

325 DEMING WAY

Rare Acquisition and Development Opportunity in Dorchester County

Located in Jedburg Submarket

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EXECUTIVE SUMMARY

Located in Summerville, SC, 325 Deming Way is a rare acquisition and development opportunity in today's Charleston Industrial market. With existing infrastructure and zoning in place, the site is comprised of an estimated 15 acres with an existing 27,000 sf Industrial building.

Zoning is in place as well, with Industrial zoning in Dorchester County in the Jedburg submarket. From a location standpoint, there are two available exits off of I-26 to access the site.



INVESTMENT HIGHLIGHTS



Existing Building
and Development
or Redevelopment
Opportunity



Utilities In Place



Industrial Zoning

PROPERTY OVERVIEW

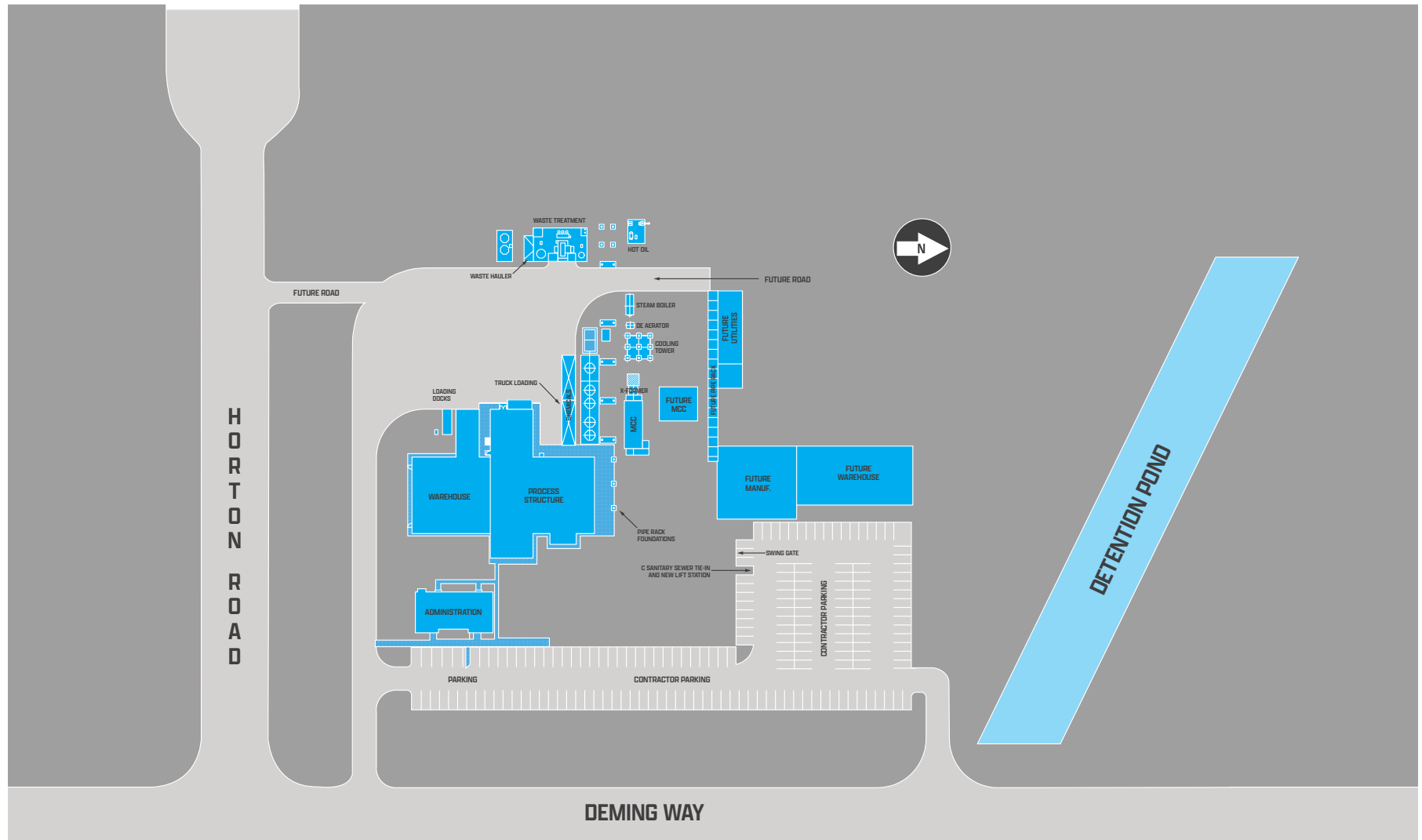
PROPERTY SUMMARY

Address	325 Deming Way
County	Dorchester
Submarket	Jedburg
Zoning	Industrial
Square Feet	Existing 27,000 SF over 15 acres
Power	Dominion
Water	Summerville CPW
Sewer	Dorchester County



SITE PLAN | EXISTING ASHLAND FACILITY

±15 ACRES



CONCEPTUAL DEVELOPMENT PLAN

±15 ACRES

BUILDING #	SIZE (SF)	DIMENSIONS (FT)	PARKING COUNT	TRAILER COUNT
1	113,400	210' X 540'	108	36

CONCEPTUAL SITE PLAN
ASHLAND
DORCHESTER COUNTY, SC
8/28/2024

050100200

SCALE: 1" = 100'

050100200

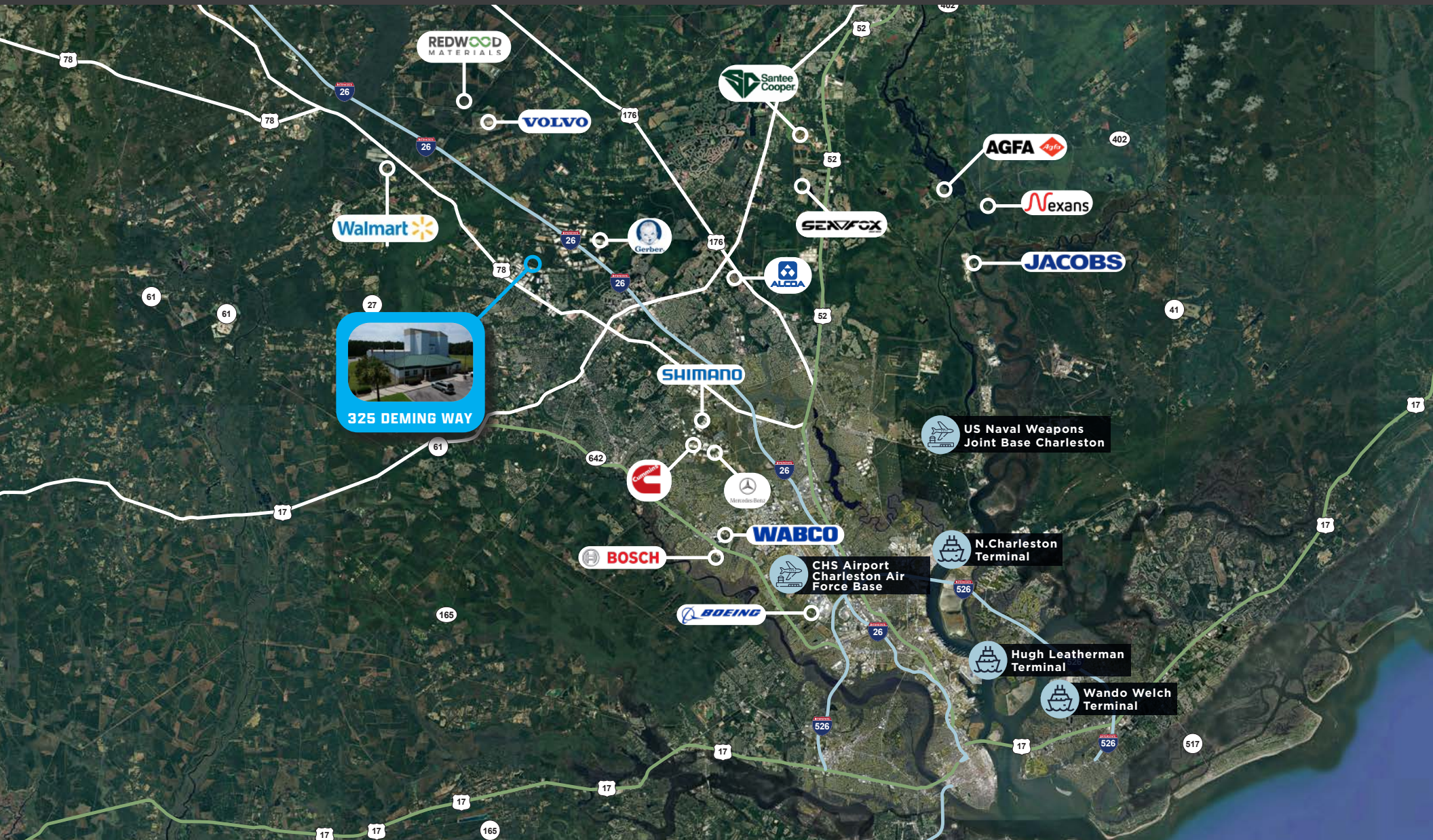
SCALE: 1" = 100'



FLOODPLAIN NOTE: PART OF THE BUILT-UPON AREA IS LOCATED WITHIN A FLOODPLAIN. ACCORDING TO DORCHESTER COUNTY STANDARDS, A FLOOD STUDY IS REQUIRED TO SHOW A NO RISE CONDITION OF THE FLOODWAY TO ENSURE NO DOWNSTREAM IMPACTS

WETLAND NOTES: WETLANDS DEPICTED ON TMS# 122-00-00-114 ARE APPROXIMATE BASED ON NATIONAL WETLANDS INVENTORY.

LOCATION OVERVIEW



MARKET OVERVIEW

PROXIMITY HIGHLIGHTS

Drive Times



Interstate 26 1 mile

Interstate 95 21 miles

SC Port - Hugh Leatherman Terminal 34 miles

SC Port - N. Charleston Terminal 39 miles

SC Port - Wando Welch Terminal 39 miles

Inland Port Dillon 130 miles

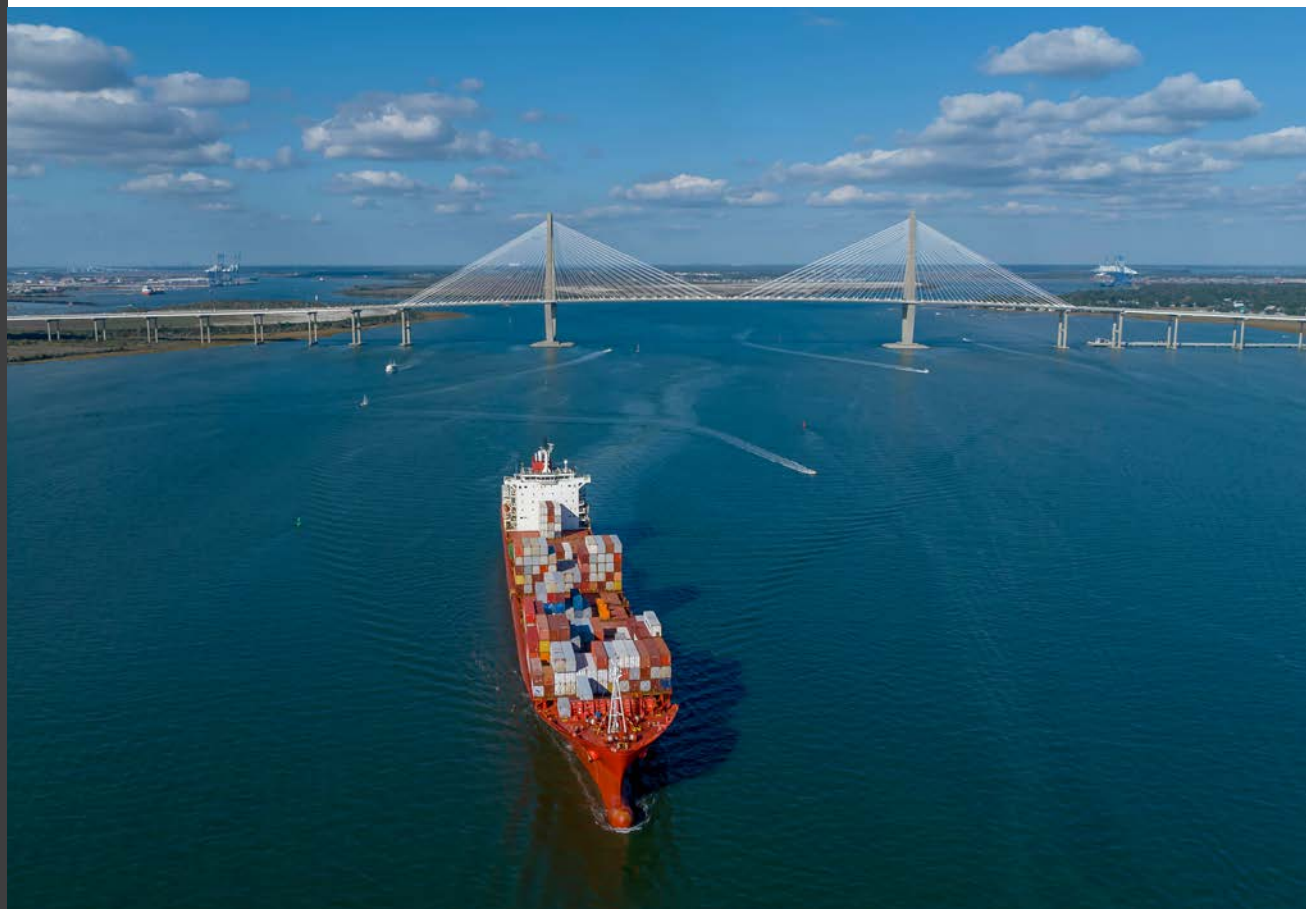
Inland Port Greer 181 miles



Volvo 11 miles

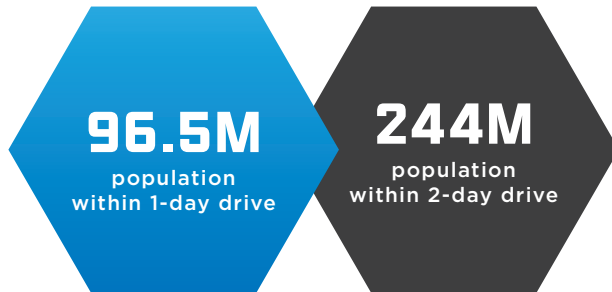
Mercedes-Benz 21 miles

Boeing 27 miles



WHY CHARLESTON?

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come.



#1 BEST CITY IN THE U.S.

Condé Nast Traveler | 2022

#29 BEST PERFORMING CITY

Milliken Institute | 2022

\$200B MANUFACTURING IMPACT

SC Manufacturers Alliance | 2021

#22 FASTEST-GROWING PLACE IN THE U.S.

U.S. News World Report | 2022

#23 TOP CITY IN THE WORLD

Travel + Leisure | 2022





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