



Burr Represents Dalfen Industrial in 1.3 Million Square Foot Industrial Project in North Charleston, S.C.

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Burr client Dalfen Industrial recently received the required regulatory permits and approvals for a new 1.3 million square foot Class A industrial project in North Charleston, South Carolina.

Dalfen Industrial is one of the nation's largest developers of industrial real estate and is a leader in the last-mile property sector, which is critical to E-Commerce fulfillment. In that role, Dalfen acquires, develops and manages millions of square feet of premier commercial properties across the country, focusing on industrial real estate that serves a key role in the modern logistics supply chain.

Located on 104 acres along Palmetto Commerce Parkway, the single-building property, known as the Palmetto Logistics Center, will feature 40-foot clear heights, a 185-foot truck court and 25 dock-high doors along with two drive-in doors on each loading side. The cross-dock-designed Palmetto Logistics Center will also have ample parking with 986 car parking spaces and 471 trailer spaces. Its location, within 3 miles of the Charleston International Airport and Interstate 26, and less than 20 miles from each terminal of the Port of Charleston, positions the Palmetto Logistics Center as an optimal site for supply chain logistics in the Lowcountry.

According to a release at the time of the project's announcement, Sean Dalfen, Dalfen Industrial's President and Chief Investment Officer, stated that "Palmetto Logistics Center is a perfect addition to Dalfen's growing Carolinas portfolio. The high demand and

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population growth in Charleston make this development a strategic addition that will garner a lot of tenant interest.”

Burr’s Chad N. Johnston served as lead legal counsel for environmental approvals for the project, preparing the alternatives analysis for the project, responding to public comments and requests for additional information, and interfacing with the U.S. Army Corps of Engineers and South Carolina Department of Health and Environmental Control regarding the Section 404 Permit and 401 Water Quality Certification.