

**AVISON
YOUNG**

For Lease

Leeds Park | 4500 Leeds Ave
North Charleston, South Carolina 29405

Leeds Park
INTERNATIONAL

1,057,000 sf Multi-Tenant Manufacturing Facility

30-150,000sf
AVAILABLE

For More Information, Contact:

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Leeds Park | 4500 Leeds Ave



Snapshot

Property Address	4500 Leeds Avenue, North Charleston, SC 29405 USA
Property Type(s)	Manufacturing, Assembly, Warehouse, R&D, Flex-Office
Zoning	Heavy Industrial (M1-M2) City of North Charleston
Total Site Area	+/- 80 acres
Total Building Area	+/- 1,057,000 sf
Tenancy	Multiple
Status	For Lease
Current Availability	+/- 25,000 to 166,100 sf (see leasing plan & contact for details)

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Offering

Welcome to Leeds Park | an International Commerce Center

Leeds Park is a long standing Multi-Tenant Manufacturing Facility, accommodating a wide range of users from Light, Heavy, and High-Tech Manufacturing, and Assembly, to simple warehouse needs. The site consists of multiple buildings totaling +/-1,057,000 sf on approximately 80 acres in the heart of the Charleston-North Charleston metro. This site is ideally located within minutes of the Charleston International Airport, Boeing, South Carolina Port Terminals, and the automotive market sectors.

The value proposition for any manufacturer is significant given the conditioning of the space, and the infrastructure provided, not to mention its immediate access to the interstate system.

Home to MAHLE Behr, Cummins Inc., Gear Design Manufacturing (Previously TorqTek) a subsidiary of Metaldyne (MPG), The World Trade Center Charleston, the Charleston Metro Chamber of Commerce, Limestone College, and many other users. Leeds Park offers a truly global environment and an enviable location for many International Trade, Manufacturing, Engineering, R&D and Assembly users.

Visit Leeds Park Online: www.LeedsPark.com



Leasing Plan | Current Availability

Space	Status	Min Divisible	Max Contiguous	Rate
(A)	Available Now	36,442 sf	45,654 sf	\$10.95/sf/yr MG*
(C1)	Available Oct. 2017	25,000 sf	86,100 sf	\$10.95/sf/yr MG*
(C2)	Available Oct. 2017	25,000 sf	25,000 sf	\$10.95/sf/yr MG*

+/- 156,754 sf total

* Additional office and flex spaces also available, contact for details



LEEDS PARK LEASING AVAILABILITY & TENANT STACKING PLAN

As of May 5, 2017

Leeds Park | 4500 Leeds Ave

Key Features

- ▶ Spaces ranging from 25,000 to 50,000 sf available now - options for future expansion
- ▶ Parking for over 1,300 cars and overnight parking for up to 10 tractor trailers
- ▶ Secured site with 24/7 On-Site Security
- ▶ Fully conditioned (HVAC 100%) and offers exorbitant power, compressed air, and other heavy utilities to support all types of manufacturing users
- ▶ Recent and ongoing improvements for energy efficiency, facility updates, and Tenant Improvement requests
- ▶ Access to additional drive in doors and loading docks, as well as shipping/receiving and other 3PL services provided by DSV Road Inc.
- ▶ Additional lab, office, warehouse, outside storage and flex spaces available
- ▶ Economic Development Credits may apply
- ▶ Foreign Trade Zone (FTZ) Designation Available

<http://www.scspace.com/cargo/logistics/foreign-trade-zones-ftzs/>



Industrial Facility Amenities

- ✓ HVAC 100% throughout Core Facility
- ✓ Heat treatment system on site and in use
- ✓ 3 Phase Power. Main feed to property is 24,000 Volts, distributed to three main branches serving five substations- 2,000 to 5,000 KVA each
- ✓ On-Site Wastewater treatment facility
- ✓ Natural Gas
- ✓ Compressed Air

On-Site Campus Amenities

- ✓ Cafeteria and On-Site Dining Services
- ✓ Conference and training rooms available to all tenants
- ✓ On-Site Maintenance Team
- ✓ On-site Medical services
- ✓ 24/7 On-Site Security

Building Specifications Overview

Property Address	4500 Leeds Avenue North Charleston, South Carolina 29405 USA
Property Type(s)	Manufacturing, Assembly, Warehouse, R&D, Flex-Office
County	Charleston, SC
Municipality	City of North Charleston
Zoning	Heavy Industrial (M1) in the City of North Charleston
Tax Map ID(s)	410-00-00-005 & 410-00-00-081
Previous Use	Manufacturing
Ownership Type	Private
Tenancy	Multiple
Approximate Year Built	1964
Total Building Area	+/- 1,057,000 sf
Site Size:	+/- 79.26 acres
Total # of Buildings on Site	11
Total # of Stories	2
Building Dimensions	Irregular, see floorplans
Building Slab/Foundation	+6" reinforced concrete (+15.24cm)
Clearance Height	Varies per space; whs space heights range 18' to 24'
Eave Height	18 ft (5.4864 meters)
Ceiling Height	23 ft at center (7.0104 meters)
Total # of Docks on Site	22 docks with levelers
Total # of Drive-Ins on Site	14 drive ins



Electrical Services 3-Phase Power Throughout. Main feed to property is 24,000 Volts, distributed to three main branches serving five substations- 2,000 to 5,000 KVA each. Electrical service provided and serviced by SCANA, SCE&G *Economic credits may apply*

Fire Suppression System Wet system, coverage 100% throughout. Water for fire suppression system is supplied by the City of North Charleston via a 10" main line. Additional back-up supply offered through 10,000 gallon water tower

Building Exterior Insulated metal panels on masonry and crete encasement with concrete floor. The floor in the Core Facility is concrete poured over metal deck and bridged by structural steel floor beams

Roof Dow National/National Single Ply Membrane Roof; Insulated. Roof membrane on core facility and ancillary buildings were all replaced in March 2015

Parking Over 1,300 paved parking spaces (1.5 spaces per 1,000 sf) and paved truck parking to accommodate up to 10 tractor trailers. Overnight truck parking allowed for Tenants in/outbound carriers

Laydown Yard Available Yes

Outside Storage Yes

Passenger Elevators Yes, multiple

Freight Elevators Yes, one with maximum capacity 2,500lbs

Cranes Existing cranes are owned by current tenants; contact for details and options

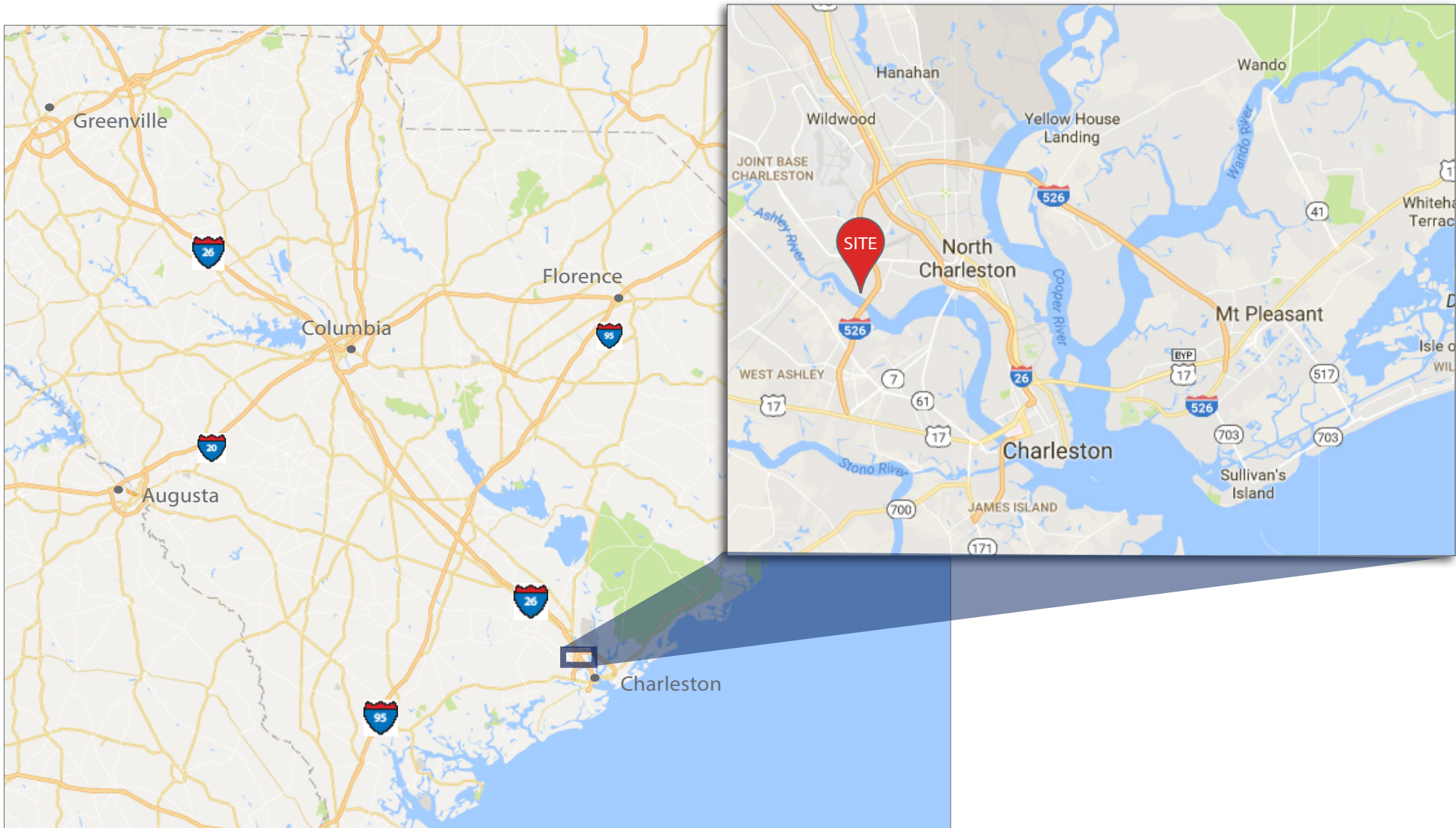
Leeds Park | 4500 Leeds Ave

Property Address

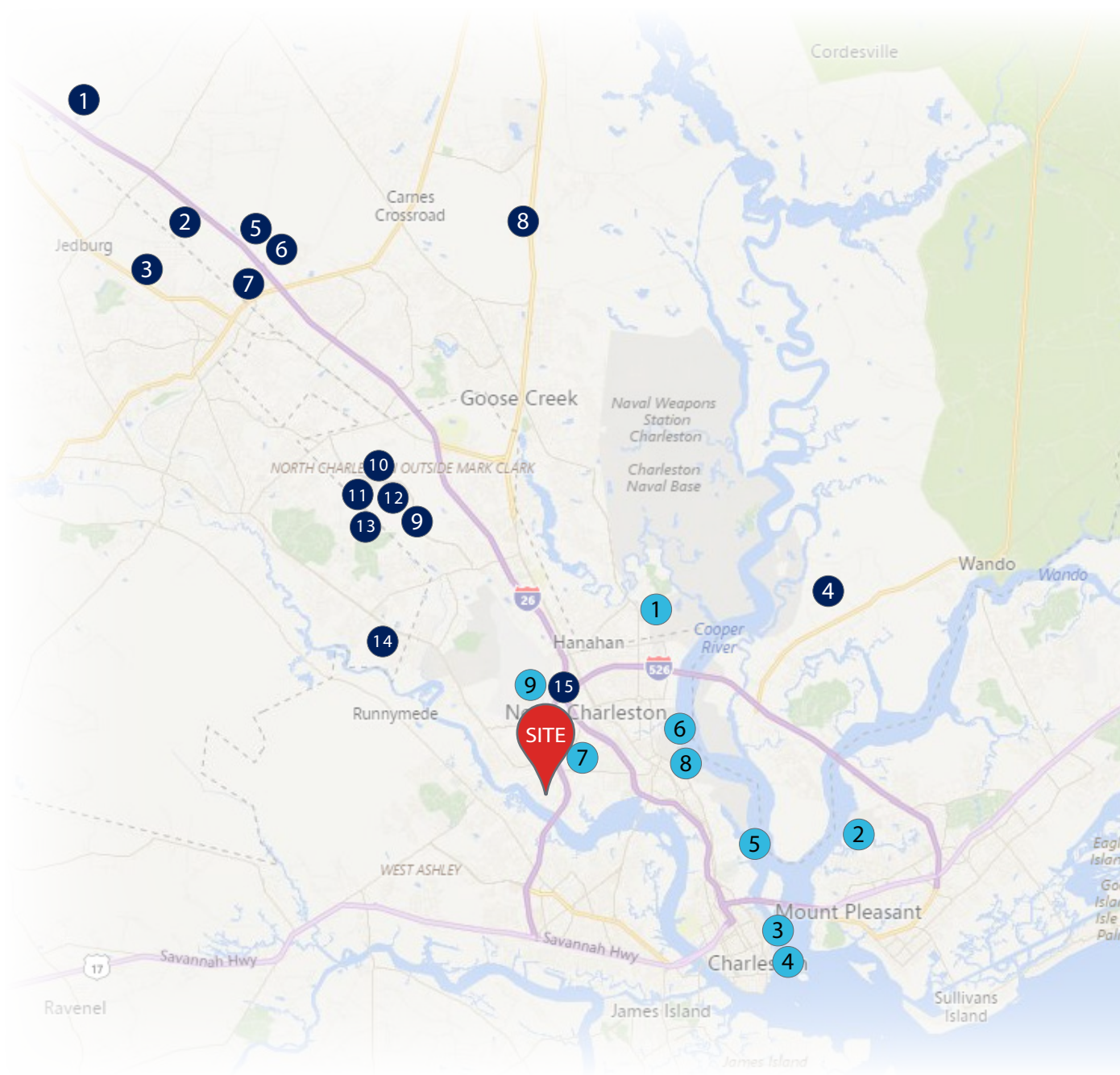
4500 Leeds Avenue North Charleston, SC 29405

Location

Leeds Park is located between Leeds Avenue and I-526 (exit 14), and is 3.7 miles from the Charleston Airport.



Leeds Park | 4500 Leeds Ave



Port, Rail & Air Terminals		
North Charleston Container Terminal		1
Wando Welch Terminal		2
Columbus Street Terminal		3
Union Pier		4
Veterans Terminal		5
SPAWAR		6
CSX Yard		7
Norfolk Southern Yard		8
Charleston International Airport		9

Manufacturing & Distribution Centers		
Volvo		1
Fruit of the Loom		2
BAE Systems		3
STOBA		4
TBC Tire Kingdom		5
Gerber Children's Wear Distribution Center		6
Agro		7
Google		8
Wagner Systems		9
Cummins		10
Boeing Interiors		11
Shimano		12
Mercedes-Benz Vans		13
Bosch		14
Boeing Main		15

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(A) MANUFACTURING SPACE AVAILABLE NOW

Ideal manufacturing space available now for lease. Fully conditioned and offers exorbitant power, compressed air, ventilation, interior water access and floor drains; in addition to a variety of other heavy utilities and high end facility amenities to support all types of Manufacturing users.

Space (A) includes +/- 36,442 sf ideal manufacturing space with approx. 6,804 sf office area with a fully loaded kitchenette, high end finishes, and windows throughout. Flexible floor plan for easy space conversion.

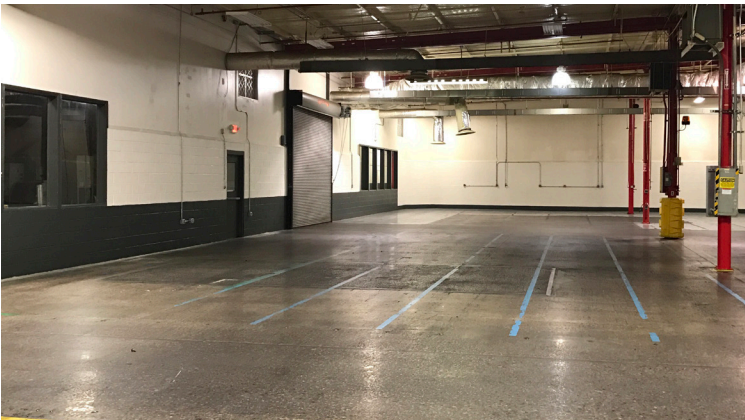
Additional +/-8,928 sf open warehouse/staging area, with access to two new loading docks and one drive-in door. Additional docks and shipping-receiving and 3PL services available upon request. Additional office, Flex, Warehouse, and outside storage space are all also available.

Overview

Available Date	Immediately
Lease Rate	\$10.95 modified gross (MG)*
Total SF Available	+/-45,370 sf
Warehouse/Production Area	+/-38,566 sf
Finished Office Area	+/-6,804 sf
HVAC	100%
Primary Lighting	Combination of T8, metal halide, and florescent lighting*
Column Spacing	25' x 50'
Ceiling Heights	20' to 22' Clear (WHS) *14.8' to HVAC Ducts 8' to 9' (Office)
Floor Load Capacity	Contact
Shipping/Receiving	Access to three (3) loading docks/truck bays with leveling systems and one (1) 14' x 14' above grade door with concrete ramp to grade (DOCK 70). Potential for exclusive use of two (2) docks and one (1) drive-in; currently under construction.
Freight Ingress/Egress	Six (6) Overhead, Rolling Steel Doors (ORSD) with mechanical openers

Features

- Fully Loaded Kitchenette
- Exclusive Conference/Meeting/Training Rooms
- Flexible Layout and options for future expansion
- Access to multiple loading docks and drive-in doors
- Windows throughout office area and warehouse walls for additional lighting and improved work conditions



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(C1) MANUFACTURING SPACE AVAILABLE OCT 2017

+/-86,100sf fully conditioned manufacturing space coming available in October 2017. Currently leased by Cummins, and most recently subleased by Wabco- this space is the ideal location for a manufacturer, assembly, or similar user.

Current space configuration is primarily open warehouse, and allows for a variety of layouts and users. Options to lease the entire space or subdivide into as small as 25,000sf. Contact for details.

Overview

Available Date	October 2017
Total SF Available	+/-86,100 sf
Warehouse/Production Area	+/-85,500 sf
Finished Office Area	+/-600 sf
Lease Rate:	\$10.95 modified gross (MG)*
HVAC	100%
Primary Lighting	Combination of metal halide, and florescent lighting*
Column Spacing	25' x 50'
Ceiling Heights	20' to 22' Clear (WHS) *14.8' to HVAC Ducts 8' to 9' (Office)
Floor Load Capacity:	Contact
Shipping/Receiving	Access to three (3) loading docks/truck bays with leveling systems and one (1) 14' x 14' above grade door with concrete ramp to grade (DOCK 70).
Freight Ingress/Egress	Six (6) Overhead, Rolling Steel Doors (ORSD) with mechanical openers

Features

- Options to subdivide into as small as 25,000 sf
- Additional space available, ample room to expand
- Flexible Layout and options for future expansion
- Access to multiple loading docks and drive-in doors
- Ceiling Heights ranging from 20' to 22' Clear (WHS) *14.8' to HVAC Ducts



Leeds Park | 4500 Leeds Ave

(C2) MANUFACTURING SPACE AVAILABLE OCT 2017

+/-25,000sf fully conditioned manufacturing space coming available in October 2017.

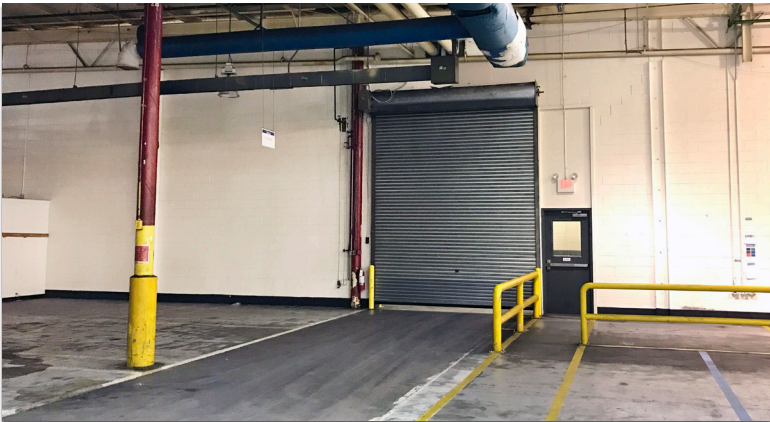
Current space configuration includes approximately 850sf finished office, with the balance open warehouse. Flexible floorplan and options to lease additional manufacturing, warehouse, flex, and office space. Contact for details.

Overview

Available Date	October 2017
Total SF Available	+/-25,000 sf
Warehouse/Production Area	+/-24,150 sf
Finished Office Area	+/-850 sf
HVAC	100%
Primary Lighting	Combination of metal halide, and florescent lighting*
Column Spacing	25' x 50'
Ceiling Heights	20' to 22' Clear (WHS) *14.8' to HVAC Ducts 8' to 9' (Office)
Floor Load Capacity:	Contact
Shipping/Receiving	Access to three (3) loading docks/truck bays with leveling systems and one (1) 14' x 14' above grade door with concrete ramp to grade (DOCK 70).
Freight Ingress/Egress	Five (5) Overhead, Rolling Steel Doors (ORSD) with mechanical openers

Features

- Additional space available, ample room to expand within the facility
- Flexible Layout
- Access to multiple loading docks and drive-in doors
- +/-850sf finished office



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LEASING PLAN & CURRENT AVAILABILITY | FLEX SPACES

In addition to Manufacturing, Leeds Park offers a variety of Flex and Office space. Space sizes range from 2,000sf and up - with room for expansion. This is a unique opportunity and an ideal solution for a Lab, R&D, Engineering, Inspection/Quality, or a variety of other warehouse/flex users looking for secured space and other amenities typically unheard of in larger manufacturing buildings. Contact the Leeds Park listing team for the latest updates.

Flex Space Features

- ▶ Ideal lab/flex/storage space
- ▶ Flexible floor plans, proactive ownership
- ▶ Options for additional office and warehouse space
- ▶ Access to exterior drive-in doors and loading docks
- ▶ Multiple sinks, floor drains, ventilation, HVAC 100%, heavy power

(E) LIVE ENGINE ROOM

+/- 2,000 flex space with dock access and two 10' x 10' rollup doors. Floor drains, ventilation, heavy power to space, compressed air, move-in ready offices/lab/workspace or warehouse storage.

(L) LAB/FLEX SPACE

+/- 3,000sf lab/flex space on the first floor, far right corner of Leeds Park Core Facility. Exterior access point via rear loading area; various ventilation components, compressed air, heavy power. Flexible options with room for future expansion. More than 12,000 sf open offices/workspace located on 2nd floor above (L) and adjoining Cummins offices. Contact for details.

*Available with 60 Days Notice

(H)"HUT" MANUFACTURING OFFICES

+/- 3,000sf office space located near Security Post 2. private entrance, move in ready, ample parking and natural light. Great space for manufacturing office team or other similar users.



REFERENCES & ADDITIONAL RESOURCES

Various information contained in this brochure was gathered from a list of the following companies, associations and resources below.

Leeds Park Property Website
<https://leedspark.com>

Avison Young Website
<http://www.avisonyoung.com/offices/charleston>

Sky Eye Images
www.skyeyeimages.net

MAHLE Behr Charleston Inc.
<http://www.us.mahle.com>

Cummins Inc.
www.cummins.com

The Phoenix Group
<https://tpgpos.com>

DSV Road Inc.
<https://www.uti-ts.com>

Charleston Metro Chamber of Commerce
<http://www.charlestonchamber.net>

Charleston Regional Development Alliance (CRDA)
<http://www.crda.org>

SC Council on Competitiveness
<http://sccompetes.org>

City of North Charleston
<http://www.northcharleston.org/Business/Economic-Development/Incentives.aspx>

SCSPA
<http://www.scspace.com>

South Carolina Maritime Association
<http://www.maritimesc.org>



4500 Leeds Ave

North Charleston, South Carolina 29405

Conditions and Disclosures

The material contained in the marketing package is furnished solely for the purpose of considering the leasing of the Property described herein (the "Property") and is not to be used for any other purposes or made available to any other person without express written consent of Owner ("Owner") and Avison Young - South Carolina, Inc ("Avison Young"). This marketing package contains selected information pertaining to the Property and does not purport to be inclusive or to contain all of the information which Prospective Lessee may desire. The material in this marketing package has been compiled by Avison Young from sources considered reliable and has not been independently verified by Avison Young. Prospective Lessee should review all available documents and make its own conclusion. All square footage and acreage should be considered approximate and should be verified by Prospective Lessee.

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Agency

Avison Young is granted by Owner the sole and exclusive right to lease the real property. Avison Young represents the Owner. Refer to the South Carolina Real Estate Commission for explanation of Single Agency, Dual Agency and Designated Agency relationships.

Offering Process

Avison Young is pleased to present 4500 Leeds Avenue in North Charleston. Interested parties are encouraged to contact Avison Young for details, tour the property and obtain due diligence materials. Offers will be reviewed as they are received. Please do not contact Owner or Occupants.

Thank you.



Intelligent
Real Estate
Solutions

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