



# Pure Camp Hall

Campus 1 | Under Construction

Electric Car Drive, Ridgeville, SC

FOR LEASE

± 120,000 - 425,000 SF  
UNDER CONSTRUCTION

Robert Barrineau  
Senior Vice President  
+1 843 270 7851  
robert.barrineau@cbre.com

Brendan Redeyoff, SIOR  
Senior Vice President  
+1 843 793 8839  
brendan.redeyoff@cbre.com

Tim Raber, SIOR  
Vice President  
+1 843 972 3220  
tim.raber@cbre.com



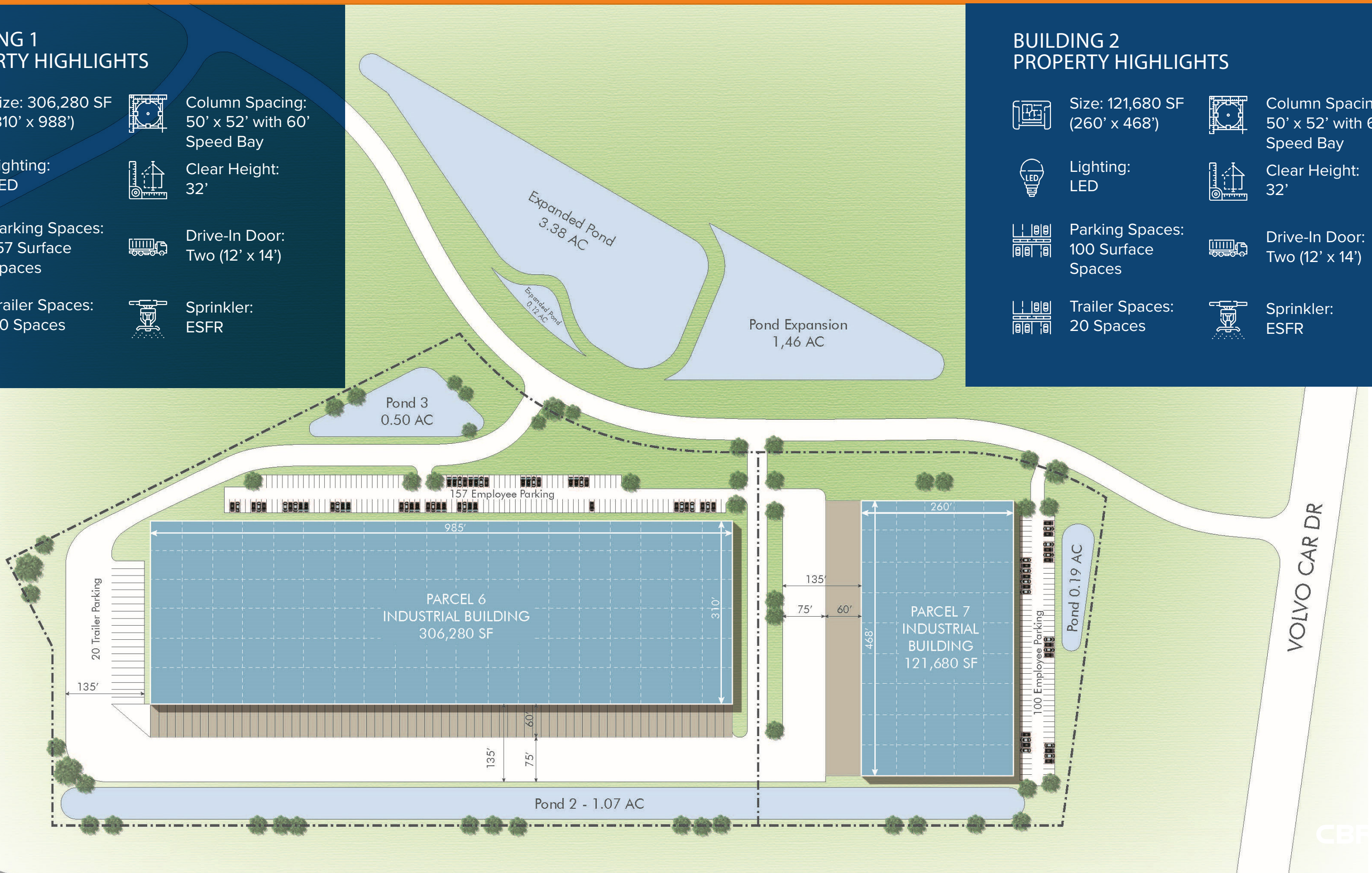


**BUILDING 1  
PROPERTY HIGHLIGHTS**

-  Size: 306,280 SF (310' x 988')
-  Column Spacing: 50' x 52' with 60' Speed Bay
-  Lighting: LED
-  Clear Height: 32'
-  Parking Spaces: 157 Surface Spaces
-  Drive-In Door: Two (12' x 14')
-  Trailer Spaces: 20 Spaces
-  Sprinkler: ESFR

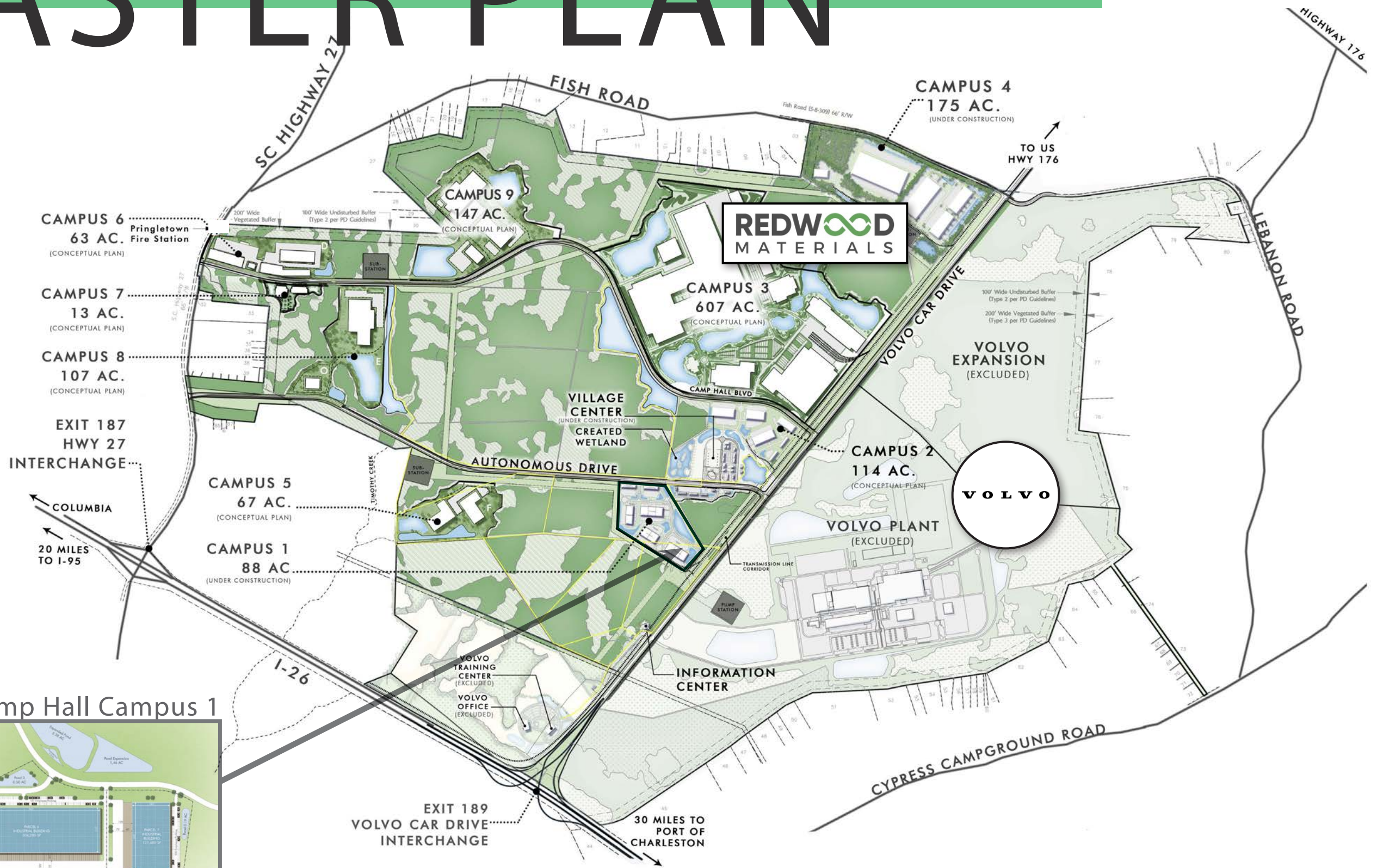
**BUILDING 2  
PROPERTY HIGHLIGHTS**

-  Size: 121,680 SF (260' x 468')
-  Column Spacing: 50' x 52' with 60' Speed Bay
-  Lighting: LED
-  Clear Height: 32'
-  Parking Spaces: 100 Surface Spaces
-  Drive-In Door: Two (12' x 14')
-  Trailer Spaces: 20 Spaces
-  Sprinkler: ESFR





# MASTER PLAN



Pure Camp Hall Campus 1



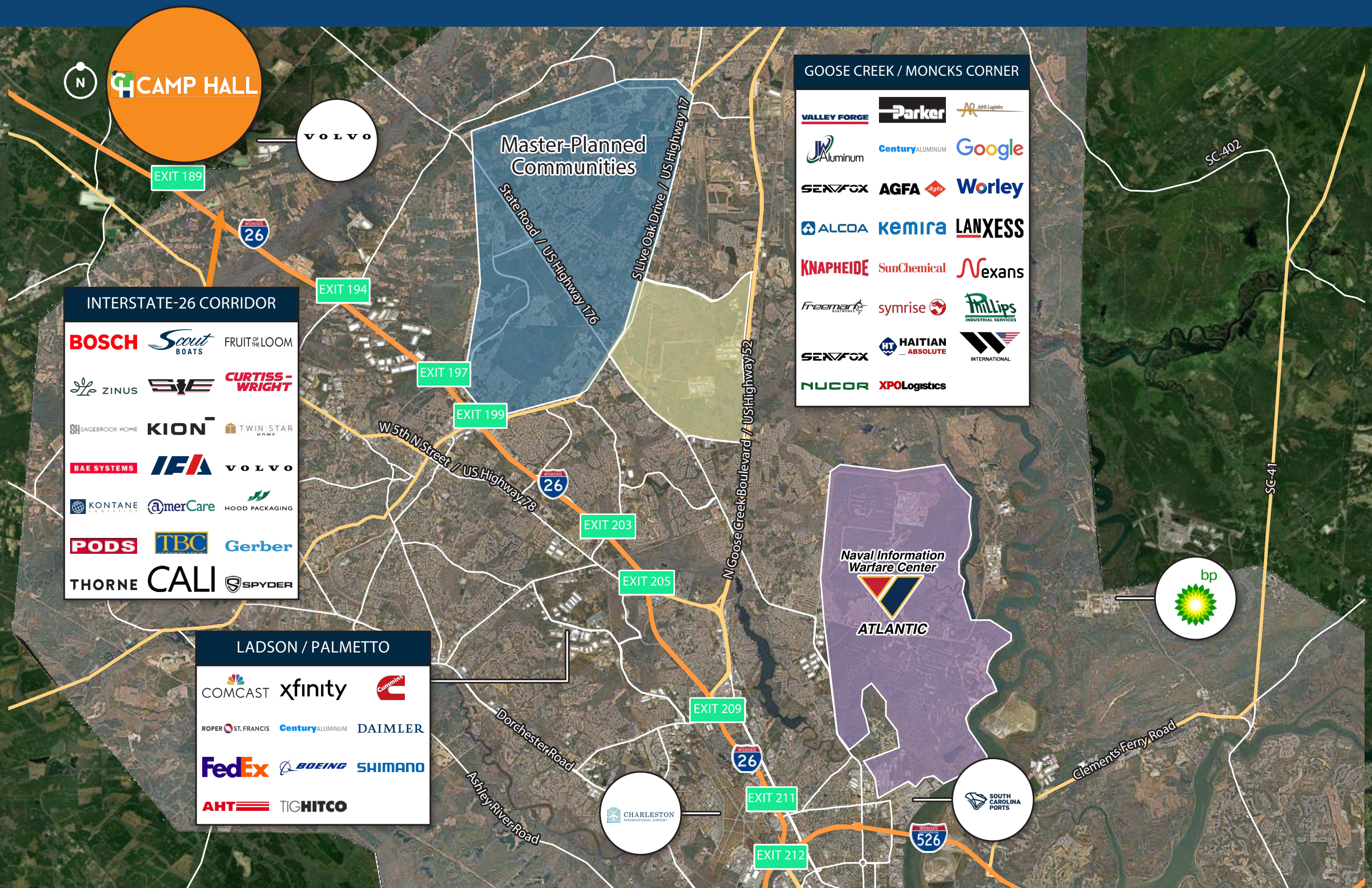


# AERIAL

Pure Camp Hall Campus 1









## About Camp Hall



### ABOUT CAMP HALL

Camp Hall is a new breed of commerce park – one thoughtfully constructed for human connection and ready to meet the demands of the 21st century. Camp Hall provides global access through a complex network of transportation infrastructure, including connected interstate and rail systems, as well as close proximity to airports and deepwater ports. And with on-site infrastructure such as water, sewer, and redundant, diverse fiber and power, Camp Hall meets all of the technical needs for a modern, industrial work space.

## Volvo Car USA



### ABOUT VOLVO

- \$1.1 Billion Campus at Camp Hall
- S60 Sedan production 2018
- XC90 SUV Production 2022
- Battery Manufacturing Plant 2023
- Volvo Car University 2022
- Volvo, through a joint venture will manufacture the Polestar 3 Electric SUV

**4,000** Local Jobs  
**\$4.8 Billion** In Economic  
 Impact

## Redwood Materials



### ABOUT REDWOOD

- Redwood's New Battery Campus in the heart of the "Battery Belt"
- Creating more than 1,500 jobs, and investing \$3.5 Billion Camp Hall
- Plans to break ground in Q1 2023, and first recycling process running by the end of the year.

**1,500** Local Jobs  
**\$ 3.5 Billion** In Economic  
 Impact

# Accolades

- #1** City in the U.S. in 2020  
- *Travel + Leisure*
- #2** Best Place to Work in Manufacturing  
- *SmartAsset*
- #8** Top Boomtown in America  
- *SmartAsset*
- #24** Best place for businesses and careers  
- *Forbes*

## WAL\*MART

Walmart completing a new 3,000,000 SF distribution center to utilize the Port of Charleston.



Volvo's 1.1 billion manufacturing campus is expanding with the addition of an electric battery manufacturing facility.



Boeing is consolidating production of the 787 Dreamliner to its existing 4 million SF campus spanning 900 acres.




Mercede's Benz announced a \$500 million investment into a new 200-acre manufacturing and assembly line for it's next generation sprinter vans.





Charleston International Airport announced a 305 million plan to add a third concourse.


# Port & Warehouse Drivers

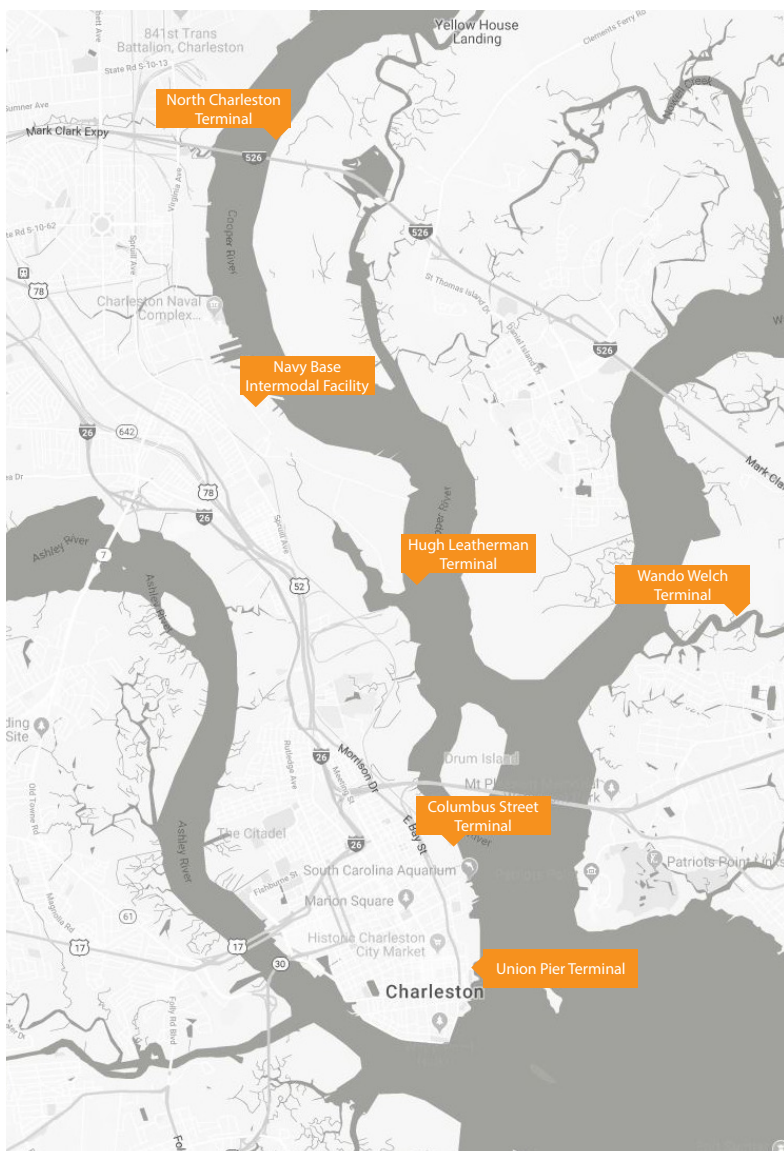
- Panama Canal expansion is now complete
- Consumers are demanding faster, cheaper delivery
- Outbound delivery from the DC is becoming more time and cost critical
- Improved deliver times and cost for Eastern E-com orders
- FTZ offers substantial logistics & economic benefits
- 100,000 Lb. GVW limit
- The need to diversify port usage to mitigate risk
- Lower DC operating costs
- Max allowable Hours of Service
- Large-Reliable supply of empty containers
- No inventory tax
- Extremely nimble and creative building ownership
- Opened new HLT Terminal (added capacity)
- Palmetto Service connecting Vietnam, Yantian and the East Coast

**80%**  
savings on inland distribution to key Eastern metro areas

**72M**  
US consumers live within 2 day drive of CHS

**29**  
days from Shanghai to Memphis

**1<sup>st</sup>**  
in port of call service via new MSC



Port of Charleston Facilities Map

The Hugh Leatherman Terminal is the newest addition of the Port of Charleston. Completed in 2020, this new port serves as the only new container terminal on the East Coast and is anticipated to increase the South Carolina Port Authority's container capacity by 50 percent.

# South Carolina Economic Impact

Sourced from the South Carolina Ports Authority

**\$53B**

in annual economic activity

**187,600**

supported jobs

**\$10.2B**

in labor income

**\$912M**

in tax revenue





FOR MORE INFORMATION, PLEASE CONTACT:

**BRENDAN REDEYOFF**

Senior Vice President

T +1 843 577 1167

brendan.redeyoff@cbre.com

**ROBERT BARRINEAU**

Senior Vice President

T +1 843 577 1157

robert.barrineau@cbre.com

**TIM RABER**

Vice President

T +1 843 972 3220

tim.raber@cbre.com

**CBRE**

Licensed Real Estate Broker

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