

LIMITED SPACE REMAINING!



2155 EAGLE DRIVE NORTH CHARLESTON, SC 29406



FULL BUILDING & SITE RENOVATION COMPLETE

PORT 26

PROPERTY FEATURES

- Large **open floorplates** with limited columns and 12' ceiling heights
- **Dock high doors** with the ability to add additional **roll up doors**
- Turn radius for larger trucks and **trailer parking** room
- ±275 Linear feet of frontage facing I-26, potential for **unrivaled signage** exposure to Charleston's primary artery (I-26), with 130,000 CPD
- Unique indoor and outdoor amenities include: **game room, micro-market, tenant lounge, outdoor patio, dog park** available to all tenants



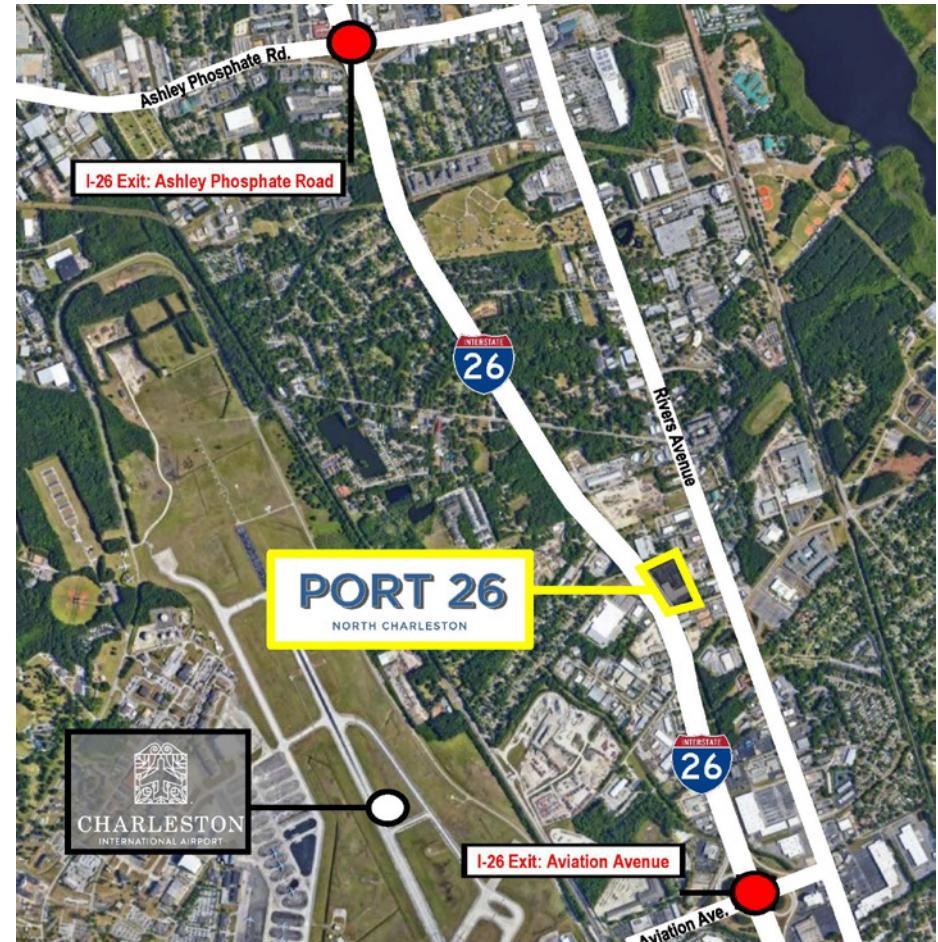
TOTAL RENTABLE SQUARE FEET
± 84,019 SF



HUB ZONE LOCATION



DOCK DOORS WITH THE ABILITY TO ADD
ADDITIONAL ROLL UP DOORS



UNSURPASSED FRONTAGE ON
I-26

RENOVATION

- Full building renovation into **creative space** with large open floor plates
- **4.0/1,000** RSF parking ratio
- Unique **on-site amenities** including:



ROLL UP DOORS



OUTDOOR PATIO
WITH WI-FI



MEETING SPACE &
MICRO-MARKET



TENANT LOUNGE
WITH GAMEROOM



DOG PARK

Renderings used for inspirational purposes only.



OUTDOOR PATIO WITH WI-FI



LOBBY AREA



DOG PARK

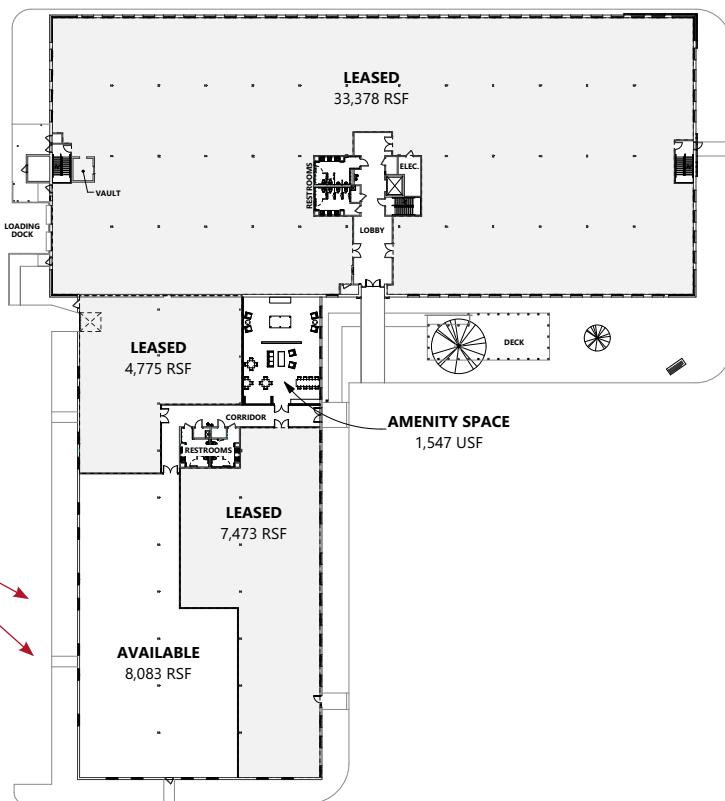


AMENITY CENTER

FLOOR PLANS

FIRST FLOOR

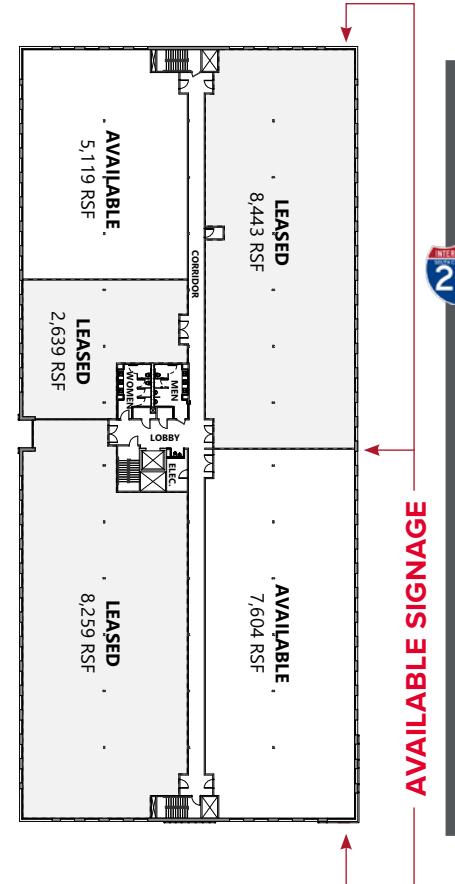
FLEX SPACE



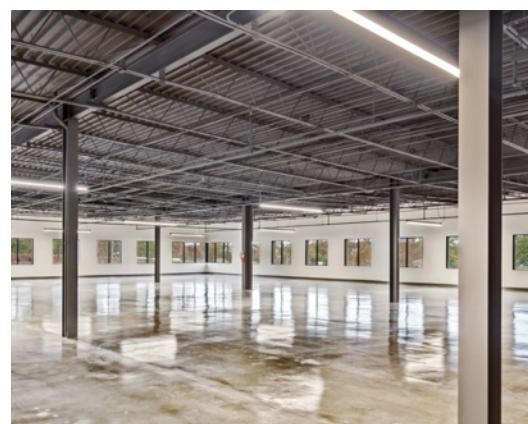
Ability to
add
additional
roll up doors

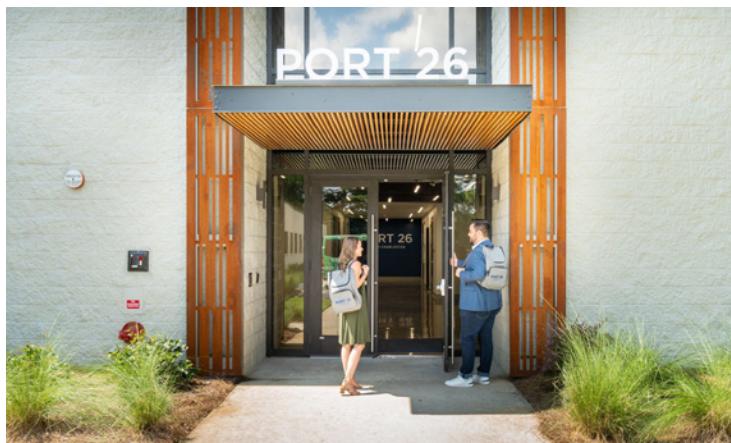
SECOND FLOOR

OFFICE SPACE



AVAILABLE SIGNAGE





AREA AMENITIES

LOWCOUNTRY RAPID TRANSIT PROJECT

- World class bus rapid transit system operating on dedicated transit lines that will span from Downtown Charleston to Summerville. Construction is anticipated to finish by 2027.

CHARLESTON INTERNATIONAL AIRPORT

A RETAIL OPTIONS NEARBY:

Target, Jimmy Johns, Starbucks, Chik-fil-a, Crunch Fitness, Best Buy, Chipotle, Walmart, UPS, Panera Bread

B ADJACENT TO FUTURE LCRT STOPS

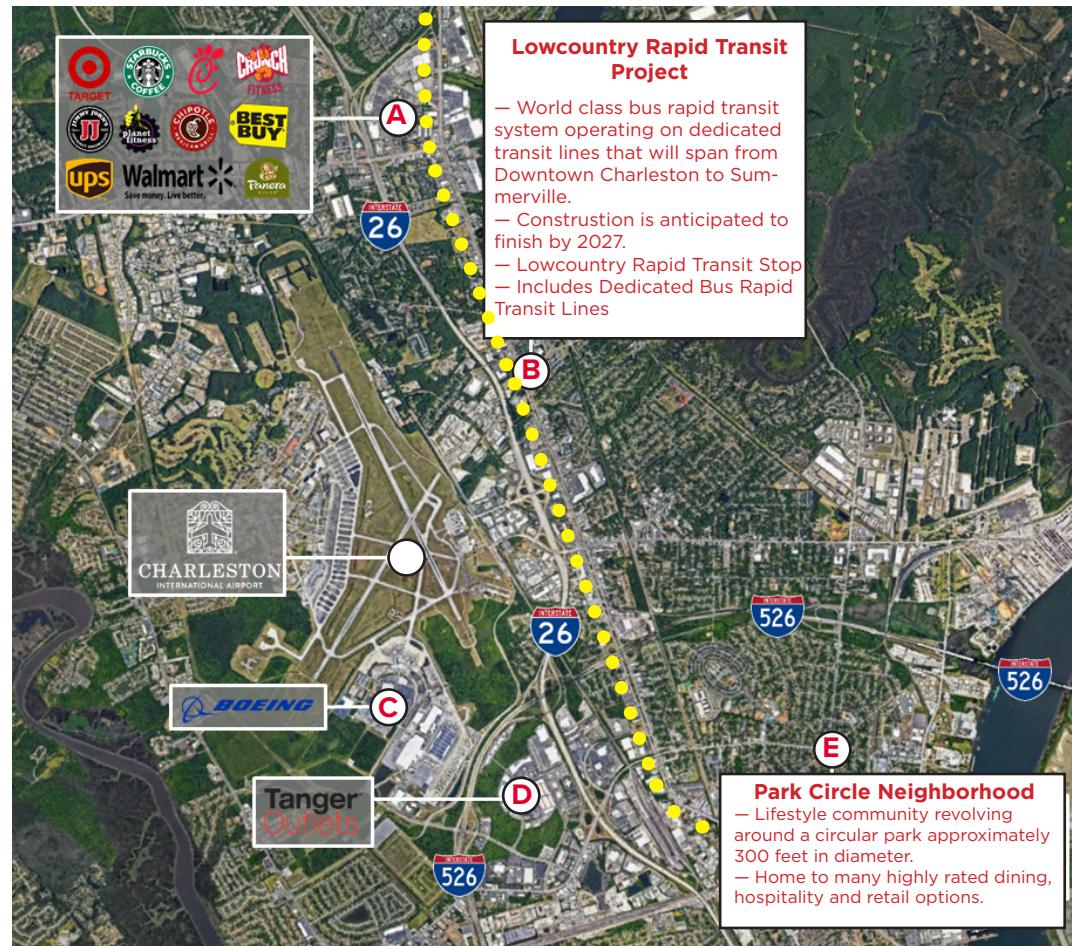
- Lowcountry Rapid Transit Stop
- Includes dedicated bus Rapid Transit lines

C EAST COAST BOEING MANUFACTURING HQ

D TANGER OUTLETS

E PARK CIRCLE NEIGHBORHOOD

- Lifestyle community revolving around a circular park approximately 300 feet in diameter.
- Home to many highly rated dining, hospitality and retail options.



LOCATION

NORTH CHARLESTON, SC

North Charleston is a growing city with over 115,000 residents located approximately 9 miles north of Downtown Charleston, South Carolina. Due to the city's convenient access to major thoroughfares such as I-26, I-526, and I-95 as well as more affordable rents than Downtown Charleston, North Charleston has established itself as a desirable location for businesses. North Charleston continues to be a driver for South Carolina's economy as the city offers a business friendly environment, rich with tax incentives, and a highly skilled, growing workforce.



23.1%

POPULATION
GROWTH
IN NORTH
CHARLESTON
SINCE 2010.

\$1.9

BILLION

INVESTED IN
ECONOMIC
DEVELOPMENT
OF NORTH
CHARLESTON.

\$350

MILLION

RENOVATION /
EXPANSION
TO THE
CHARLESTON
INTERNATIONAL
AIRPORT.

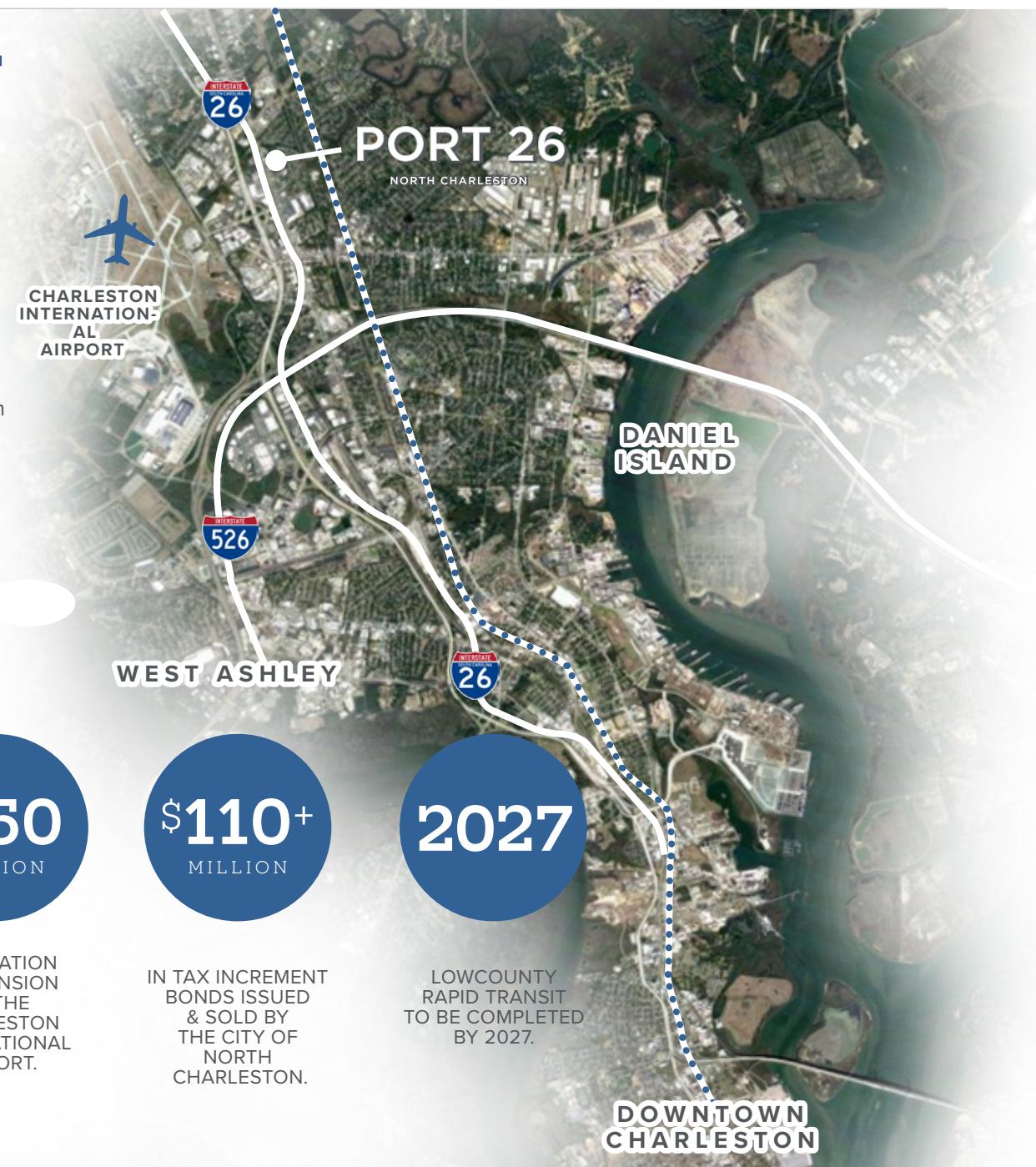
\$110+

MILLION

IN TAX INCREMENT
BONDS ISSUED &
SOLD BY THE CITY OF
NORTH CHARLESTON.

2027

LOWCOUNTRY
RAPID TRANSIT
TO BE COMPLETED
BY 2027.



PORT 26

NORTH CHARLESTON

PORT 26

FOR MORE INFORMATION, CONTACT:

NICK TANANA

SENIOR DIRECTOR

(240) 793-4580

NICK.TANANA@CUSHWAKE.COM

BRADY DASHIELL

SENIOR ASSOCIATE

(443) 655-4334

BRADY.DASHIELL@CUSHWAKE.COM

115 CENTRAL ISLAND STREET, SUITE 175 - CHARLESTON, SC | CUSHMANWAKEFIELD.COM

REDLINE

PROPERTY PARTNERS



**CUSHMAN &
WAKEFIELD**