



OFFICE

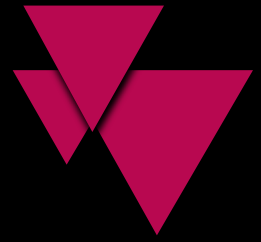
| RETAIL

| COMMERCIAL

| R&D

| FLEX

PRE - LEASING



Indigo, developed by Hardy World, LLC will be a modern class A flex commercial and industrial building. Indigo will have custom designed suites with build-outs to suit your company's needs.

Featuring numerous nearby demand generators & convenient access, Indigo is the perfect choice for you!

NOW LEASING!

5301

INDIGO FIELDS BLVD & DORCHESTER RD
NORTH CHARLESTON, SC 29418

Total: 30,043 SF | Minimum Divisible: 1,950 SF

158 Car Parking Spots | 5.25 per 1,000 SF

18' - 20' Clear Height

B - 2 Zoning, City of North Charleston

Customized Tenant Build-Outs

Brand New, Class A Development

Contemporary Finishes Featuring a Modern Façade

Featuring 400+ feet of frontage, Indigo provides not only a unique advantage by offering premiere visibility, but also the location offers numerous strengths as it is extremely close to the intersection of Ashley Phosphate and Dorchester Road. Dorchester Road is a bustling commercial corridor with over 40,400 vehicles per day. The proposed right-in-right-out on Dorchester Rd. makes Indigo the only available space in the market that makes sense for your business' needs and requirements.

DELIVERING WINTER 2022



HARDY WORLD, LLC

61 State Route 2044

Bentleyville, PA 15314

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RENDERINGS AND FLOOR PLAN

UNIT TYPE

- TYPE 1: 2,091 SF
- TYPE 2: 1,951 SF
- TYPE 3: 7,600 SF
- TYPE 4: 2,302 SF
2,156 SF

◆ PATIO SPACE



Population



Households



Median Income



Businesses



**SOUTH
CAROLINA
PORTS**

35,807

13,477

3 MILES

61,031

1,297

105,834

34,646

5 MILES

54,857

3,953

411,319

133,553

10 MILES

58,258

14,580

BUILDING SPECS

Dimensions	28.5' X 70' each bay
Lighting	New linear LED lights
Fire Protection	ESFR Sprinkler System
Electric	200 Amps (3 phase possible)
Drive -ins	1 - 10' x 10' per bay possible
Docks	N/A
Truck Court	N/A
Roof	TPO Roof System
Column Spacing	28.5' X 70'



**40,400
VEHICLES PER DAY**

Fastest Growing Area in the Tri-County

Dominant Positioning | Commercial Corridor

Extreme Connectivity via Three Major Highways

Startup Friendly Market | Tax Incentives

Abundant Business Expansion Potential



Hardy World LLC with its modest portfolio, specializes in various real estate asset classes. With retail, commercial, industrial and flex spaces in various booming markets, we are pleased to offer Indigo, in the North Charleston Market. Through Hardy World expertise, it's our promise to develop the best in-class spaces.

The Excitement is Building!

Contact **Hardy World** today:

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