

11.56  
ACRES TOTAL

PARCELS

1 & 2

CAMPUS 1

FOR SALE

# INDUSTRIAL LAND FOR SALE NEXT-GENERATION COMMERCE PARK



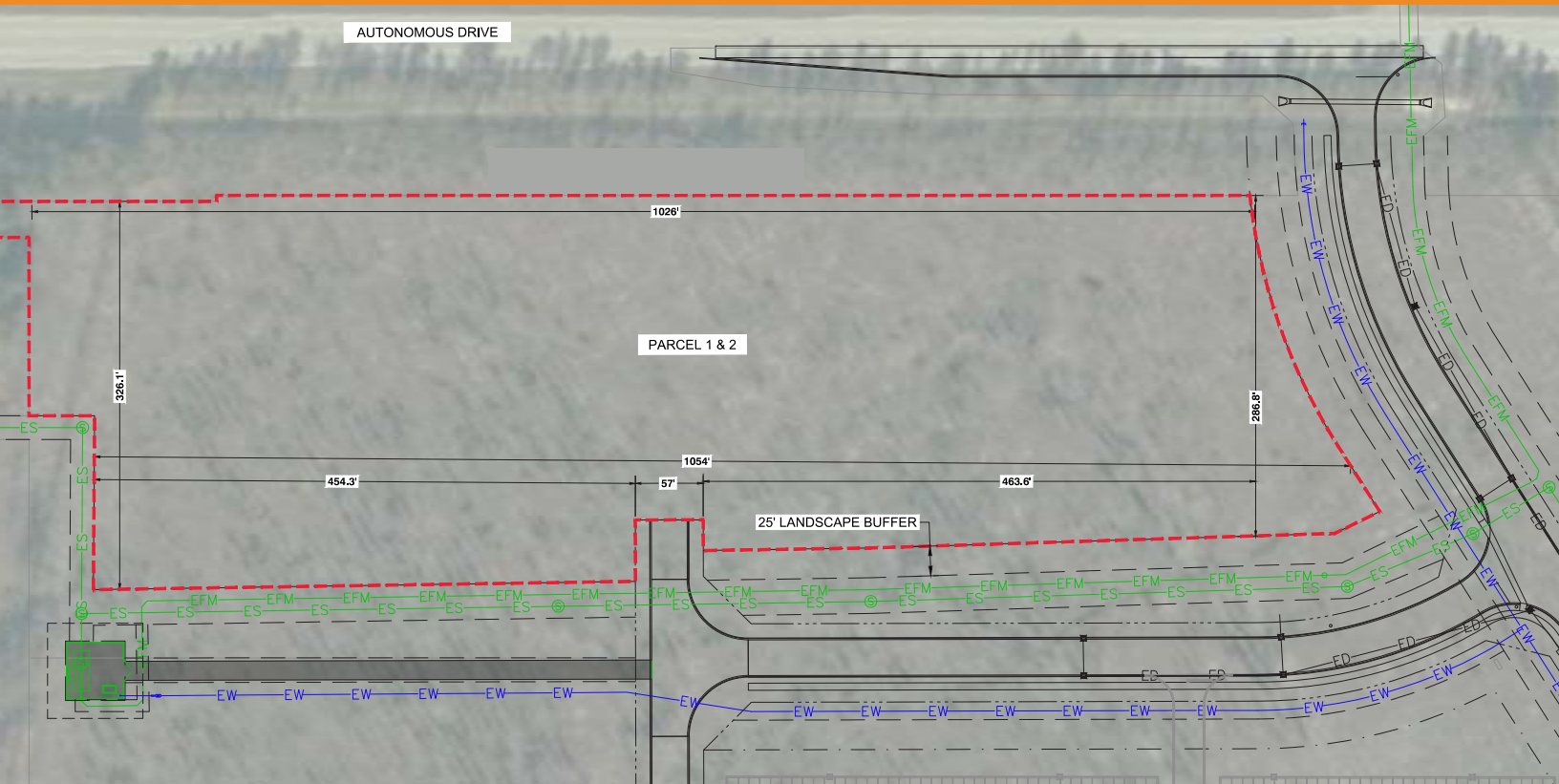
**CBRE**

Camp Hall provides a one-of-a-kind approach to industrial space – one that is designed for today's workforce so that modern businesses can thrive.

Developed by Santee Cooper in partnership with the S.C. Department of Commerce, Berkeley County, and electric cooperatives, Camp Hall provides:

- Unparalleled infrastructure and on-site provisions
- Global access via a connected interstate, rail systems, nearby airports and deepwater ports
- A diverse workforce of over 500,000 within 1 hour of the Charleston market
- In-place zoning entitlements and wetland permit
- Land development is underway for the lots to be fully served this year
- Land disturbance permit is in place enabling preliminary grading

# LOTS 1 AND 2 - CAMPUS 1



CampHall.com/CBRE

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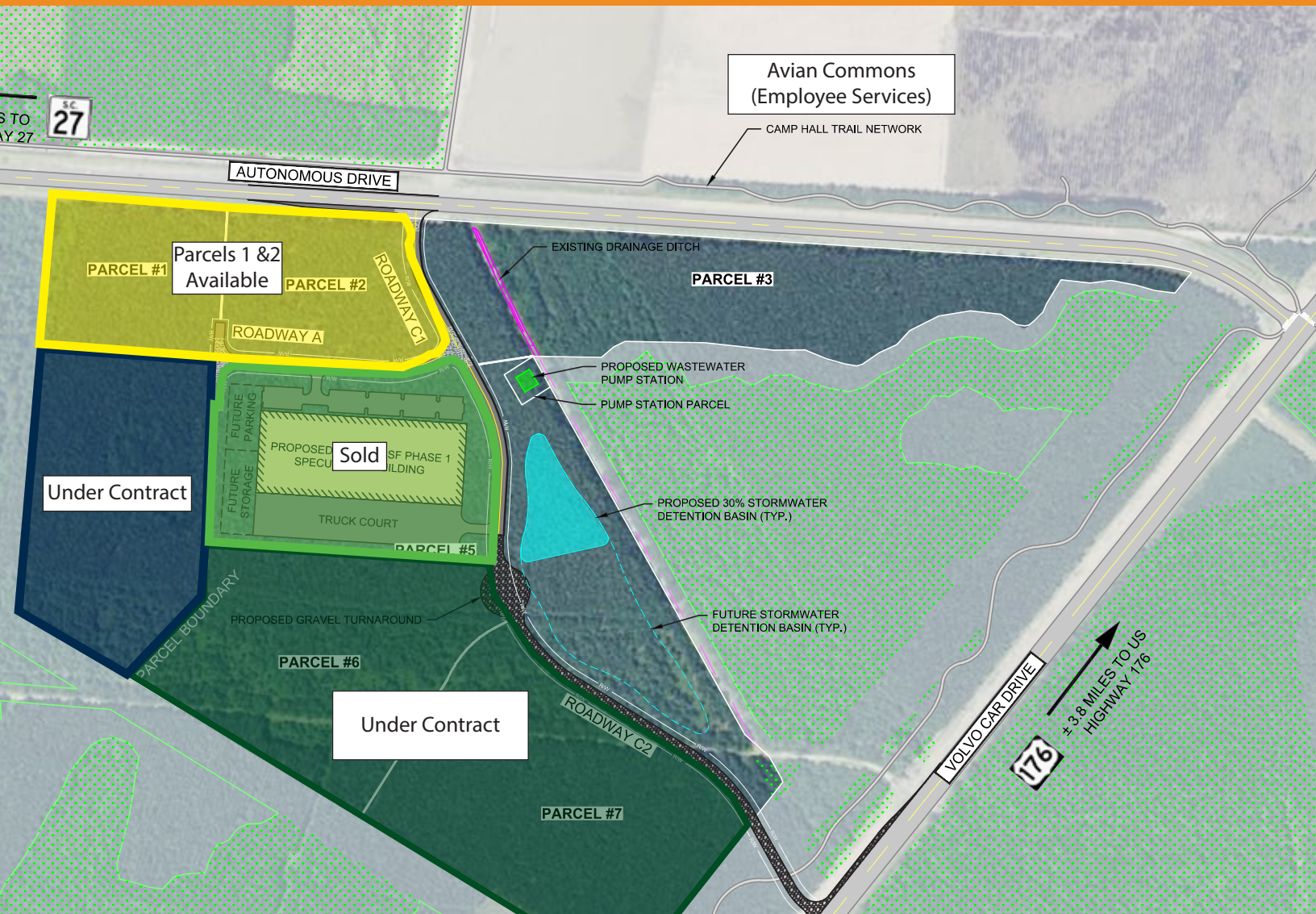
Acreage	11.56 Acres
Entitlements	Zoning & wetland permits in place
Site Location	Plug In Drive & Electric Avenue
Infrastructure	In process - will be fully developed with roads and utilities

PARCELS  
**1 & 2**  
 CAMPUS 1



CampHall.com

# Parcel Summary

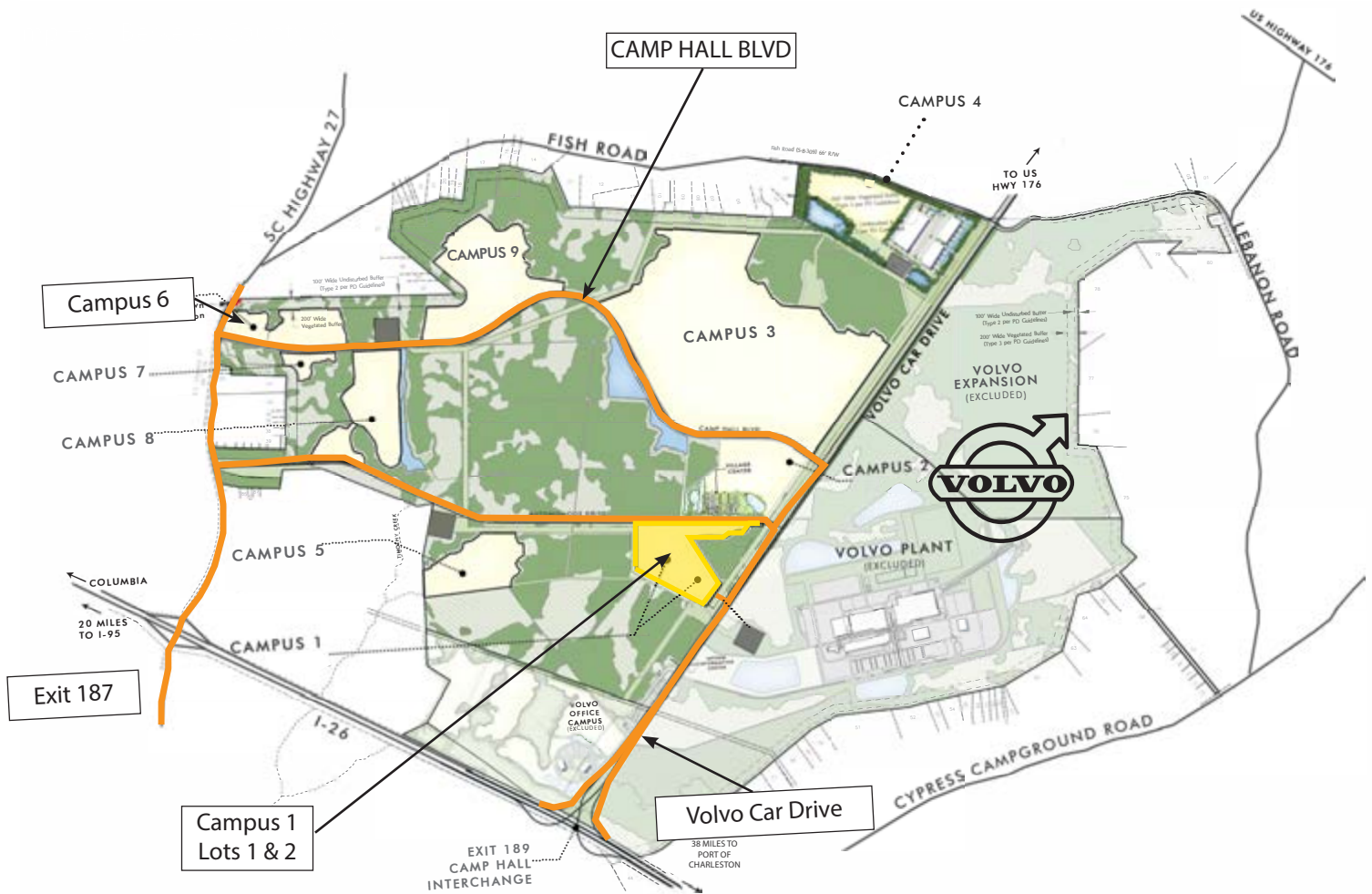


PARCELS

# 1 & 2

## CAMPUS 1

# Camp Hall Master Plan



## SITE DATA

### On-Site Interchange

I-26 Exit 189 & Exit 187

### Gas

Dominion Energy | On-Site

### Telecom

Home Telecom  
(redundant)

### Water

Berkeley County/On-site

### Gas Line Size

6" (distribution)

### Fiber Optics

Home Telecom/On-site  
(redundant & diverse)

### Wastewater

Berkeley County/On-site

### Electric

Berkeley Electric Co-op, Edisto Electric Co-op, Santee Cooper  
(redundant & diverse)

# 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.

## 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

## 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.
- Redwood's operations will be 100% electric and will not use any fossil fuel in their processes



# 2023

New electric  
vehicle battery  
manufacturing  
facility  
on campus



## In 2015, Volvo Car USA selected Camp Hall for its first-ever U.S. manufacturing plant

A selection that will ultimately create nearly

# 4,000

local jobs

# \$4.8B

in economic impact

THE PLANT WILL EXPORT CARS  
WORLDWIDE THROUGH THE  
PORT OF CHARLESTON



# 2023

Redwood Materials  
in  
Charleston, South  
Carolina  
Camp Hall



## Redwood's New Battery Campus in the heart of the "Battery Belt:

A selection that will ultimately create nearly

# 1,500

local jobs

# \$3.5B

in economic impact

- REDWOOD WILL RECYCLE, REFINE, AND MANUFACTURE ANODE AND CATHODE COMPONENTS ON MORE THAN 600 ACRES.
- THIS CAMPUS WILL PRODUCE 100 GWH OF CATHODE AND ANODE COMPONENTS PER YEAR, ENOUGH TO POWER MORE THAN 1 M EVS.

# Avian Commons



## ESTABLISHING ESSENTIAL CONNECTIONS

At the heart of Camp Hall is Avian Commons, a thriving collection of small businesses and conveniences under development and designed to meet the modern demands of the workforce and help balance the necessities of daily life. Here in the core of the community, the workforce can easily connect — to everyday errands, to nature and to each other.



Spaces to gather and celebrate



Wi-Fi connectivity



Places to unplug and relax



Nearby conveniences could include healthcare, dry cleaning, childcare, gas, bank, fitness center, fire station and EMS



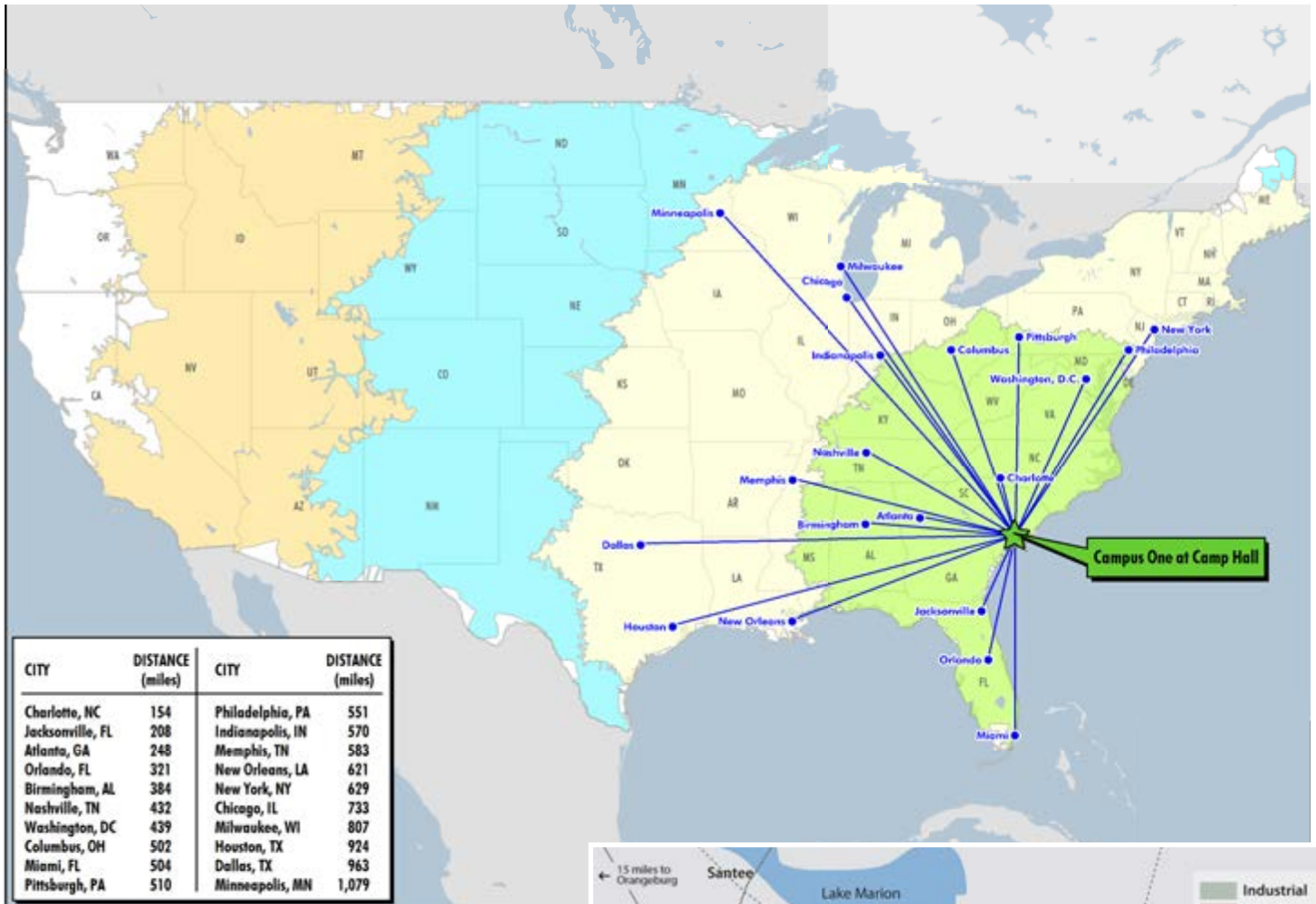
Planned amenities include an event lawn/park, play field and trailhead



Connected to miles of trails to explore and exercise

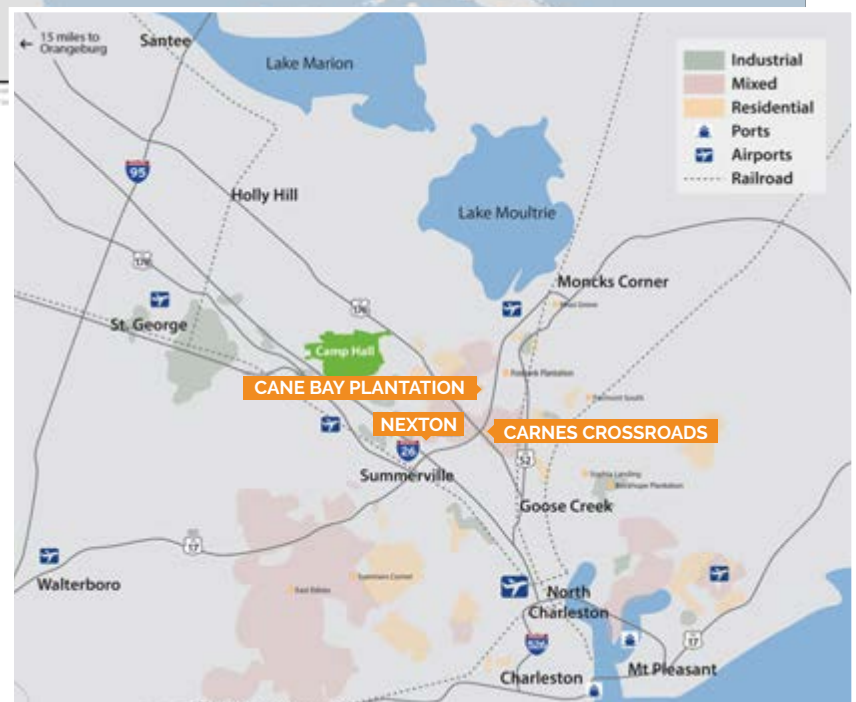


# Connectivity

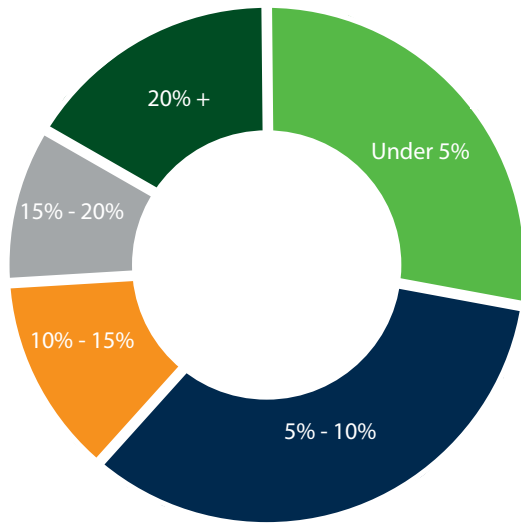


## SURROUNDING SPACES

Residential developments, industrial communities and established towns nearby are currently poised to support the area's expanding population — and offer plenty of room to grow. The ample, affordable and easily accessible housing options for the Camp Hall workforce further create a cohesive community for work, play and life.



## EMPLOYEE TURNOVER IN MANUFACTURING

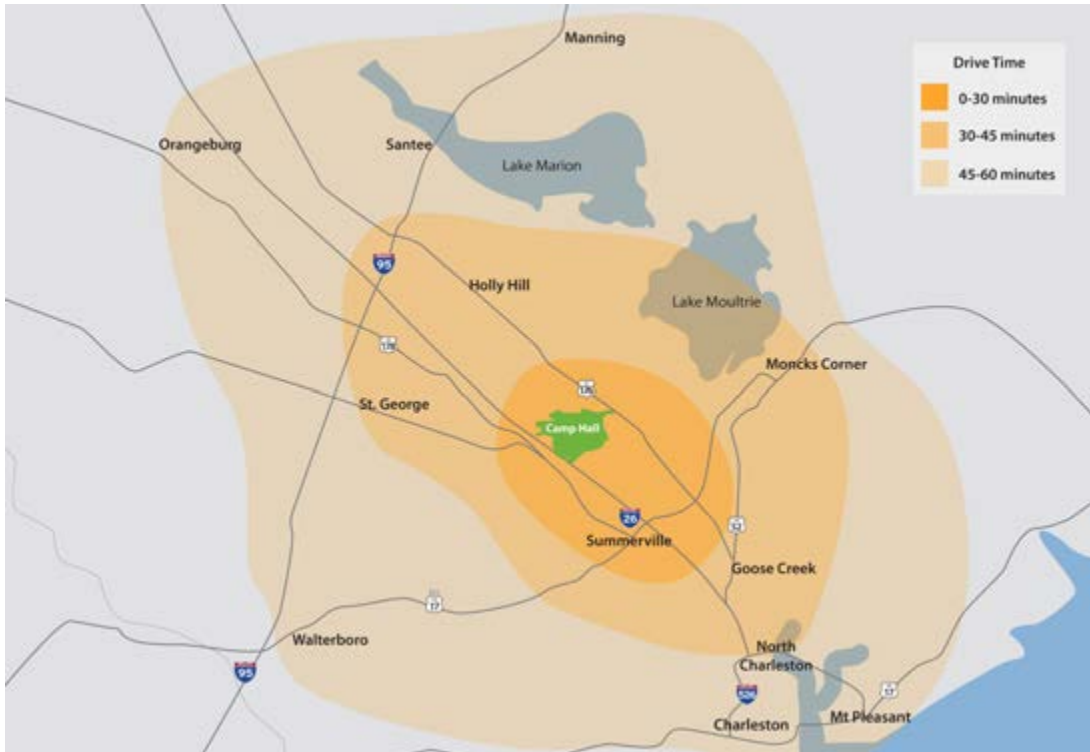


Approximately 61% of interviewed and surveyed manufacturers reported annual turnover of less than 10%.

Approximately 16.4% of interviewed and surveyed manufacturers in the area reported annual turnover of more than 20%.

\*A detailed workforce study is available

## DRIVE TIME



The Charleston region stands ready with a workforce of over 500,000. An average of 34 new people move to the region daily, and it's no surprise why. The quality of life that the Charleston market offers is unparalleled.

# State & County Incentives



Automotive  
Manufacturing



Consumer Goods  
Distribution



Refrigerated/  
Frozen Exports



Transloading  
Resin & Grain



Tire Manufacturing  
& Distribution

## STATE INCENTIVES

### Job Tax Credit – Statutory

- + Purpose: Reduce corporate income tax liability for new or expanding companies creating jobs in the state.
- + Value: Tax credit given annually for 5 years for each new job if requirements are satisfied.

### Corporate Headquarters Credits – Statutory

- + Income tax credits to partially reimburse for real and personal property expenditures associated with new headquarters-related jobs.

### Port Volume Increase Credit – Negotiated and Discretionary

- + Possible income tax credit or withholding tax credit to manufacturers, distributors or companies engaged in warehousing, freight forwarding, freight handling, goods processing, cross-docking, transloading or wholesaling of goods.

### Investment Tax Credit – Statutory

- + A one-time credit against a company's corporate income tax of up to 2.5% of a company's investment in new production equipment.



## COUNTY DISCRETIONARY INCENTIVES

### Fee-in-Lieu of Property Tax – Negotiated

- + Purpose: Reward substantial investment by reducing tax burden over the long-term.
- + Value: Approximately 42% tax reduction annually for 20 years on new capital investment occurring in a 5-year investment window.

### Special Source Revenue Credit - Negotiated

- + Reduces property taxes paid by business.

## RECRUITMENT & TRAINING SUPPORT

### ReadySC

- No-cost recruitment, screening, testing and pre-employment training when hiring 15-20 new production workers; on-the-job training reimbursement possible when hiring fewer than 15 new employees.

### Enterprise Zone Retraining Credits

- Cash match of up to \$2,000 per employee over 5 years for retraining of existing production employees.

## 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*

### WALMART

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.



Mercedes-Benz announced a \$500 million investment into a new 200-acre manufacturing and assembly line for its 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



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

# THANK YOU

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