

AVAILABLE FOR PURCHASE OR LEASE

**Premier East Coast Distribution Center
Charleston, South Carolina**

**Award Winning High Bay/High Volume
Automated Sortation Pick/ Pack Distribution Facility**
Served By
Ports of Charleston, South Carolina & Savannah, Georgia



**“Best in Logistics Award”
“Productivity Achievement Award For Distribution Excellence”**

For Detailed Information, Please Contact:

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NAI Batten & Moore

Commercial Real Estate Services, Worldwide.

Facility Data

Put in Full Service in 1999

Available Spring of 2008

WAREHOUSE SORTATION /DISTRIBUTION AREAS

1st floor under main roof 739' x 726' (footprint):	536,514 SF
2nd floor structural mezzanine (open stock):	113,808 SF
3rd floor pre-fab mezzanine (tilt-tray sorters):	97,728 SF
Marking Mezzanine (over shipping racks):	12,600 SF
5-level Pick-to-Belt aisles (inside of main racks):	18,000 SF
Labeling Mezzanine	4,500 SF

OFFICE AREA

TOTAL: 66,700 SF including attractive offices on two levels, cafeteria, retail store

SORTATION SYSTEMS

State of the art, computer controlled storage and retrieval systems, 20,000 SKU capability. Two primary systems, a Buschman Unisort-10 shipping sorter with 32 divert lanes and a Tilted Tray sorter for piece-based sortation to 600 individual customers per distribution. Completely fluid, changeable customer based location assignment schemes. Single piece to full pallet with e-commerce capability, 60,000 carton per 8 hour shift volume. AS 400 computer control with tertiary back up system.

ADDITIONAL DATA

WALLS & CEILING

HEIGHT:

Walls are 8-10" thick concrete tilt-up for the entire perimeter up to 43' height (low-bay eave height). The high bay (72' eave height) has 10" thick concrete full height (72 feet) along the north wall for a "loss minimization" wall and has a pre-fab metal panel for the remaining 29' of the south, east and west sides of that area.

FLOORS:

Hardened concrete ranging in thickness from 6 to 10" throughout. Office flooring is a variety of commercial surfaces ranging from carpet to terrazzo to cut stone.

BAY SPACING:

42' x 48'in 43" clear space.

CEILING HEIGHTS:

72' in high bay racked area;43' in low bay area.

RACK STORAGE:

110,000 pallet positions in 38 rows, 65' high. The rack system supports the high-bay roof, sprinkled from the main system. There are in-rack sprinklers as well as roof sprinklers which are all part of the site system. The rack system occupies approximately 202,500 sf of the building footprint.

TRUCK DOCKS:

79 Truck Height Dock.

PARKING:

297 cars 151containers/trailers (expandable).

LAND:

81+ acres (includes 40 acres expansion or surplus land).

POWER:

Main building feeds are (2)-2,500 KVA transformers (owned by SCE&G). Fire pump has a separate 150 KVA transformer.

HVAC:

Twin (2) Trane, Model CVHE 320 chillers. 3-phase, 480 volt feed, rotary vane compressors for chill water system in both the office and the warehouse. 600+ tons.

Available to qualified Buyers and registered Buyer Agents is detailed information on the facility, its systems and operational capabilities. Co-brokerage Invited. Contact Seller's Agent: NAI Batten & Moore. (843) 805-6060 clmcim@battenandmoore.com

The information provided herein although obtained from sources deemed reliable is not warranted for accuracy but NAI Batten & Moore