



# INTRODUCING A NEXT-GENERATION COMMERCE PARK



**6,800 +**  
ACRES TOTAL

**1,300 +**  
ACRES OF  
DEVELOPABLE LAND

**10,000 +**  
JOBS ANTICIPATED

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:

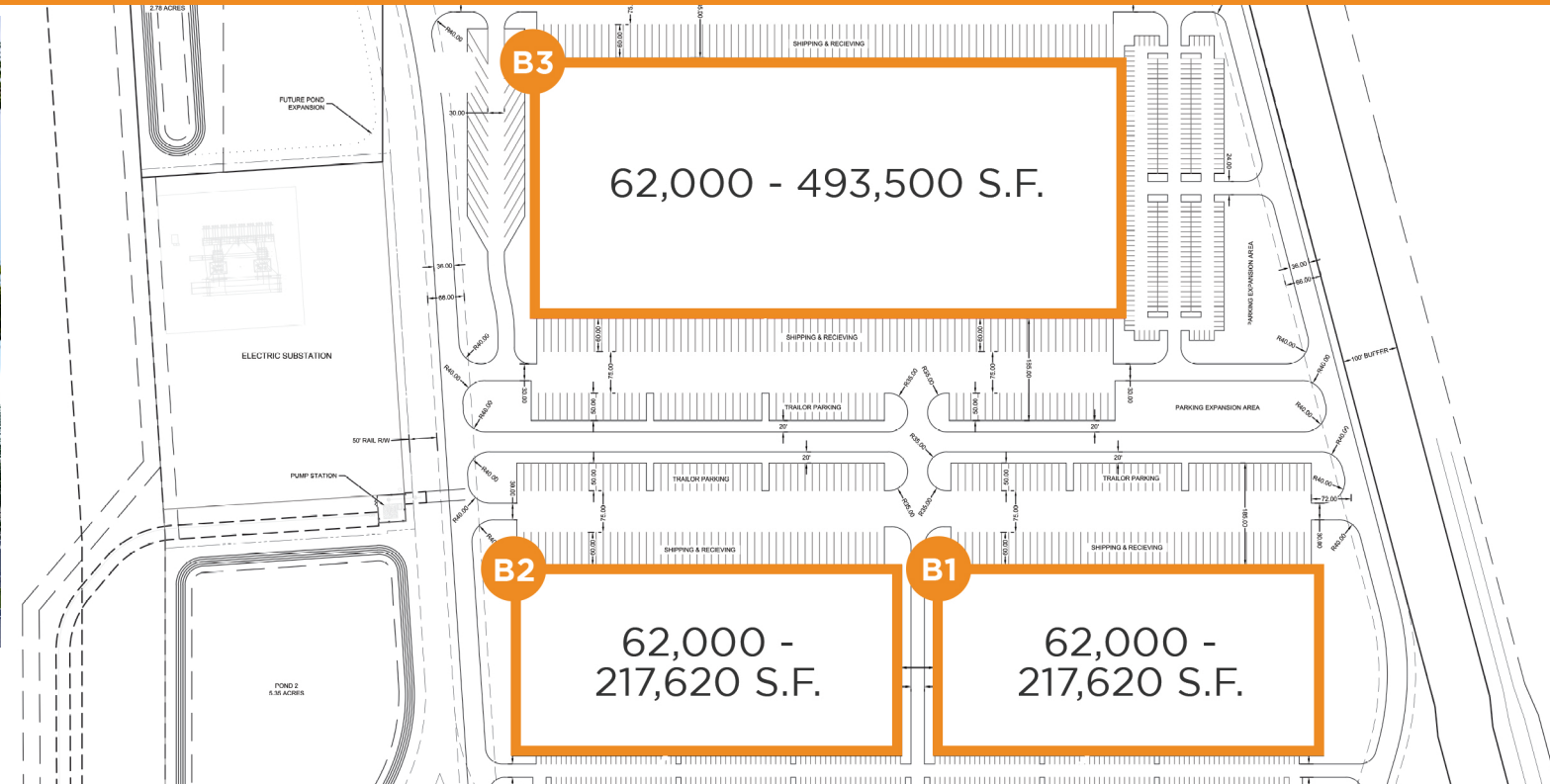
- Unparalleled infrastructure and on-site provisions
- Global access via a connected interstate, rail systems, nearby airports and deepwater ports
- A diverse workforce of over 500,000 within 1 hour of the Charleston market
- In-place zoning entitlements and wetland permit

**Located 30 miles from Charleston**



**CampHall.com**





	Building 1	Building 2	Building 3
Building Size (s.f.)	55,000 - 220,775	55,000 - 220,775	252,000 - 504,010
Potential Office Space (s.f.)	37,312	37,312	45,746
Warehouse (s.f.)	183,463	183,463	458,264
Dimensions	703'-6" x 311'-6"	703'-6 x 311'-6"	1,063'-6" x 471'-6"
Dock Doors (9' x 10')	36	35	115
Drive-In Doors (12' x 14')	2	2	4
Office Window Knockouts (6' x 7')	36	35	115
Drive-In Knockouts (12' x 14')	2	2	4
Pit Levelers Installed	18	18	57
Clear Height (ft)	32'	32'	36'
Typical Bay Spacing	50' x 54'	50' x 54'	50' x 54'
Fire Protection	ESFR	ESFR	ESFR
Cross Dock	No	No	Yes
Parking Spaces	312	295	507



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Camp Hall  
Berkeley County, SC 29472

- Total of 945,560 square feet in 3 buildings
  - Building 1 - 55,000 - 220,775 s.f.
  - Building 2 - 55,000 - 220,775 s.f.
  - Building 3 - 252,000 - 504,010 s.f.
- New on-site I-26 Interchange opened August 2019
- 75-acre tract in Camp Hall Commerce Park
- Closest availability to Volvo's 2.3 million s.f. manufacturing plant

CAMPUS  
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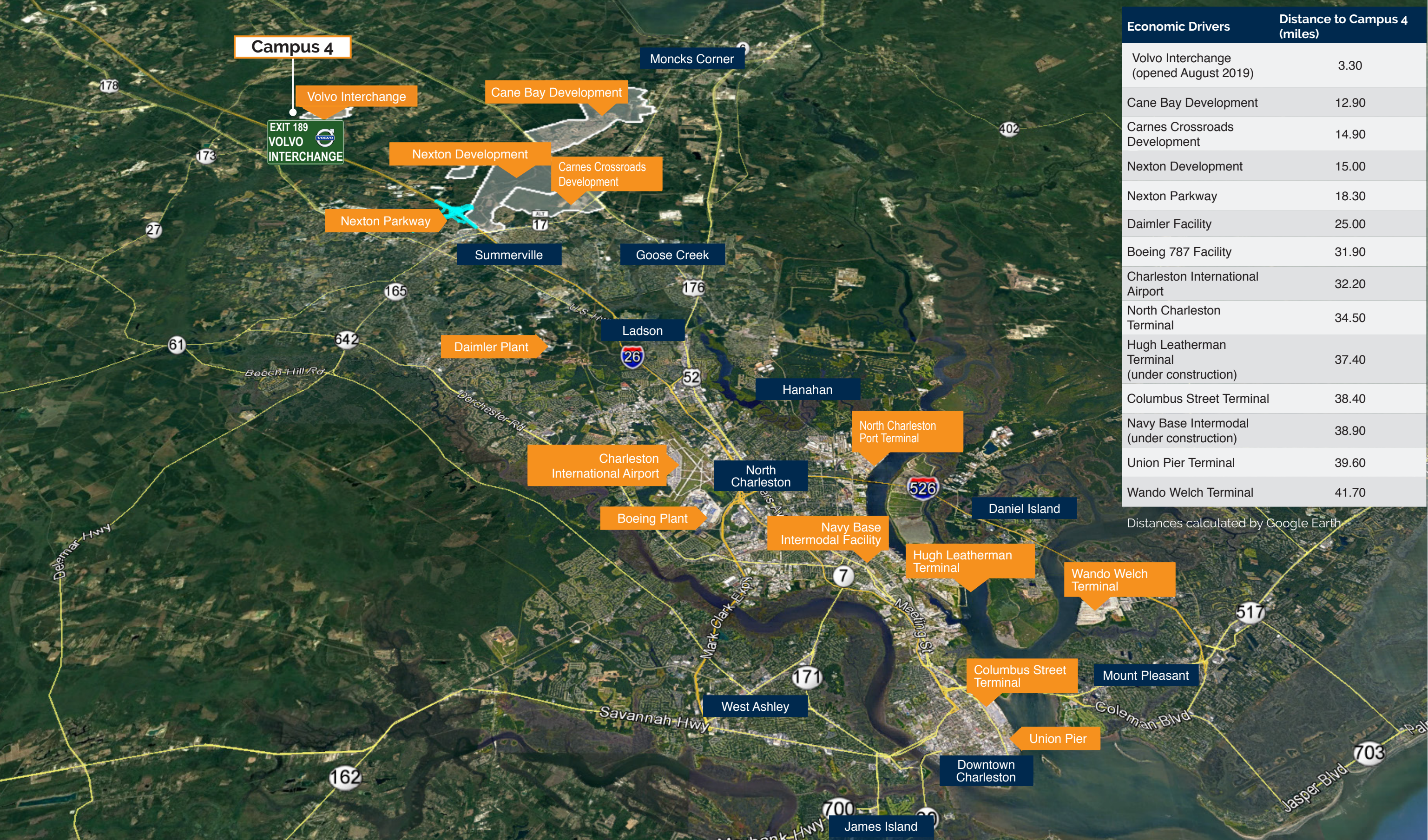


# Camp Hall Master Plan





# Economic Drivers





# Port of Charleston

## Capital Improvement Plan

The South Carolina Port Authority and the State of South Carolina are currently executing a \$2 billion capital improvement plan for the state's coastal and inland port systems. To keep up with current industry trends, this capital improvement plan is to ensure the SC ports and terminals have the required technology and capacity for larger ships and growing shipping companies. Below is a summary of the Port of Charleston capital improvement plan.

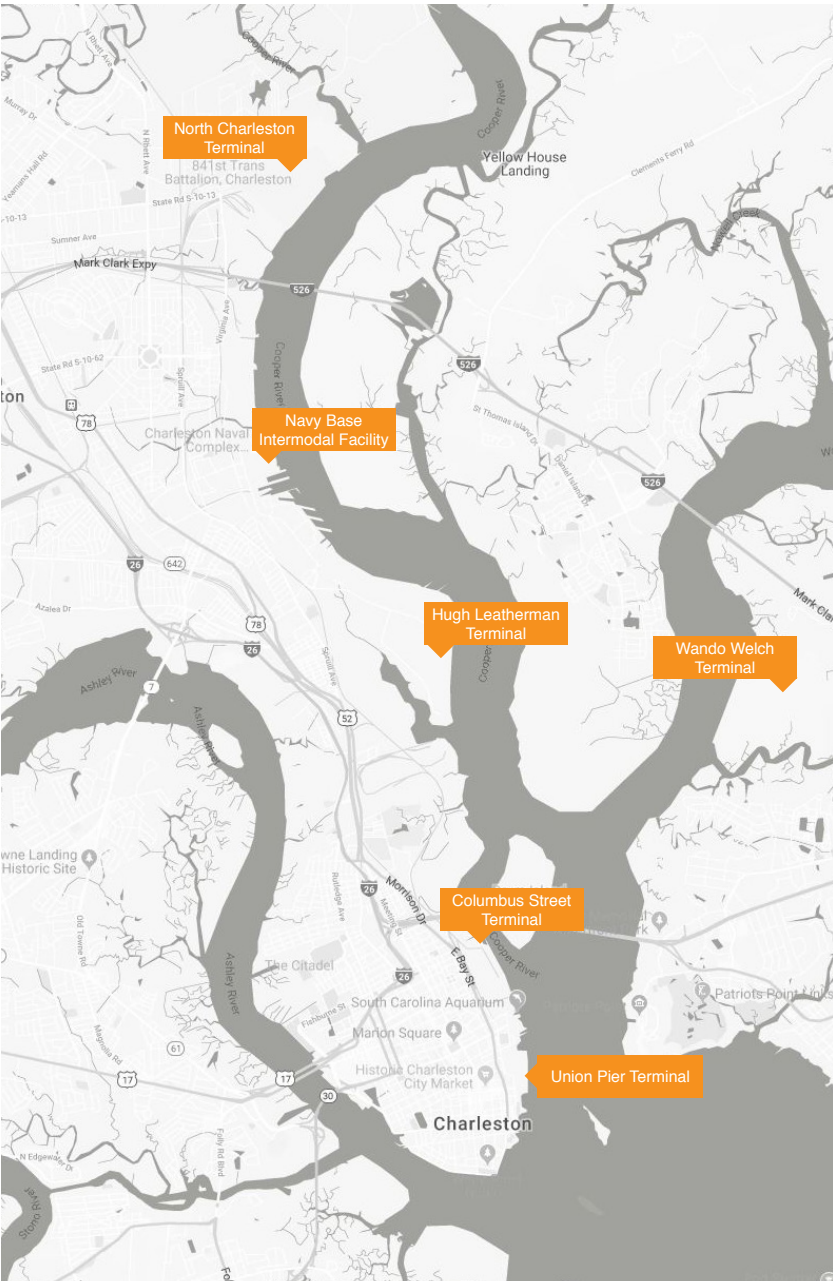
New container terminal Phase 1	\$700 million	South Carolina Ports Authority \$1.35 billion
Inland Port Greer	\$50 million	
Other infrastructure & IT projects*	\$600 million	
Harbor deepening to 52'	\$300 million	State of South Carolina \$775 million
Port access road from I-26	\$225 million	
New dual-access intermodal railhead	\$250 million	
<b>Total CAPEX commitment</b>	<b>\$2 billion</b>	

\*Interstate highway expansion, existing facility improvements, container cranes, new IT systems, etc.

## Harbor Deepening Project

On June 26, 2016, the world's largest container ship completed its first voyage through the newly expanded Panama Canal. This \$5.4 billion expansion project doubled the canal's shipping capacity, allowing the ability to service the largest container ships on the East Coast.

The Port of Charleston is capitalizing on the Panama Canal expansion. The current depth of the Charleston harbor is 45', and the harbor entrance is 47' during mean low tide. With current tidal restrictions, the port can serve 16 post-Panamax vessels per week. To meet the depth requirements of the largest container ships that call into Charleston, the harbor is being deepened to 52', which will allow all post-Panamax ships to be served 24 hours a day. The deepening project is expected to be complete by the end of 2021, giving the ability to serve the largest container ships to reach the East Coast.



Port of Charleston Facilities Map

The Hugh Leatherman Terminal is the newest addition of the Port of Charleston. To be completed in 2020, this new port serves as the only permitted container terminal under construction 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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