



# A COMMERCE PARK

DESIGNED FOR THE NEEDS OF  
THE NEXT GENERATION OF INDUSTRY



# CAMP HALL

COMMERCE • CONVENIENCE • COMMUNITY

[CampHall.com](http://CampHall.com) • Charleston, South Carolina

# WHAT WORKERS WANT

SANTEE COOPER BEGAN WITH RESEARCH, ASKING THE WORKFORCE WHAT MATTERED MOST TO THEM (*BESIDES A GOOD JOB*).  
HERE'S HOW THEY DESCRIBE "AN AMAZING PLACE TO WORK":

- A campus-type facility with onsite total wellness and health center, game time, continuing education
- More parking spaces, more outside benches for lunch and breaks
- A variety of places to eat
- Healthy food options and a place for daily exercise
- Other services for lunch-hour errands: dry-cleaning, auto services
- Daycare center for shift workers

“We spend a lot of time at work ... It's just nice, I guess, to see companies invest in their employees' overall health and social needs.”

— Camp Hall MAU Associate Survey Participant  
Permar Inc./Hargett Consulting, LLC

Camp Hall delivers.

# ABOUT CAMP HALL

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## THE VISION IS SIMPLE:

CREATE A PLACE THAT  
EMPOWERS PEOPLE —  
AND INDUSTRY —  
TO THRIVE.





# CAMP HALL



## INTRODUCING A PLACE OF COMMERCE, CONVENIENCE & COMMUNITY

Camp Hall is a new breed of commerce park — one that's thoughtfully constructed and ready to meet the needs of 21st century industries.

Camp Hall provides global access through a comprehensive 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.

Beyond its extensive benefits of location and infrastructure, the region stands ready with a workforce of nearly 500,000 and a population growing by several dozen people a day. And with over 15,000 jobs anticipated, 4,000 of which are already committed, Camp Hall's unique approach keeps that workforce at the center of every design detail.

Rooted in intuitive functionality and logistics, deeply collaborative spaces, and a design authentic to the region, Camp Hall creates a place of commerce, convenience and community where industry and the workforce can truly thrive.

# VOLVO AT CAMP HALL

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## DRIVING THE STATE FORWARD

In 2015, Volvo Car USA selected Camp Hall for its first-ever US manufacturing plant — a selection that will ultimately create nearly 4,000 jobs and \$4.8 billion in annual economic impact. As the production home of the all-new, American-built S60 and XC90, the plant will export cars worldwide through the Port of Charleston.

The groundbreaking partnership between Camp Hall and Volvo Car US Operations, along with key officials, state and local leaders from the surrounding communities, has continued South Carolina's strong commitment to sustainable long-term growth.



**\$4.8  
BILLION**  
IN ANNUAL  
ECONOMIC  
IMPACT



PRODUCTION  
HOME OF THE  
**ALL-NEW  
S60 & XC90**  
WILL BRING NEARLY  
**4,000 JOBS**



"There are many reasons Volvo Cars selected to build its first US plant in South Carolina, but the most important is the available supply of skilled workers in the region. We are able to choose

from many qualified applicants for jobs across our operation. We're proud of the team we're building today, and we're working with our community to develop our future workforce."

— JEFF MOORE,  
Vice President, Manufacturing, Volvo Car US Operations



# MASTER PLAN



\*Note: Master Plan is conceptual and subject to change.

# SITES AND READINESS

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## UTILITIES & INFRASTRUCTURE

Water: Berkeley County/Onsite

Wastewater: Berkeley County/  
Onsite

Nearest Gas: SCE&G

Nearest Gas Line Size: 8" (distribution)

Distance to Nearest Gas Line: Onsite

Alternative Gases: None Available

Electric: Santee Cooper,  
Berkeley Electric Coop,  
Edisto Electric Coop  
(redundant and diverse)

Telecom: Home Telecom (redundant  
and diverse)

Fiber Optics: Home Telecom/Onsite  
(redundant & diverse)

Rail Access (future): CSX/  
Palmetto Rail



## COMING IN 2019:

- A new I-26 interchange will be complete in 2019, and rail service is in development
- A comprehensive network of mobility options, including miles of onsite, three- to five-lane primary arterial roads.
- Mobile network connectivity throughout campus

## PREPARED FOR PROGRESS

Master-planned for ultimate functionality, Camp Hall's parcels and land tracts offer a variety of options for companies. Camp Hall provides specific site-development opportunities ranging from 7 to 600 acres. This wide range of parcel sizes allows for maximum flexibility to meet industry-specific needs. A commitment to providing high-quality utility infrastructure and a comprehensive network of mobility options will support the needs of future users and help attract world-class employers.

# MARKET OVERVIEW

## CHARLESTON MARKET AREA



I-26

ONSITE



I-95

18 MILES



CHARLESTON  
INTERNATIONAL

27 MILES



PORT OF CHARLESTON

32 MILES



MYRTLE BEACH  
INTERNATIONAL

104 MILES



PALMETTO RAILWAYS

COMING 2019

NAMED  
**"TOP 5  
STATE FOR  
BUSINESS  
CLIMATE"**

BY SITE SELECTION  
MAGAZINE IN 2018



**TOP 10**  
BEST MID-SIZE  
U.S. METRO FOR  
JOBS IN 2018  
BY FORBES

VOTED **#1**  
**SMALL  
CITY**  
IN 2018 BY CONDÉ NAST



# MARKET OVERVIEW

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COST OF LIVING INDEX:  
**104** AS COMPARED  
TO U.S. AVERAGE

**34 NEW PEOPLE**  
MOVE TO REGION  
EACH DAY

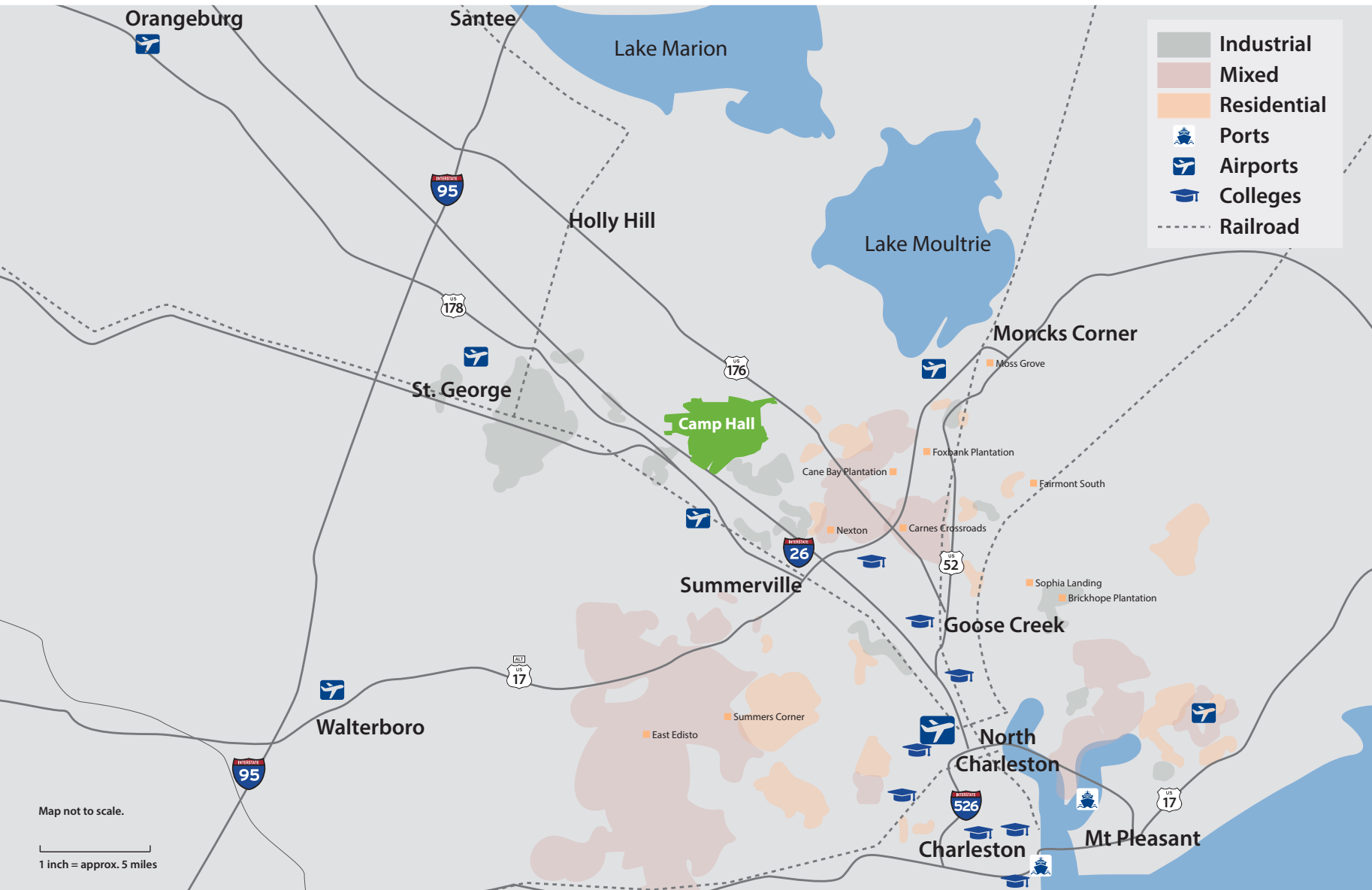
A GLOBALLY COMPETITIVE DESTINATION FOR BUSINESSES, ENTREPRENEURS, WORKFORCE AND TALENT, **CHARLESTON, SOUTH CAROLINA,** CHARMS IN MORE WAYS THAN ONE.

The Charleston region has proven its commitment to a thriving business climate and economic development with recent growth in the aerospace and automotive industries, just to name a couple. From Fortune 500 corporations to thousands of small- to mid-sized companies, the Charleston area offers an unparalleled quality of life for workers and the modern conveniences needed for businesses to thrive.

EMPLOYMENT IN CHARLESTON FROM FOREIGN-OWNED FIRMS:  
**5% PRIVATE SECTOR AND  
32% MANUFACTURING JOBS**

THE GEOGRAPHICALLY DIVERSE AREA AND MODERATE CLIMATE ALLOW FOR AN EASY DRIVE **FROM THE OCEAN TO THE MOUNTAINS IN JUST 3 TO 4 HOURS.**

# CONVENIENTLY LOCATED



# DEMOGRAPHICS

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## 2017 Workforce Draw Area

POPULATION	954,849
LABOR FORCE	481,841
MEDIAN HOUSEHOLD INCOME	\$50,130

Source: [www.census.gov](http://www.census.gov)

## PEOPLE, PASSION & PRODUCTIVITY

With a healthy population blend of young, skilled and seasoned employees, the Charleston market area has a wide variety of readily available workers.



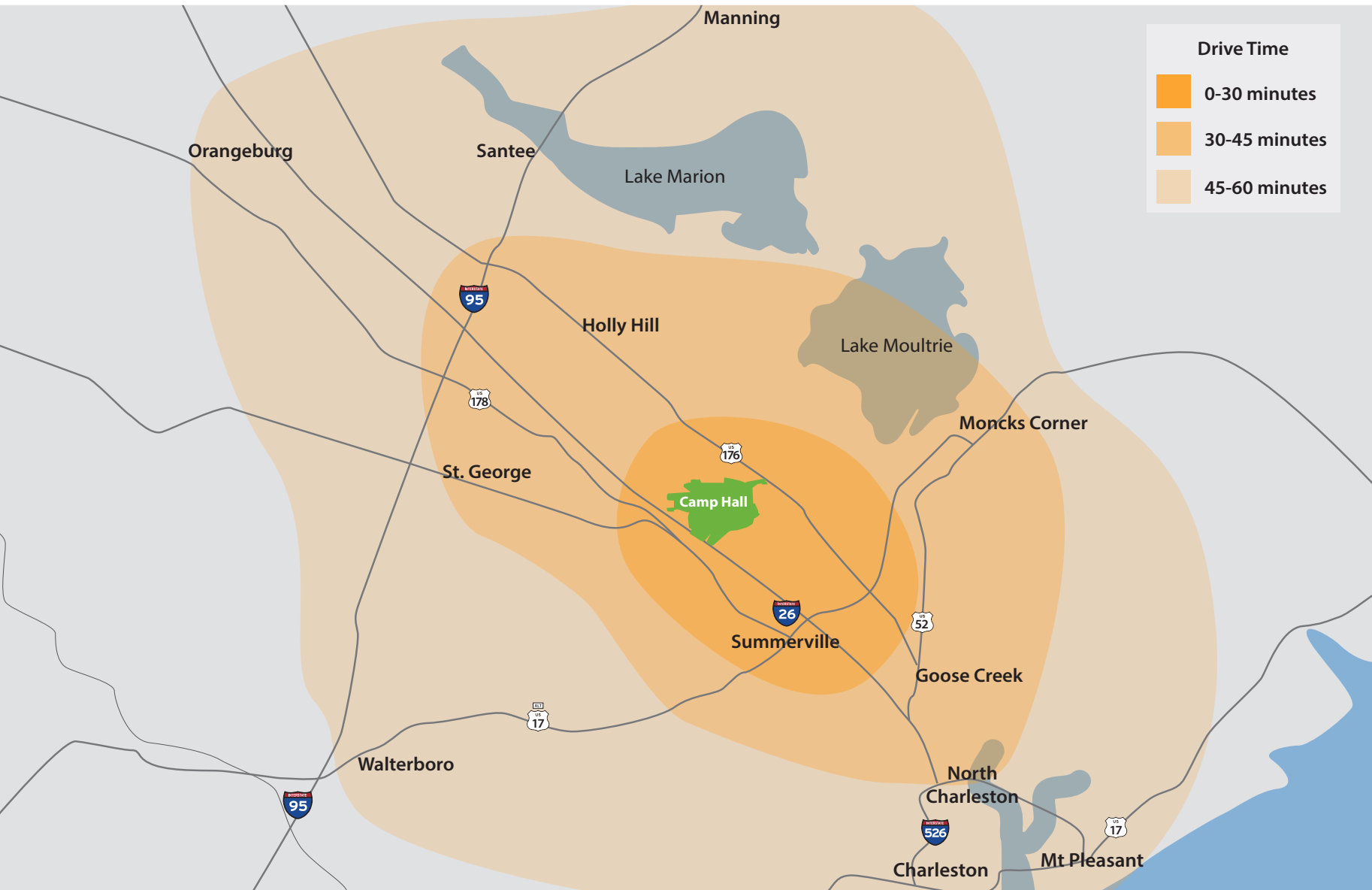
## TRAINING TOMORROW'S INNOVATIVE EMPLOYEES

In addition to the existing labor pool, the Charleston region adds qualified workers to the roster each day. More than 40,000 students are enrolled in 24 colleges, universities and technical schools in the area — and each produces highly skilled workers that help drive business growth.

By strategically aligning business with education, the Charleston market offers employers a workforce-development advantage.



# WORKFORCE DRAW



# CLOSE-BY COMMUNITIES

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## PROXIMITY + A PLACE TO CALL HOME

Residential communities and established towns nearby 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.

Workforce training and continuing education opportunities are all within easy reach of Camp Hall. From technical trade schools to everyday conveniences like banking and day care, Camp Hall puts workers in a prime position.





# WORK-LIFE BALANCE





# THE VILLAGE CENTER

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## ESTABLISHING ESSENTIAL CONNECTIONS

At the heart of Camp Hall is the proposed Village Center, a thriving collection of small businesses and conveniences 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.

- Wi-Fi connectivity
- Spaces to gather and celebrate
- Nearby conveniences could include healthcare, dry cleaning, childcare, gas, bank, fitness center, fire station and EMS
- Places to unplug and relax
- Planned amenities include an event lawn/park, play field and trailhead
- Connected to miles of trails to for exercise and exploration

# ABOUT SANTEE COOPER

## POWERING SOUTH CAROLINA BUSINESSES

Empowering industrial growth with innovation and vision is part of Santee Cooper's fiber. From generating power for the U.S. military's World War II efforts to redeveloping the Myrtle Beach Air Force Base into residential, industrial and educational facilities — Santee Cooper provides this state with energy in more ways than one.

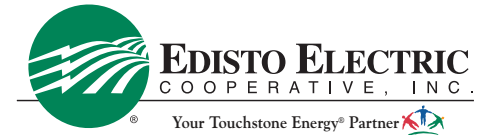
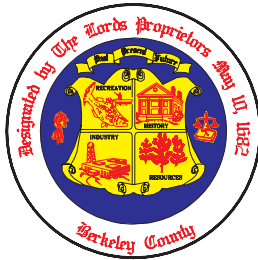
Santee Cooper was similarly involved in efforts to reenergize the former Charleston Navy base by bringing a Nucor steel plant to Berkeley County, which spurred more than \$1 billion in industrial growth for that county in 1995. And, Santee Cooper was instrumental in bringing the Charleston area its first large industrial park in the 1990s — now home to a Google data center.

And now, Santee Cooper is bringing balance to the forefront of business at Camp Hall — a place where commerce, convenience and community all converge to form a productive and gratified workforce.



# OUR PARTNERS

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# APPROACH TO LAND

## PRESERVING 1,950 ACRES


In the effort to encourage a healthy ecosystem, Camp Hall will replace the existing pine plantings with native species that once thrived here. The project will utilize a variety of innovative solutions to support natural systems and living infrastructure, such as incorporating bioswales in stormwater treatment and providing pollinator habitats.

### CAMP HALL IS COMMITTED TO:

- THE RESTORATION OF APPROXIMATELY 365 ACRES OF WETLANDS IMPACTED BY YEARS OF INTENSIVE SILVICULTURE
- THE PERMANENT PROTECTION OF APPROXIMATELY 1,950 ACRES OF LAND, INCLUDING APPROXIMATELY 1,265 ACRES OF FRESHWATER WETLANDS
- THE ELIMINATION OF THE RECURRING LAND DISTURBANCES NECESSITATED BY THE REPEATED PLANTING AND HARVESTING OF MONOCULTURE FORESTS OF LOBLOLLY PINE
- THE OPPORTUNITY TO RESTORE WILDLIFE HABITAT FOR A SUBSTANTIAL NUMBER OF NATIVE SOUTH CAROLINA SPECIES





A photograph of a pine forest. In the foreground, several young pine saplings are growing amidst tall, dry grass and other low-lying vegetation. The background is filled with a dense stand of tall, mature pine trees, their trunks creating a vertical pattern against a slightly hazy sky.

HOW WE TREAT OUR LAND,  
HOW WE BUILD UPON IT,  
HOW WE ACT TOWARD  
OUR AIR AND WATER,  
IN THE LONG RUN,  
WILL TELL WHAT KIND OF  
PEOPLE WE REALLY ARE.

-LAURANCE S. ROCKEFELLER



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