CAMP HALL - RIDGEVILLE, SC





DELIVERING Q4 2023

3 SPEC BUILDINGS

BUILDING A - 971,302 SF BUILDING B - 275,271 SF BUILDING C - 183,757 SF

DIRECT ACCESS TO 1-26 VIA VOLVO INTERCHANGE, NEW EXIT 189







LEASING:

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45 MIL WHITE TPO ROOF SYSTEM MECHANICALLY FASTENED WITH R20 POLYISO INSULATION

PREFINISHED WHITE STEEL DECK -

STRUCTURAL STEEL JOISTS AND GIRDERS SHOP PRIMED GRAY

EFSR FIRE PROTECTION SYSTEM WITH K-28 HEADS

40' CLEAR STORAGE HEIGHT

50'X56' BAY SPACING

56' TYP.

50' TYP

70' DEEP SPEEDBAY

FLOOR JOINTS FILLED WITH HARD EPOXY

7" 4,000 PSI UNREINFORCED CONCRETE SLAB OVER COMPACTED SUBGRADE WITH HARDENER/SEALER





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	SQUARE FOOTAGE	971,302 SF
	DIMENSIONS	1512' X 640'
	DOCK CONFIGURATION	CROSS DOCK
	CLEAR HEIGHT	40'
	COLUMN SPACING	56' X 50' WITH 70' SPEED BAYS
1	DOCK DOORS	(172) 9' X 10'
	DRIVE IN DOORS	(4) 12' X 14'
	TRUCK COURT	185'
	AUTO PARKING	697
	TRAILER PARKING	258
	SPRINKLER	ESFR
	SLAB THICKNESS	7" 4000 psi
	ELECTRICAL	TRANSFORMER #1 - FEEDS 2400 A SER
		TRANSFORMER #2 - FEEDS 2400 A SEF
	ROOF TYPE	45mil TPO



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4'x4' CLERESTORY WINDOWS

LOAD BEARING, NON-INSULATED. TILT UP CONCRETE PANELS

PRE-FINISHED DOOR CANOPY

172 DOCK DOORS, 9'X10'

60' TRUCK APRON, 6" 3,500 PSI CONCRETE

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VICE POWER VICE POWER

UNU



36' CLEAR STORAGE HEIGHT

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AND ADDRESS



PREFINISHED WHITE STEEL DECK -

WWWWWWWWWWWWWW

50'X50' BAY SPACING

60' DEEP SPEEDBAY

FLOOR JOINTS FILLED WITH HARD EPOXY -

7" 4,000 PSI UNREINFORCED CONCRETE SLAB OVER

COMPACTED SUBGRADE WITH HARDENER/SEALER

50' TYP.

50' TYP.

- STRUCTURAL STEEL JOISTS AND GIRDERS SHOP PRIMED GRAY
- EFSR FIRE PROTECTION SYSTEM WITH K-22 AND K-17 HEADS

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BUILDING B - DELIVERING DECEMBER 2023

	SQUARE FOOTAGE	275,271 SF
	DIMENSIONS	1050' X 260'
	DOCK CONFIGURATION	REAR LOAD
	CLEAR HEIGHT	36'
1.5.	COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS
	DOCK DOORS	(70) 9' X 10'
	TRUCK COURT	185'
	AUTO PARKING	194
Call .	TRAILER PARKING	81
	SPRINKLER	ESFR
	SLAB THICKNESS	7" 4000 psi
	ELECTRICAL	TRANSFORMER #1 - FEEDS 1200 A SERVICE
		TRANSFORMER #2 - FEEDS 1200 A SERVICE
	ROOF TYPE	45mil TPO





POWER



- 45 MIL WHITE TPO ROOF SYSTEM MECHANICALLY FASTENED WITH R20 POLYISO INSULATION
 - PREFINISHED WHITE STEEL DECK -
- STRUCTURAL STEEL JOISTS AND GIRDERS SHOP PRIMED GRAY
- EFSR FIRE PROTECTION SYSTEM WITH K-22 AND K-17 HEADS

32' CLEAR STORAGE HEIGHT

50' TYF

50' TYP

50'X50' BAY SPACING

60' DEEP SPEEDBAY

FLOOR JOINTS FILLED WITH HARD EPOXY

7" 4,000 PSI UNREINFORCED CONCRETE SLAB OVER COMPACTED SUBGRADE WITH HARDENER/SEALER



BUILDING C - DELIVERING DECEMBER 2023

	SQUARE FOOTAGE	183,757 SF
-	DIMENSIONS	700' X 260'
	DOCK CONFIGURATION	REAR LOAD
	CLEAR HEIGHT	32'
	COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS
4.5	DOCK DOORS	(44) 9' X 10'
	TRUCK COURT	185'
	AUTO PARKING	133
100	TRAILER PARKING	58
	SPRINKLER	ESFR
	SLAB THICKNESS	7" 4000 psi
	ELECTRICAL	TRANSFORMER #1 - FEEDS 1200 A SERVI TRANSFORMER #2 - FEEDS 1200 A SERVI
	ROOF TYPE	45mil TPO





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11,434 **PEOPLE PER YEAR OR 31 PEOPLE PER DAY NET** IN MIGRATION

69% INCOMING LABOR POOL WITHIN THE AGES OF 18-44

400K TOTAL METRO CIVILIAN LABOR FORCE

James Island

30

Mount Pleasant

DRIVE TIMES

Charleston International Airport	± 27 miles
Charleston	± 35 miles
Port of Charleston	± 35 miles
Columbia	± 85 miles
Savannah Port	± 120 miles
Savannah	± 121 miles
Savannah International Airport	± 121 miles
Charlotte	± 178 miles
Charlotte Douglas International Airport	± 181 miles
Greenville	± 183 miles
Greenville-Spartanburg International Airport	± 183 miles
Inland Port Greer	± 185 miles
Atlanta	± 269 miles
Atlanta International Airport	± 276 miles





LABOR DEMOGRAPHICS





Ranked 8th in the nation for attracting talent



30% of South Carolina's capital investments in 2018



Top 5 Metros of where jobs are





11,421 new jobs created





& BERKELEY COUNTY

CURRENT LABOR FORCE SNAPSHOT

#25 Metro for percentage of workforce aged 25-34 who are college graduates





berkeleycountysc.gov



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 Summerville area reported annual turnover of more than 20%.

*A detailed workforce study is available







STATE & COUNTY INCENTIVES

CORPORATE INCOME TAX

Jobs Tax Credit Corporate Headquarters Tax Enhanced Corporate Headquarters Credit **Investment Tax Credit**



SALES & USE TAX

Sales & Use Tax **Out-of-State Sales Out-of-State Purchases**

Local Property Taxes & Incentives State Discretionary Incentives Foreign Trade Zones **Opportunity Zones**



PORT OF CHARLESTON

Investing in Capacity

South Carolina Ports has invested more than \$2 billion in port infrastructure in recent years to ensure capacity at the state's marine terminals and rail-served inland ports. SC Ports has invested in the necessary capacity, technology and equipment to handle the bigger container ships and cargo volumes seen today.

SC Ports opened Phase One of the Hugh K. Leatherman Terminal in North Charleston, S.C. in March 2021. Leatherman Terminal adds 700,000 twenty-foot equivalent units (TEUs) of capacity and an additional berth to the East Coast port market. Leatherman Terminal is the first greenfield container terminal to open in the U.S. since 2009, making SC Ports the only port in the country to offer a new container terminal to customers dealing with a challenges in the global supply chain.

Modernization efforts are also ongoing at the three-berth Wando Welch Terminal in Mount Pleasant, S.C., to handle record-breaking vessels and cargo volumes. Additionally, an expansion of rail-served Inland Port Greer is underway in Upstate South Carolina, and a rail-served cargo yard is planned near Leatherman Terminal in North Charleston, S.C. These investments keep the supply chain fluid for companies as more cargo — particularly retail imports — flows through the Port of Charleston than ever before.

New container terminal Phase 1	\$700 million	South Carolina	
Inland Port Greer	\$50 million	Ports Authority	
Other infrastructure & IT projects*	\$600 million	\$1.35 billion	
Harbor deepening to 52'	\$300 million	State of	
Port access road from I-26	\$225 million	South Carolina	
New dual-access intermodal railhead	\$250 million	\$775 million	
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ECONOMIC MULTIPLIER EFFECT

In South Carolina alone, The Port yields an employment multiplier of 2.4, meaning for every 10 SCSPA jobs created, an additional 14 jobs across the state develop. As discussed in Investing in Capital, these new jobs have allowed SCSPA to undergo vast container shipping volume growth over the last decade. Annual TEU throughput capacity for Wando Welch and Leatherman (currently seeing additional capital investment) will total 4.8M once both projects are complete. This capacity is 75 percent more magnitude than all SC Ports processed in CY 2021.

With higher volume comes increased employment growth. Over the last decade, The South Carolina Port saw a 2.8% increase in employment growth and since has emerged as a global competitor in manufacturing sectors such as tire industries, automotive, and aerospace. South Carolina now accounts for one-third of all tire production and exportation with the success of Michelin in the Upstate. Beyond borders, several firms in states including North Carolina, Georgia, Alabama, Tennessee, and Florida utilize the Port's competitive advantages to accommodate their high-demand business needs.

Overall, the economic multiplier effect of The Port is attributed to the direct, indirect, and induced business stipulations within South Carolina. Directly speaking, spending activity, equipment, construction, and technology services, to name a few, all create demand and jobs both for Port employees and its direct suppliers. Indirectly, increased large material purchases from Port industries ripple down through third-party suppliers generating more demand in these smaller sectors. Third-party employees, experiencing more demand, may experience higher wages which in return may be spent locally here in South Carolina leading to an increase in induced spending.





SOUTH CAROLINA ECONOMIC IMPACT

Sourced from the South Carolina Ports Authority

19%

year-over-year volume growth CY 2021

2.75M

20' equivalent container units (TEUs) handled by SC Ports in CY 2021

1 in 10

SC jobs created by port operations

\$63.4B

annual economic impact generated in SC by port operations

THE DEVELOPERS









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