

CHARLESTON GATEWAY LOGISTICS PARK

DEVELOPMENT OPPORTUNITIES:

- TRANSLOAD
- COLD STORAGE
- TRAILER PARKING

1125 Newton Way
Summerville (Charleston), SC

WHY LOCATE AT CHARLESTON GATEWAY? With container volume at all-time highs and limited near port trailer storage, Charleston Gateway offers industrial occupiers maximum flexibility by providing numerous building and trailer storage development opportunities. Strategically located in Charleston, SC with direct access to Interstate 26 and proximate to the SC Ports, I-95, Wal-Mart, Volvo and others, CenterPoint Properties is proud to present Charleston Gateway.

Location Advantages



Direct access to I-26
via two interchanges
(Exits 194 & 197)



Approximately 8 miles to both
Volvo U.S. Operations Facility &
Walmart Distribution Facility



Interstate visibility



Proximate to Charleston
Port Terminals



Multi-concept flexibility



In-house capabilities

OVERVIEW

Charleston Gateway is a logistics campus spanning over 100 acres and located in Summerville, SC with direct access and frontage to Interstate 26 (bracketed by Exit 197 and 194). The property is institutionally owned and managed by CenterPoint Properties. The property offers users the flexibility for multiple building layouts and vehicle/container parking concepts as well. Noted herein are three (3) conceptual examples, which illustrate potential concepts to meet your client's specific requirements.

SPECIFICATIONS

CONCEPT A:

Cold Storage/General Distribution Bldg

Building Area:	±128,000 SF
Trailer Positions:	±104
Dock High Positions:	±18
Car Parking Positions:	±36
Drive In Doors:	2

CONCEPT B:

Transload Building & Additional Parking

Building Area:	±95,000 SF
Trailer Positions:	±157
Dock High Positions:	±101
Car Parking Positions:	±107
Drive In Doors:	2
Additional Trailer Positions:	±279

CONCEPT C:

Maximum Trailer Parking

Trailer Positions (Area 1):	±163
Trailer Positions (Area 2):	±279
Total Trailer Positions (Area 1 & 2):	±440





BUILDING AREA	±128,000 SF
TRAILER POSITIONS	±104
DOCK HIGH POSITIONS:	±18
CAR PARKING POSITIONS:	±36
DRIVE IN DOORS:	2

TRAILER POSITIONS (AREA 1):	±163
TRAILER POSITIONS: (AREA 2):	±279
TRAILER POSITIONS: (AREA 1 & 2):	±442



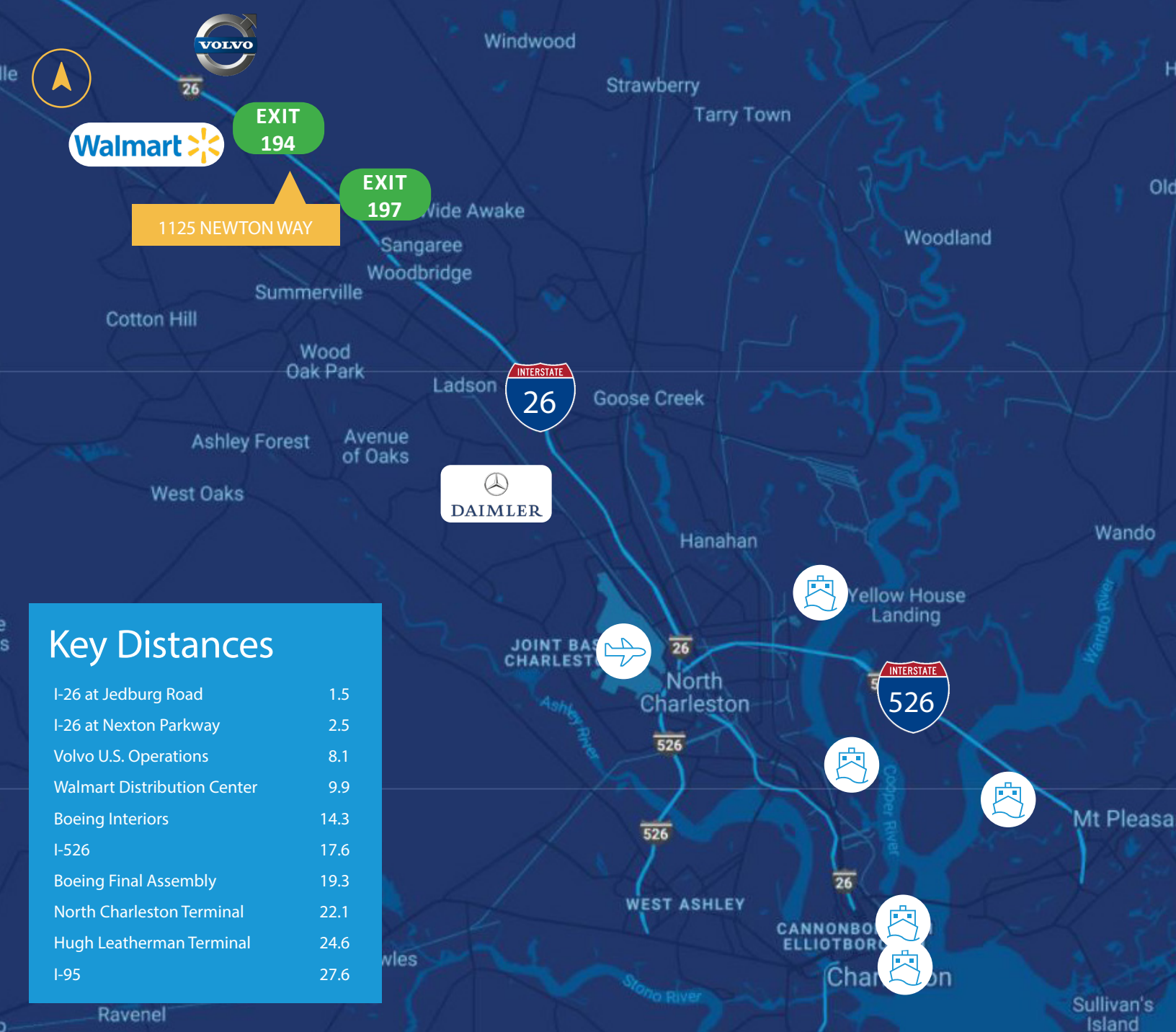
BUILDING AREA	±95,000 SF
TRAILER POSITIONS	±157
DOCK HIGH POSITIONS:	±101
CAR PARKING POSITIONS:	±107
DRIVE IN DOORS:	2
TRAILER POSITIONS:	±279 (in addition to Transload area)

CHARLESTON GATEWAY

CONCEPT C: MAXIMUM TRAILER PARKING



TRAILER POSITIONS (AREA 1):	±163
TRAILER POSITIONS: (AREA 2):	±279
TOTAL TRAILER POSITIONS: (AREA 1 & 2):	±442



About CenterPoint

CenterPoint is an industrial real estate company made up of dedicated thinkers, innovators and leaders with the creativity and know-how to tackle the industry's toughest challenges. And it's those kinds of problems—the delicate, the complex, the seemingly-impossible—that we relish most. Because with an agile team, substantial access to capital and industry-leading expertise, those are exactly the kinds of problems we're built to solve.



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