

# OMNI INDUSTRIAL CAMPUS CLARIUS BUILDING 1

  
WANXIANG AMERICA  
REAL ESTATE GROUP

 CLARIUS  
PARTNERS



**BRIDGE  
COMMERCIAL**



## UP TO 587,720 SF AVAILABLE DELIVERY Q1 2018

- Prime Location in Charleston's I-26 Distribution Corridor
- Flexible Design in Class A Industrial Campus
- Thriving Port & Manufacturing Economy

HAGOOD MORRISON, SIOR, MBA  
843 270 5219 DIRECT  
[hagood.morrison@bridge-commercial.com](mailto:hagood.morrison@bridge-commercial.com)

SIMONS JOHNSON, SIOR, MCR, CCIM  
843 557 4047 DIRECT  
[simons.johnson@bridge-commercial.com](mailto:simons.johnson@bridge-commercial.com)

PETER FENNELLY, SIOR, MCR, SLCR  
843 425 0186 DIRECT  
[peter.fennelly@bridge-commercial.com](mailto:peter.fennelly@bridge-commercial.com)

TIM RABER  
843 972 3220 DIRECT  
[tim.raber@bridge-commercial.com](mailto:tim.raber@bridge-commercial.com)

# OMNI INDUSTRIAL CAMPUS CLARIUS BUILDING 1



## BASE BUILDING SPECIFICATIONS

Address	537 Omni Industrial Boulevard Summerville, SC Berkeley County	Truck Dock Doors:	79 expandable to 111
Total Building SF:	587,720	Drive-In Doors:	4
Site Acres:	43	Fire Protection:	ESFR sprinkler
Office:	To suit	Electric:	3000 amps at 277/480V
Building Dimensions:	520' x 1,134'	Roof:	45 mil white TPO, R-20
Car Parking:	325 automobile spaces	Floors:	7" reinforced
Trailer Stalls:	151 remote; 32 on building	Warehouse Lighting:	LED fixtures with motion sensors
Bay Spacing:	50' x 54' interior bay 60' x 54' loading bays	Ventilation:	Rooftop exhaust fans tied into wall louvers
Clear Height:	36'	Security:	Fully fenced
		Delivery:	February 2018
		Base Rent:	Subject to offer

## PROJECT DRIVERS



### OPTIMUM MARKET LOCATION

Jedburg is Charleston's premier regional distribution submarket, populated by best-in-class companies

Two immediate access routes to I-26: Jedburg interchange to the north (Exit 194) and Nexton interchange to the south (Exit 197)



### PORT & MANUFACTURING GROWTH

Port of Charleston's 48' draft harbor being dredged to 52' sparking high future growth rate

Regional manufacturing growth setting new records as reflected by Boeing, Mercedes Vans & Volvo



### CLASS A PARK & FLEXIBLE FACILITY DESIGN

Best-in-market park infrastructure

Building One features the region's highest ceiling height, abundant auto parking and three access points allowing for maximum tenant flexibility



### CLARIUS PARTNERS QUALITY, CLARITY, INTEGRITY

Developed by Clarius Partners, a full-service real estate investment and development company whose mission is to deliver high quality, customized real estate investment management and development services with the utmost integrity



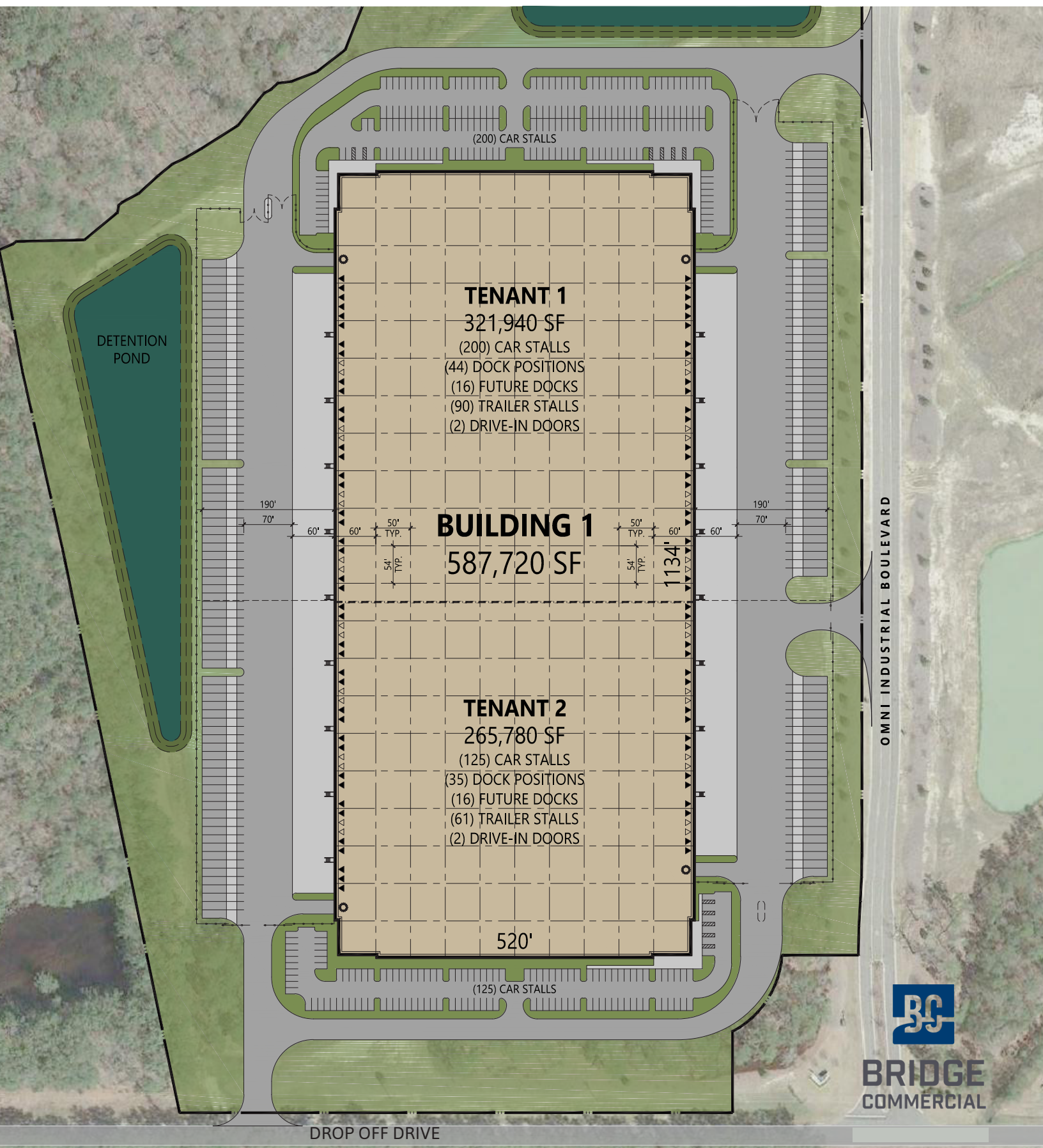
**BRIDGE**  
COMMERCIAL

# OMNI INDUSTRIAL CAMPUS

## CLARIUS BUILDING 1

  
WANXIANG AMERICA  
REAL ESTATE GROUP

 CLARIUS  
PARTNERS

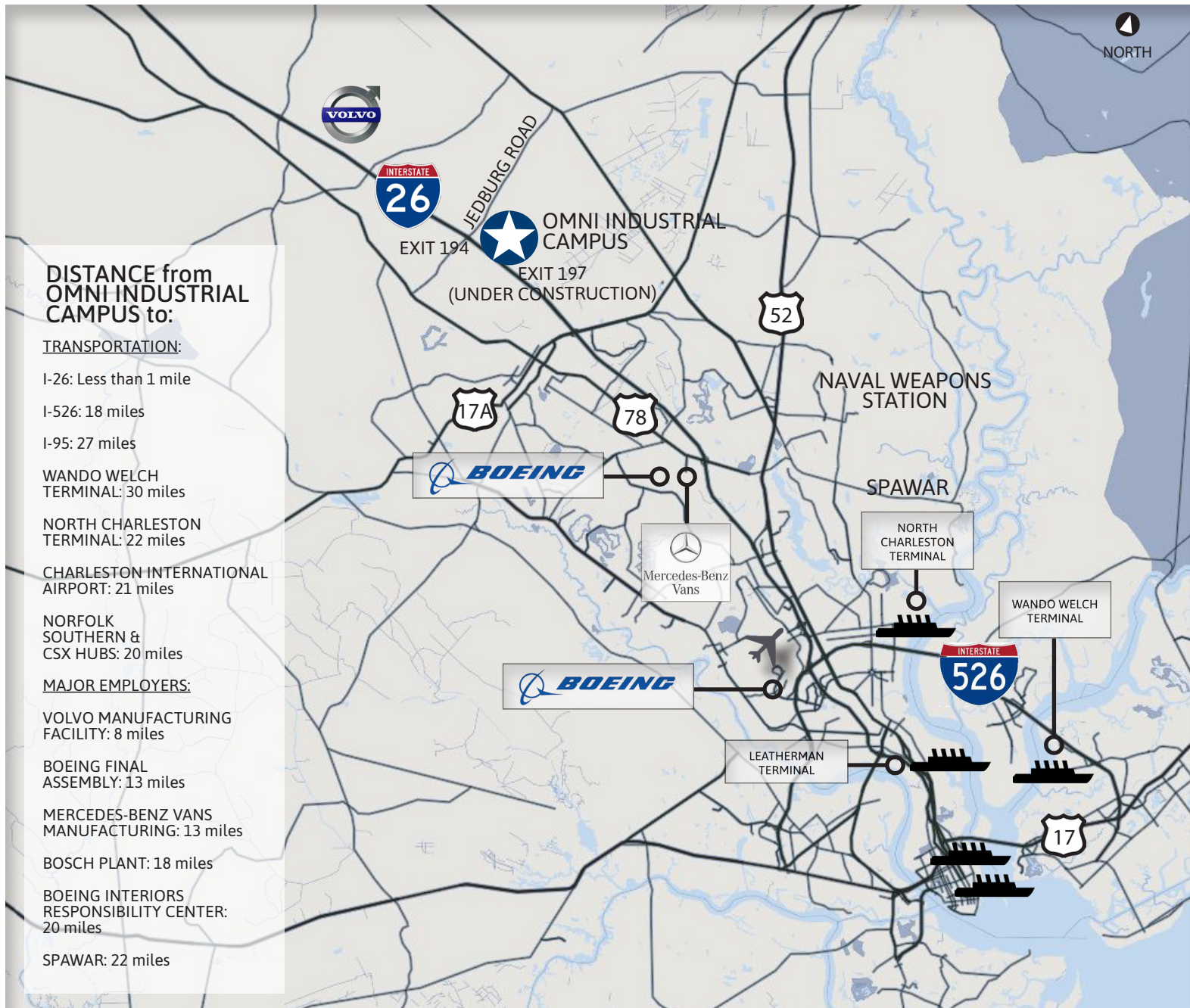


**BRIDGE**  
COMMERCIAL

# OMNI INDUSTRIAL CAMPUS CLARIUS BUILDING 1

WANYANG AMERICA  
REAL ESTATE GROUP

CLARIUS  
PARTNERS



**BRIDGE  
COMMERCIAL**

Bridge Commercial make no guarantees, representations or warranties of any kind, expressed or implied, including warranties of content, accuracy and reliability. Any interested party should do their own research as to the accuracy of the information. Bridge Commercial excludes warranties arising out of this document and excludes all liability for loss and damages arising out of this document.

HAGOOD MORRISON, SIOR, MBA  
843 270 5219 DIRECT  
hagood.morrison@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM  
843 557 4047 DIRECT  
simons.johnson@bridge-commercial.com

PETER FENNELLY, SIOR, MCR, SLCR  
843 425 0186 DIRECT  
peter.fennelly@bridge-commercial.com

TIM RABER  
843 972 3220 DIRECT  
tim.raber@bridge-commercial.com