PARK

## LOCATION HIGHLIGHTS

	MILES	MINUTES*
I-26	4.5	9
I-526	4.6	10
N. CHARLESTON TERMINAL	5.3	10
SPAWAR	5.5	9
NORFOLK SOUTHERN & CSX HUBS	6.3	14
BOEING FINAL ASSEMBLY	8.2	14
CHS INTERNATIONAL AIRPORT	8.8	15
HUGH K. LEATHERMAN, SR. TERMINAL	8.9	18
MERCEDES VANS MANUFACTURING	10.5	16
BOEING INTERIORS RESPONSIBILITY CENTER	10.6	16
BOSCH PLANT	11.5	20
WANDO WELCH TERMINAL	14.0	25
I-95	43.5	40

\*Google Maps drive time during business hours







FOR MORE  
INFORMATION

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