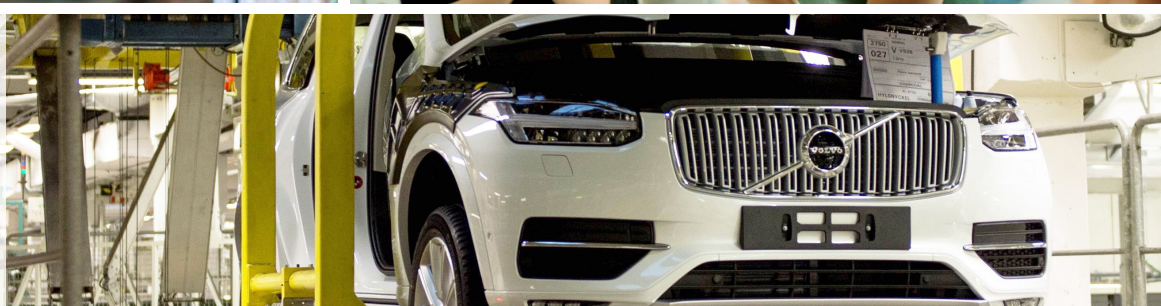




# INTRODUCING A NEXT-GENERATION COMMERCE PARK



**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:

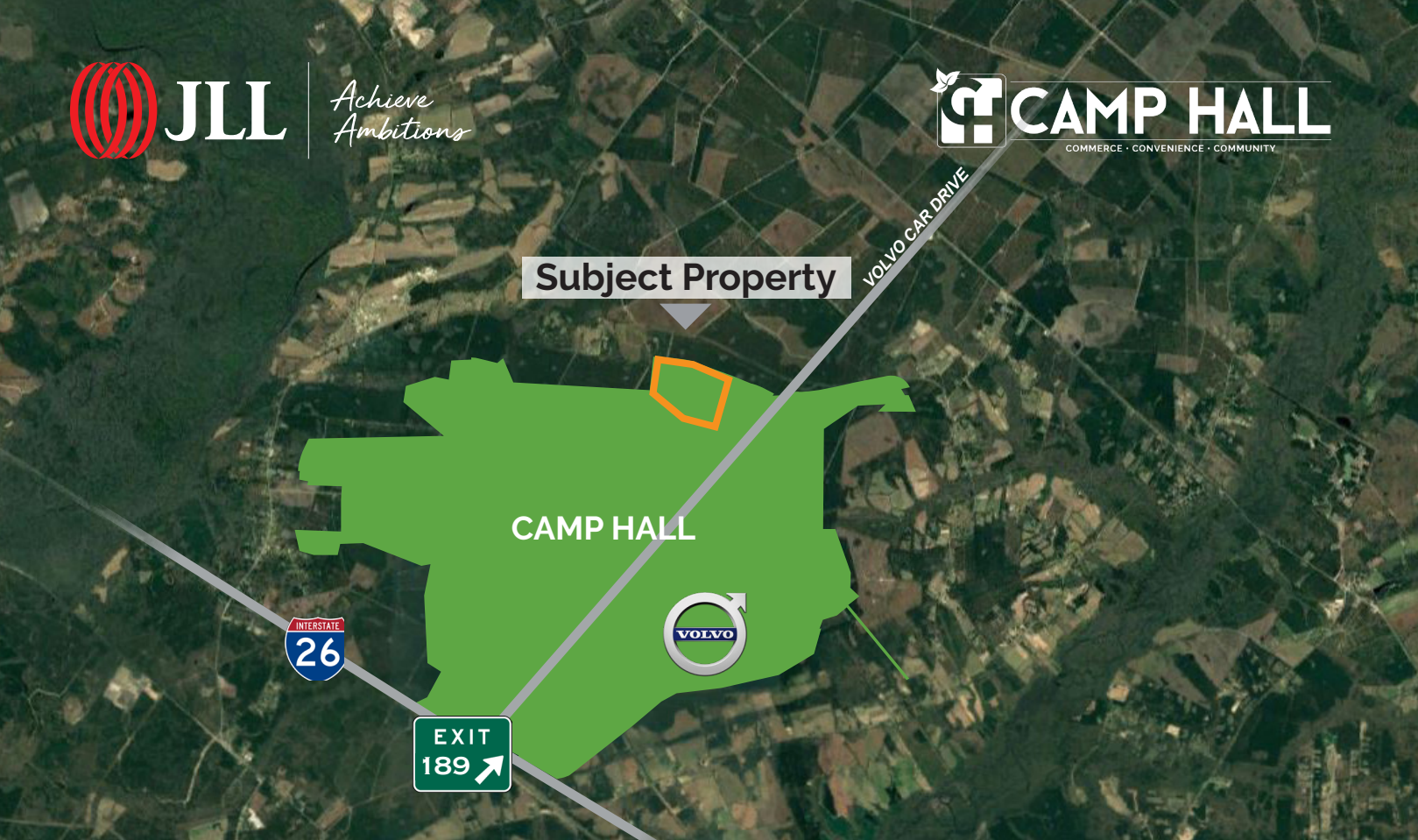
- Unparalleled infrastructure and on-site provisions
- Global access via a connected interstate, rail systems, nearby airports and deepwater ports
- A diverse workforce of over 500,000 within 1 hour of the Charleston market
- In-place zoning entitlements and wetland permit

**Located 30 miles from Charleston**



**CampHall.com**





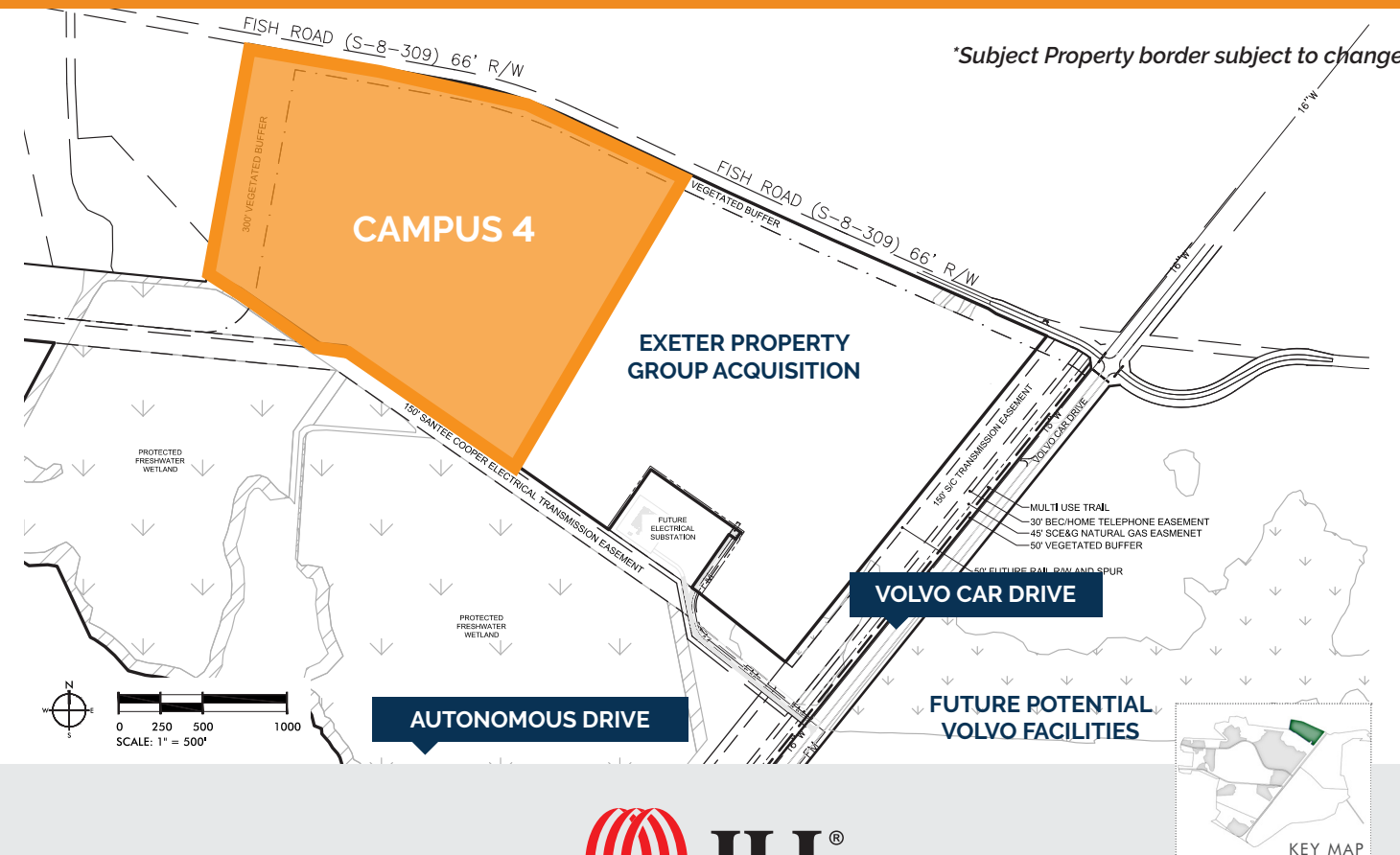
## 100 acres within Camp Hall Commerce Park

Campus 4, Berkeley County, SC 29472

- \$80,000/acre
- Direct interstate access via Volvo Interchange, new Exit 189
- Close proximity to Volvo's fully operational 2.3M s.f. manufacturing plant
- Rail service in development
- Utilities in place and underway

This 6,781-acre park is approximately one and a half miles from I-26, 18 miles from I-95, 21 miles from Charleston International Airport and 38 miles from the Port of Charleston. Exit 189, a new on-site interchange from I-26, opened August 2019. Rail access from the north is currently being developed. Camp Hall can accommodate a broad range of large-scale industrial, office and commercial projects. The anchor for this park is the first US manufacturing facility for Volvo Car.

# 100 ACRES FOR SALE



LEE ALLEN  
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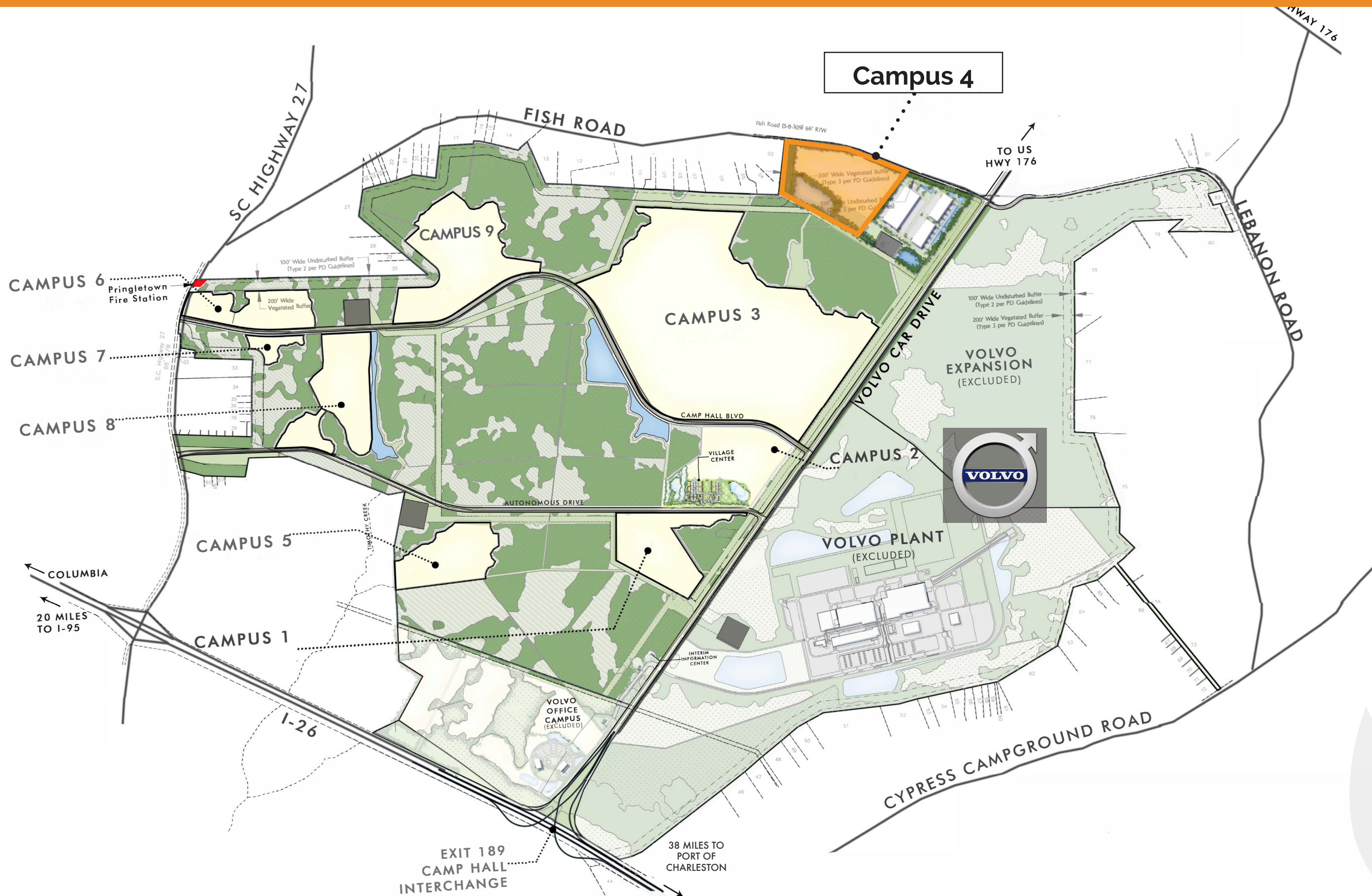
KEVIN COATS  
**843.805.5112**  
kevin.coats@am.jll.com

ASHLEY MCARTHUR  
**843.805.5118**  
ashley.mcarthur@am.jll.com

Developable Acreage	100 acres
Minimum Divisible Acreage	10 acres
Maximum Building Size	Undetermined
New On-site Interchange	I-26 Interchange opened August 2019
Entitlements	Zoning & wetland permits in place
Site Improvements	Volvo Car Drive & Autonomous Drive in place, water main in place, sewer available

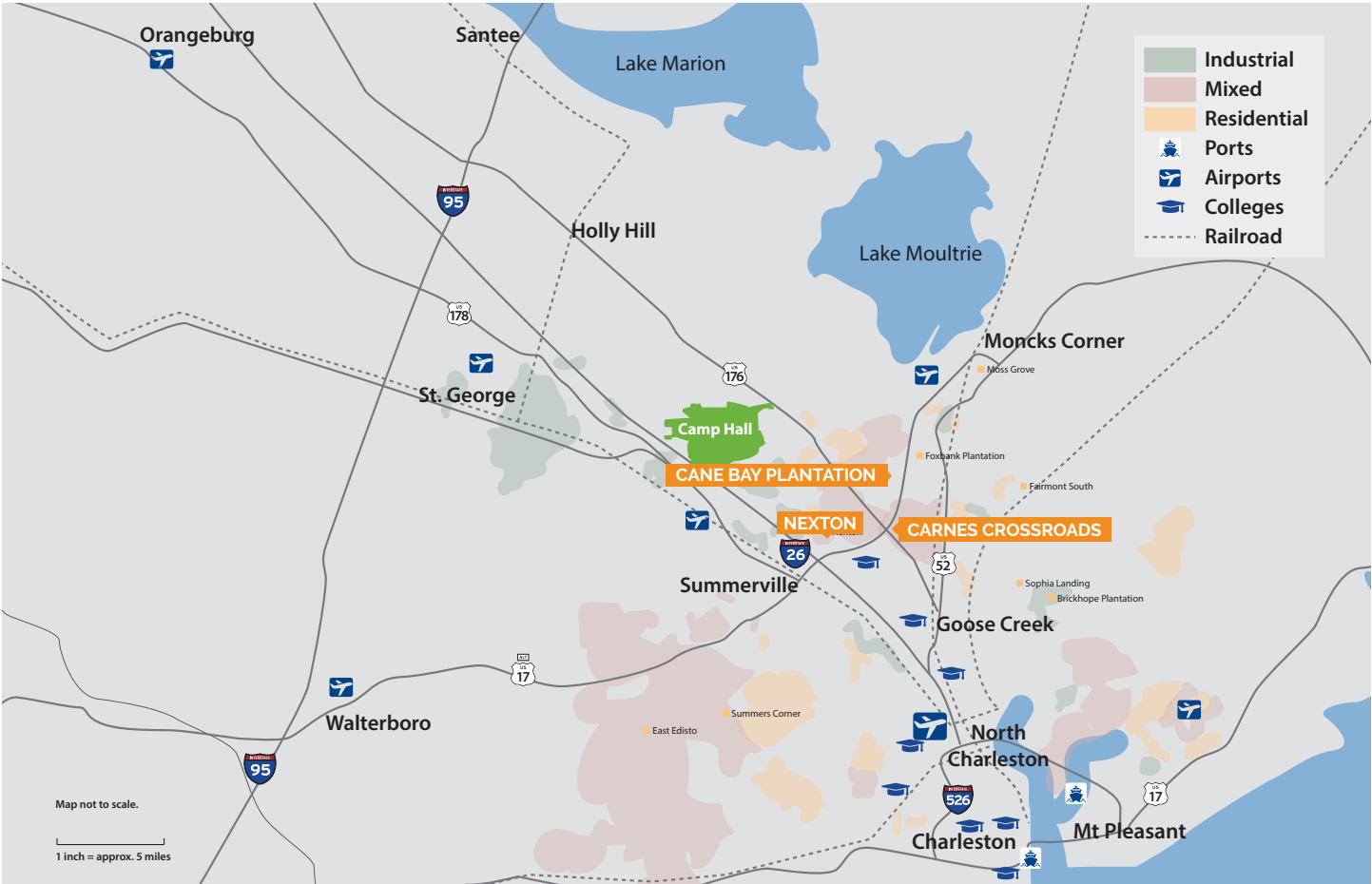
CAMPUS  
**4**







# 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.

## STATE & COUNTY INCENTIVES



Automotive Manufacturing



Consumer Goods Distribution



Refrigerated/ Frozen Exports



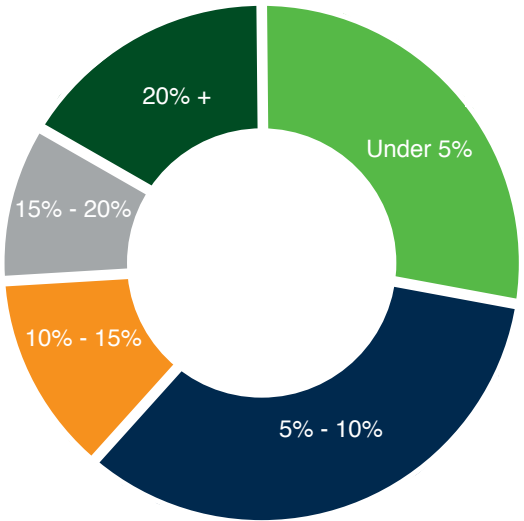
Transloading Resin & Grain



Tire Manufacturing & Distribution

# Workforce

## EMPLOYEE TURNOVER IN MANUFACTURING

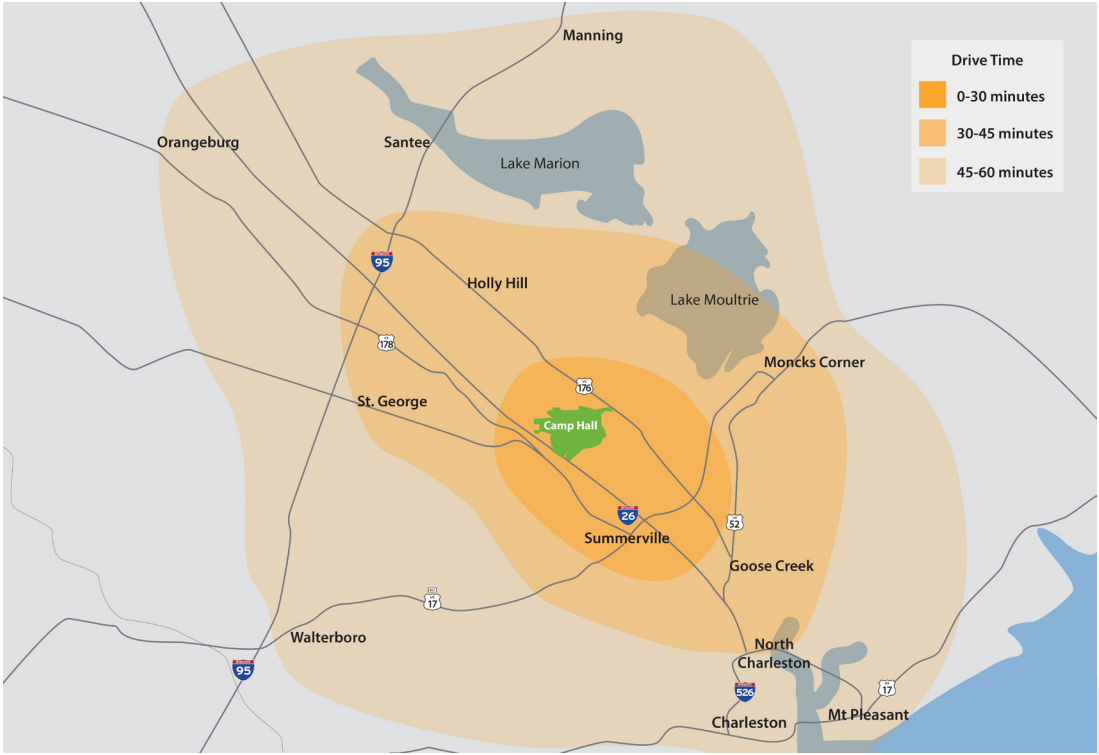


Approximately 61% of interviewed and surveyed manufacturers reported annual turnover of less than 10%.

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

\*A detailed workforce study is available

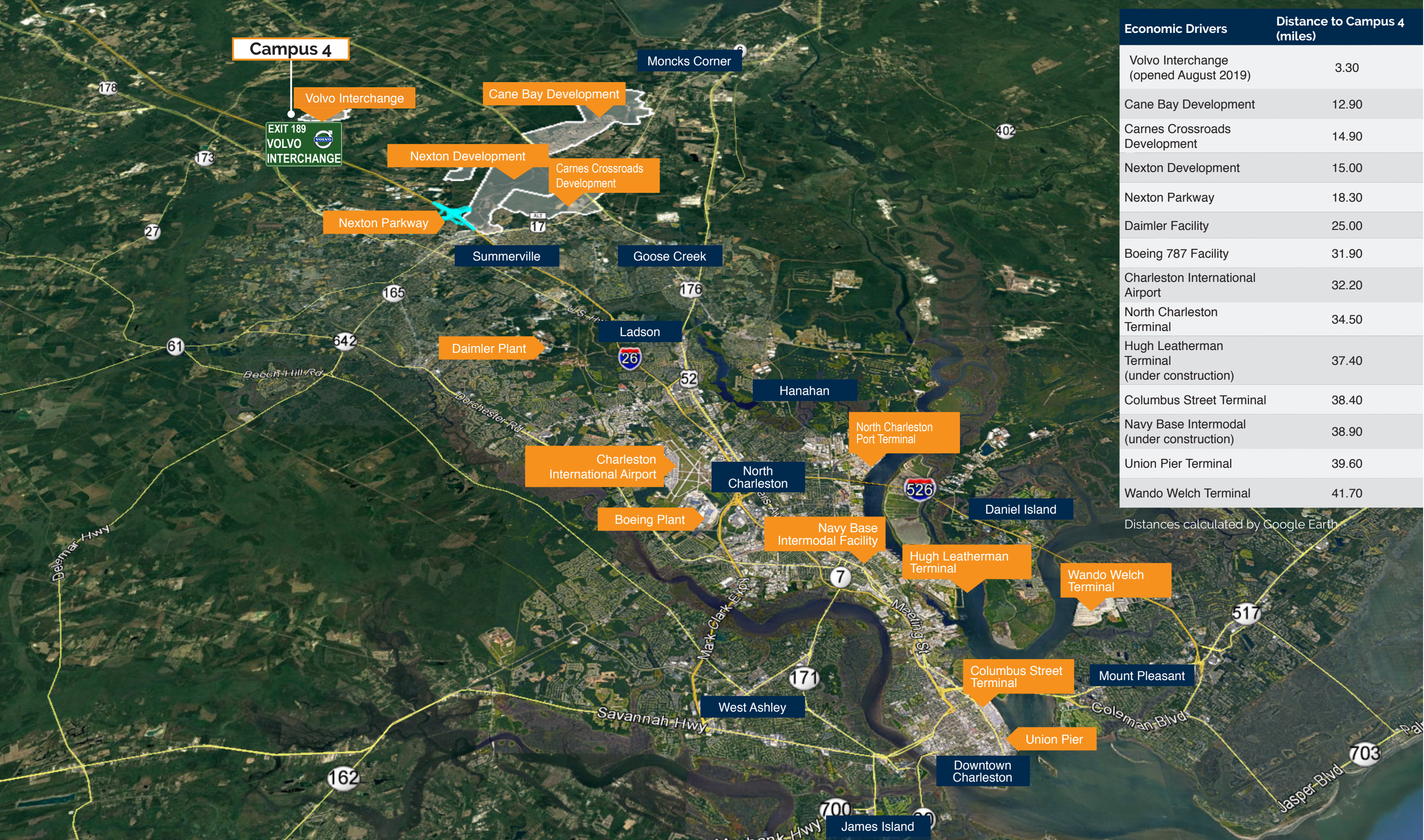
## DRIVE TIME



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.



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.

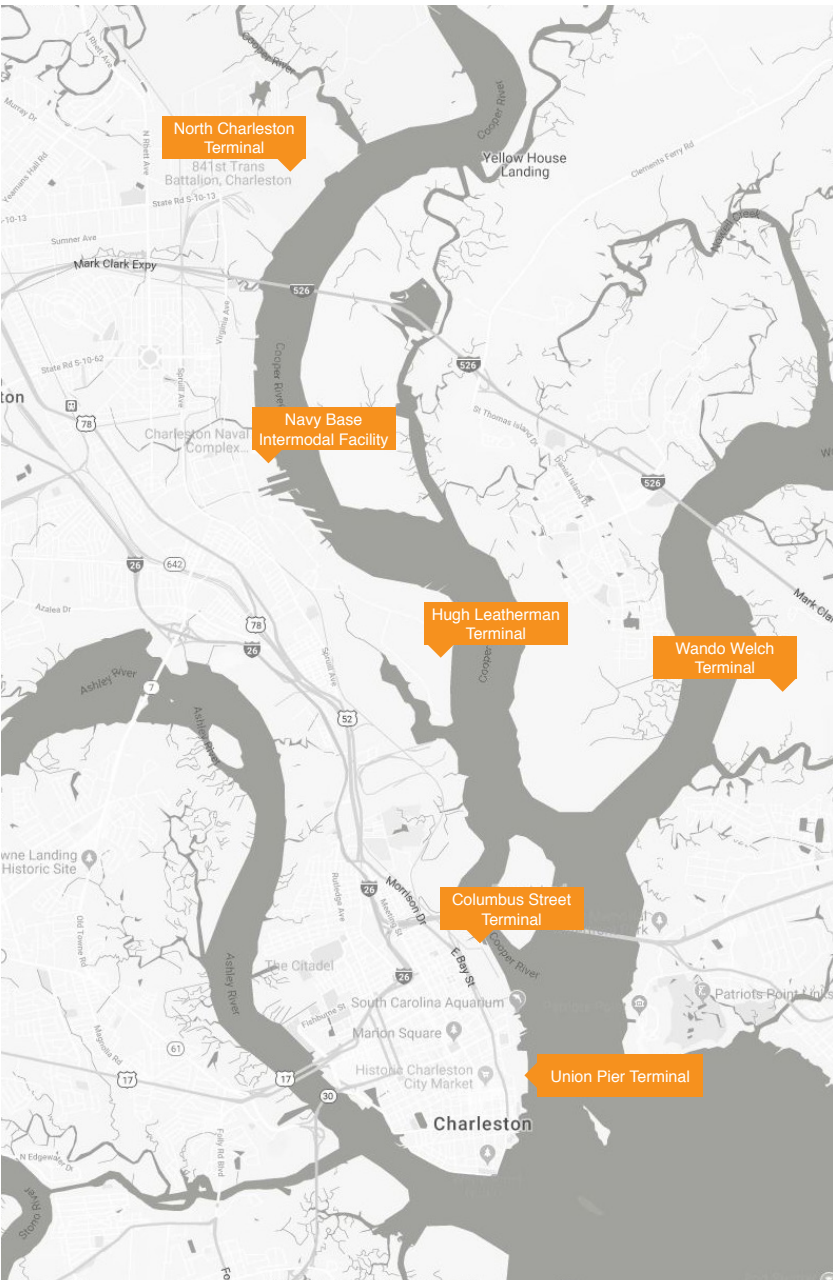
New container terminal Phase 1	\$700 million	South Carolina Ports Authority \$1.35 billion
Inland Port Greer	\$50 million	
Other infrastructure & IT projects*	\$600 million	
Harbor deepening to 52'	\$300 million	State of South Carolina \$775 million
Port access road from I-26	\$225 million	
New dual-access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

\*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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