

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

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BASE BUILDING SPECIFICATIONS

Address	537 Omni Industrial Boulevard Summerville, SC Berkeley County	Truck Dock Doors:	79 exandable 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 management services with the utmost integrity



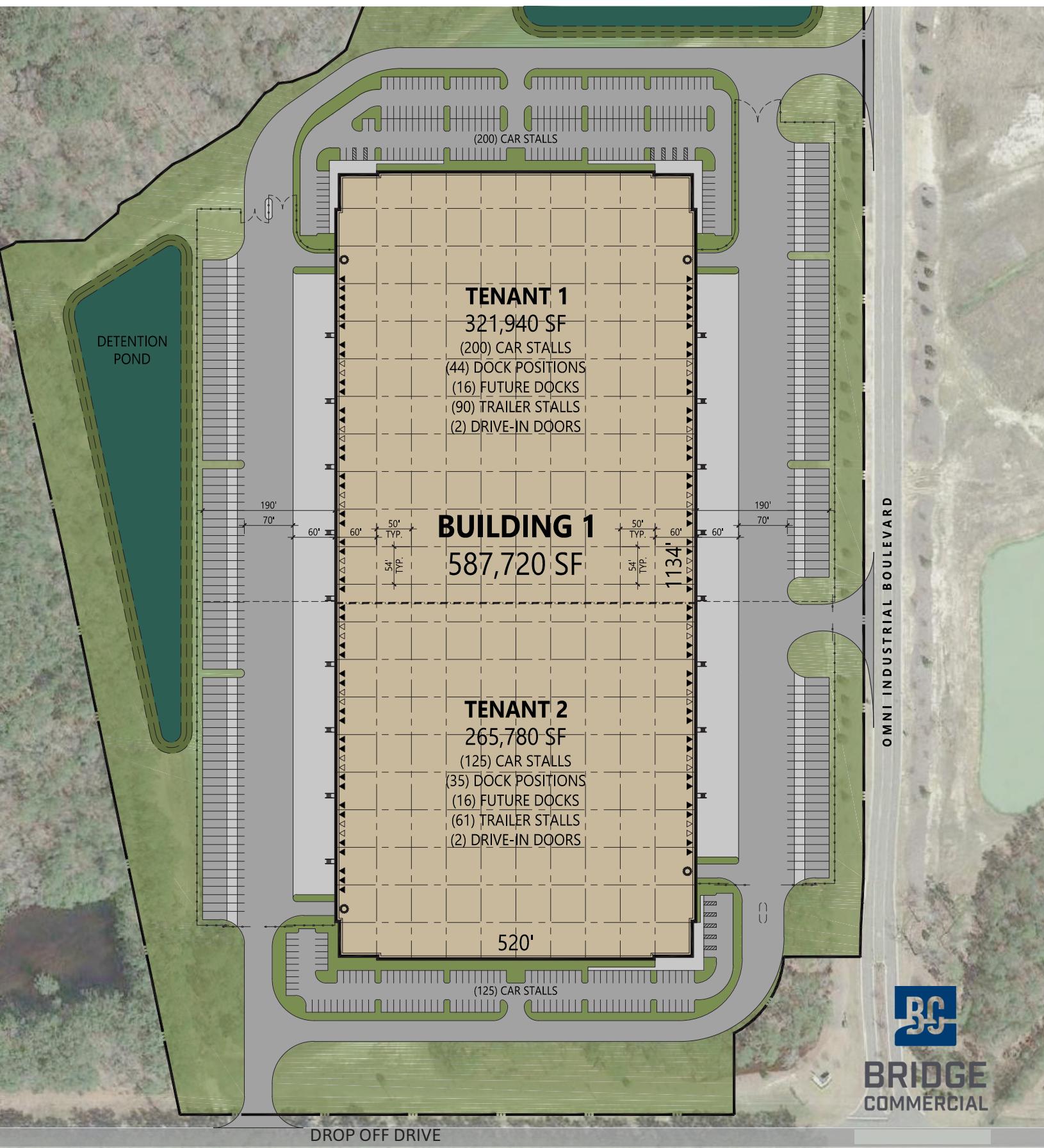
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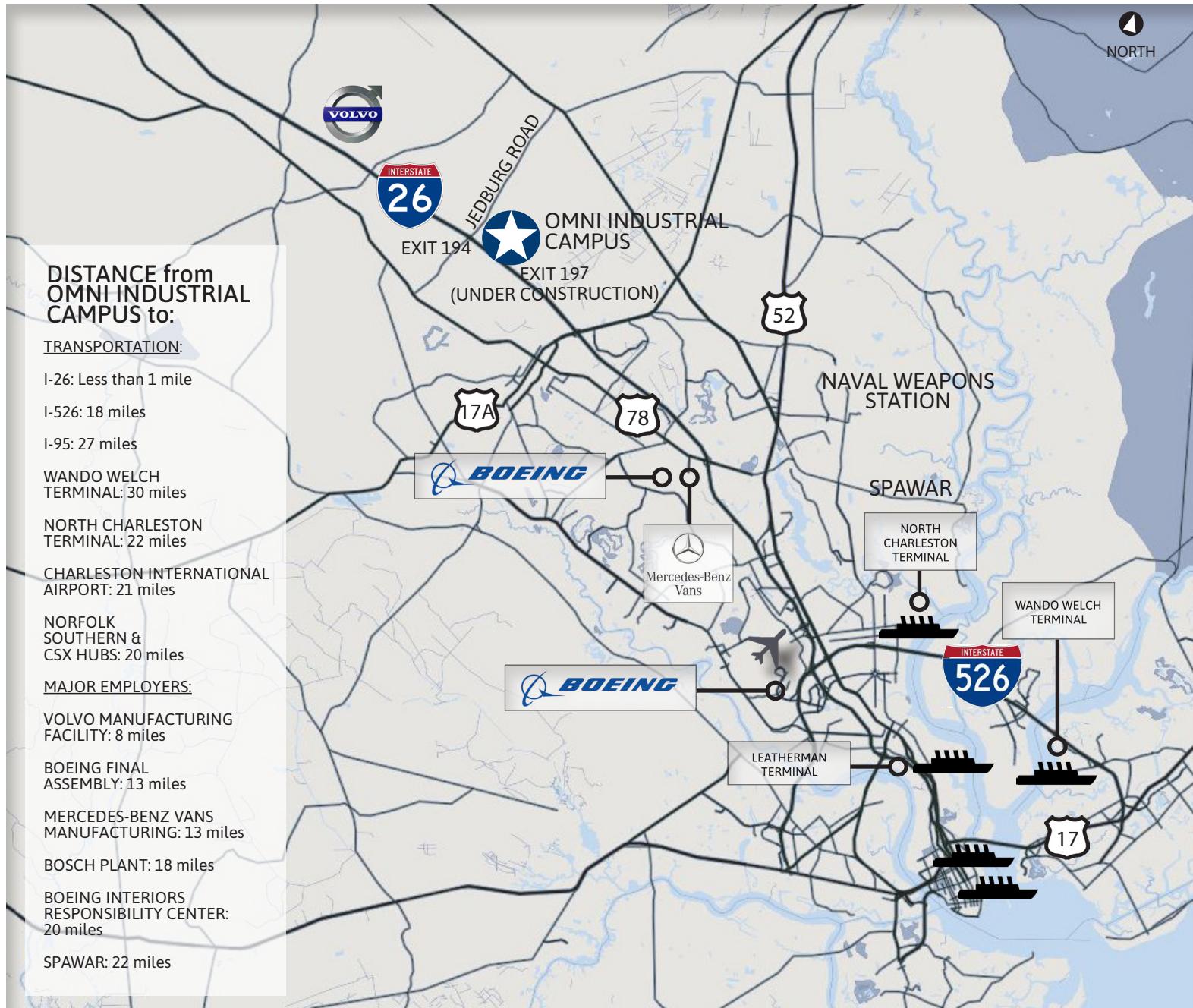


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