



FLEX OFFICE • INDUSTRIAL • COMMERCIAL
NOW LEASING



TRIAD by **Hardy** World LLC is a modern take on flex industrial and commercial space. 47,500 SF modular space designed to be customized with exclusive build-outs to represent your business.

8439

**PALMETTO COMMERCE PARKWAY
LADSON, SC, 29456**

Excellent location & numerous demand generators, make **TRIAD** your new location.
Now Leasing!

Situated in the large warehouse market, **TRIAD** provides advantages by being sub-divisible upto 5,250 SF. Building features customizable build-outs, fixtures and fittings; everything can be accommodated to suit the needs of your business and brand.

TRIAD's location gives an advantage by having 23,000 VPD, access to the rapidly growing port in US with one day rail to Port Greer, every major container line, excellent export and fastest global transits while also being the greenest ports in the Southeast.

Class A spaces & contemporary finishes.

Exclusive tenant build-outs.

Min 5,250 SF divisible. 24' high ceilings.

Dedicated truck area & ample car parking.

Industry standard & code compliant.

Zoned planned development (PD & B1).

Excellent location - minutes from I-26.

Delivering Spring 2021



HARDY WORLD LLC

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**GENERAL
DYNAMICS**



FedEx

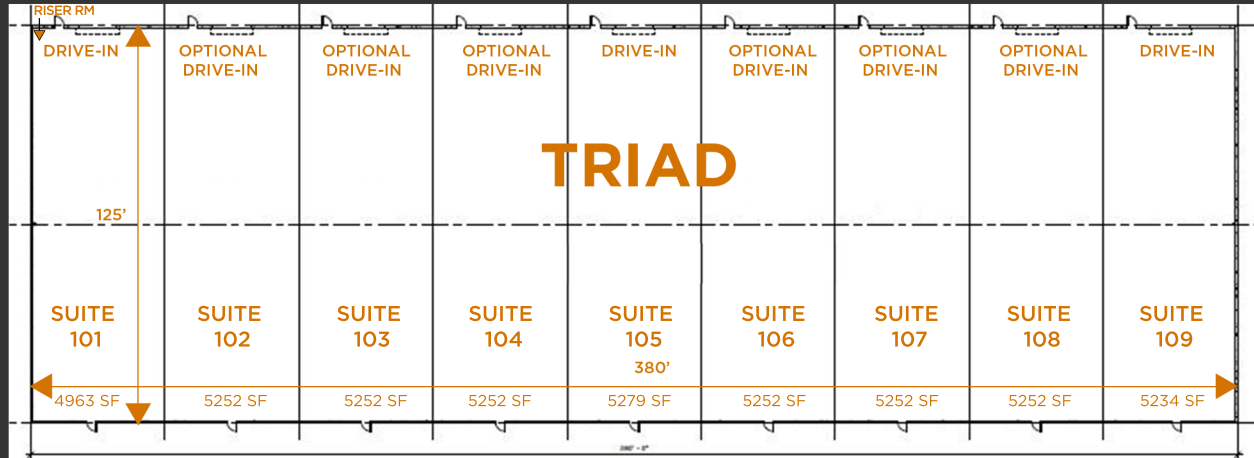
BOEING

**ROPER
ST. FRANCIS**

SHIMANO

BUILDING SPECS

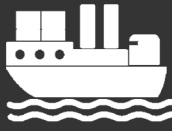
Dimensions	125' X 380'
Lighting	New High Bay Linear LED
Fire Protection	ESFR Sprinkler System
Drive-ins	3 - 12' x 14' + 6 optional
Ceiling Height	24' minimum
Truck Service	34' X 380' + car parking spots
Roof	TPO Roof System
Column Spacing	42'2" x 62'6"



**HIGHWAY
ACCESS**



**CONVENIENT
AIRPORT**



**EXPORT
POTENTIAL**



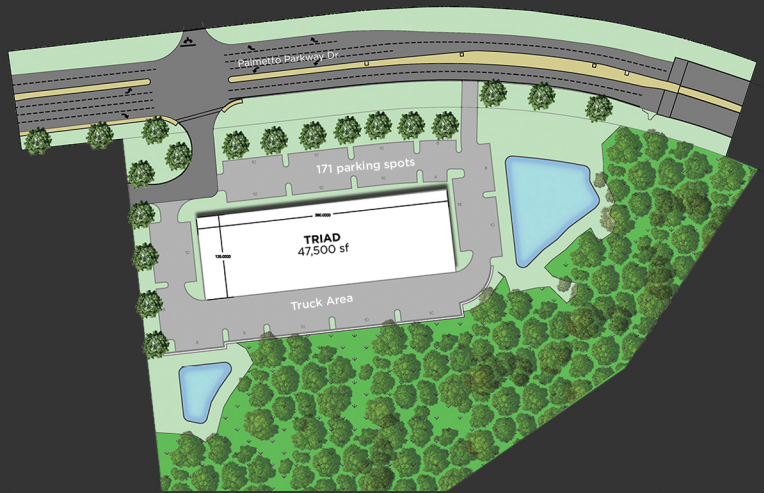
**YOUTH
DRIVEN**



**INVESTORS
FOR STARTUP**



**WORKFORCE
AVAILABLE**



With the construction of the interchange, connection to I-26, air and sea ports, multi-national demand generators and excellent workforce potential, **TRIAD** serves as a bridge to expanding your business.

Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With flex spaces in various booming markets, we are pleased to offer **TRIAD**, our first project in the Charleston market. Through **Hardy** World's expertise, it's our promise to develop the best in-class spaces.

The Excitement is Building!

Contact **Hardy** World today:

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**HARDY
WORLD** LLC