

124.3 ACRES  
TOTAL

Camp Hall  
CAMPUS 9  
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.

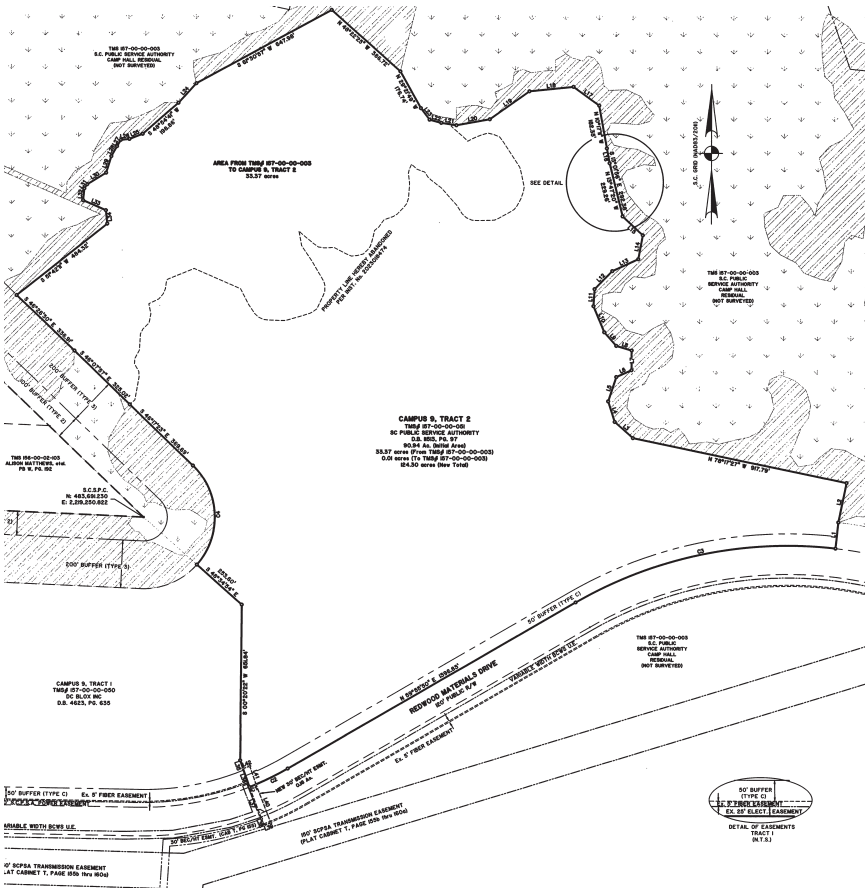
Developed by Santee Cooper in partnership with the S.C. Department of Commerce, Berkeley County, and electric cooperatives, Camp Hall provides:

- 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

# Camp Hall

Acreage +/- 124.3 Overall

Land Disturbance Permit for Immediate Construction: Industrial, Commercial & Office Road,  
Sewer & Water to Serve Site Underway



## Campus 9 Tract 2

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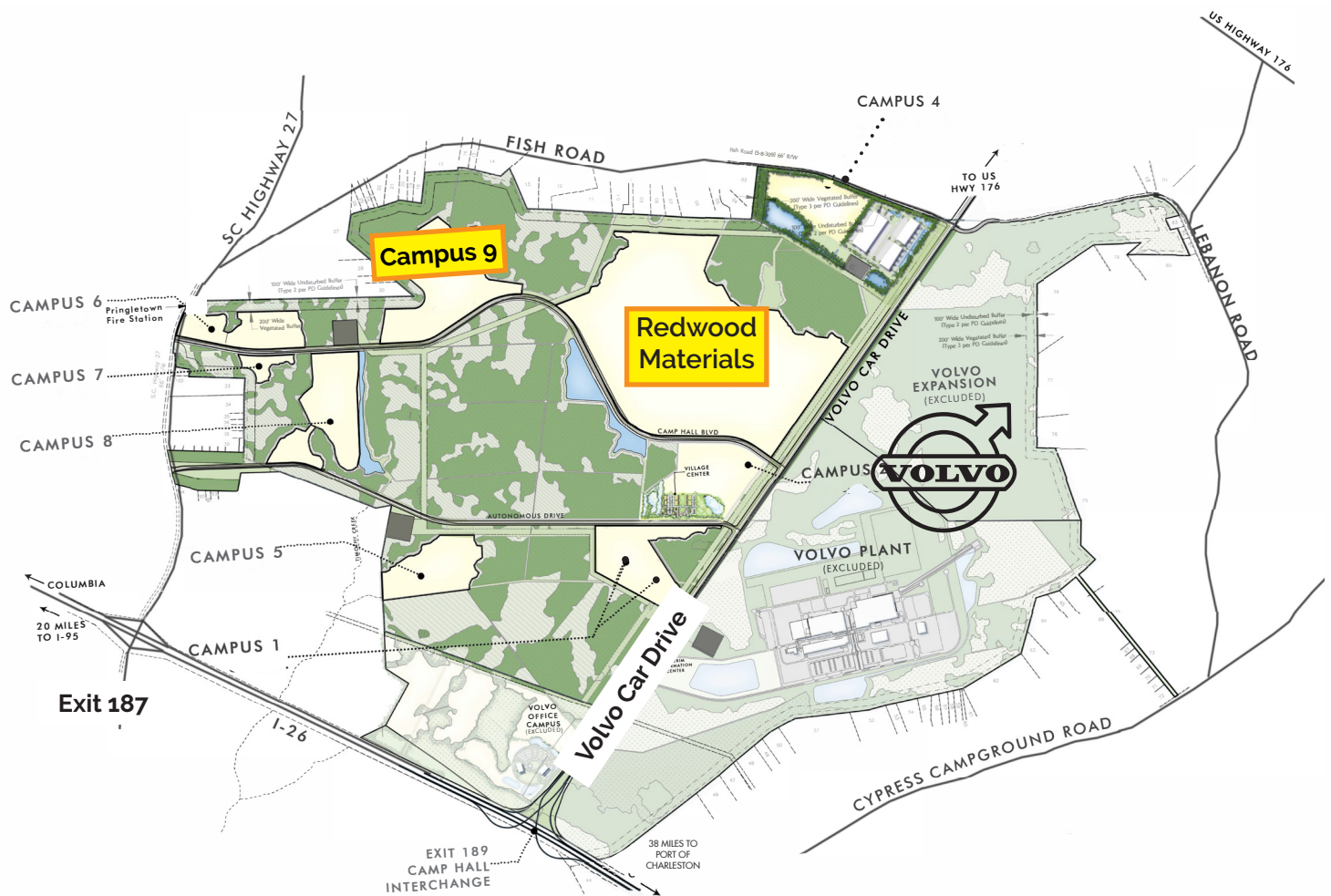
**CBRE**  
CampHall.com/CBRE

Acreage	124.30 Total Acres
Entitlements	Land Disturbance Permit for Site Construction
Site Location	Redwood Materials Drive
Infrastructure	In process - will be fully developed with roads and utilities
Job Projections	Approx. 15,000 Jobs



CampHall.com

# Camp Hall Master Plan



## SITE DATA

### On-Site Interchange

I-26 Exit 189 & Exit 187

### Gas

8" Feeder gas main along Volvo Car Drive, easement for extending

### Telecom

Home Telecom (redundant)

### Water

12" Design along Camp Hall Blvd.  
Berkeley County/On-site

### Gas Line Size

8" Feeder

### Fiber Optics

Home Telecom/On-site (redundant & diverse)

### Wastewater

Berkeley County/On-site

### Electric

Santee Cooper direct service territory-nearby substation



# 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
- Official opening and 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
- Broke ground in Q3 2024
- 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 has led to

**5,022**  
local jobs

**\$403.9M**  
in total labor income

**\$3.4B**  
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

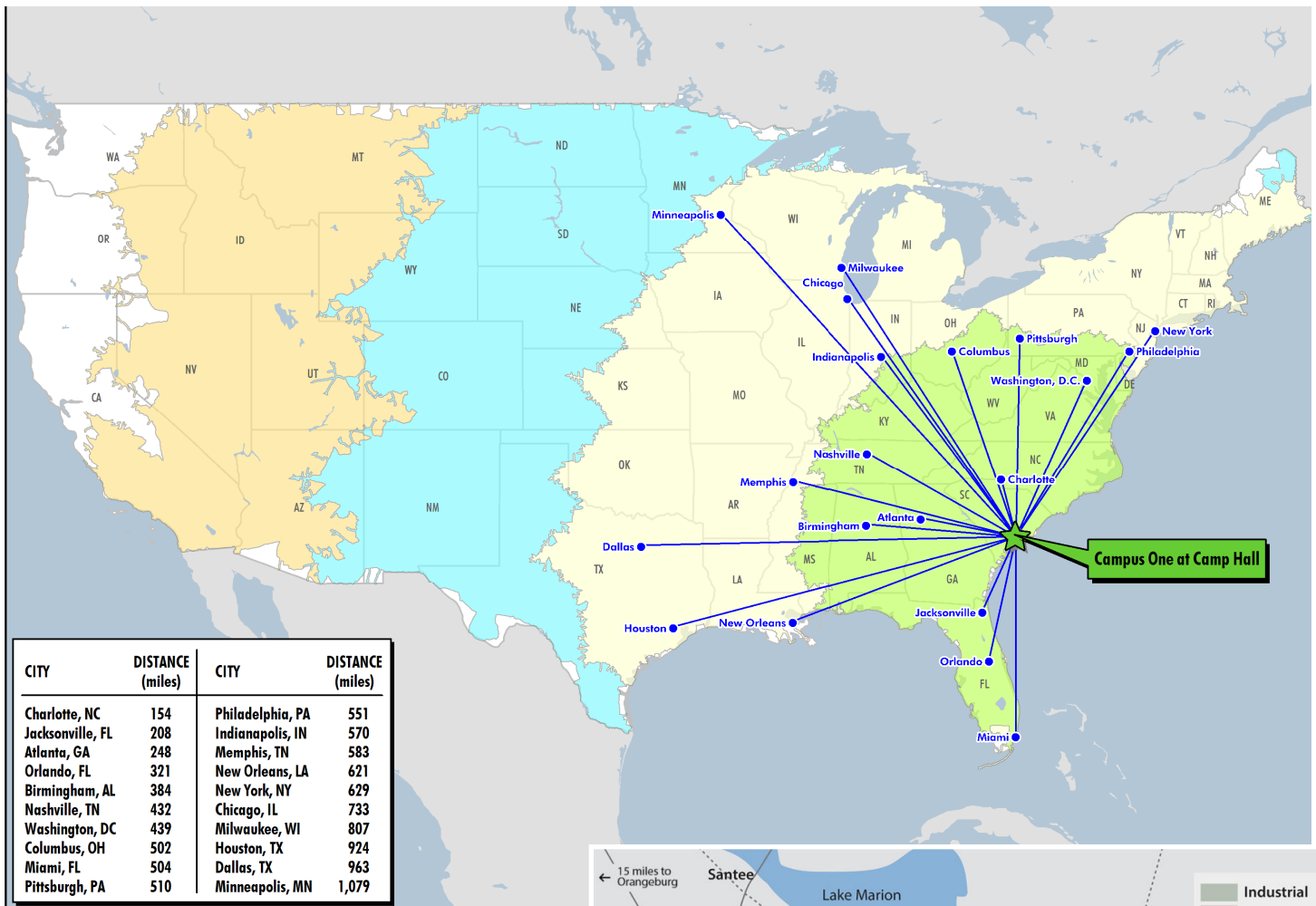


Planned amenities include an event lawn/park, play field and trailhead



Connected to miles of trails to explore and exercise

# Connectivity



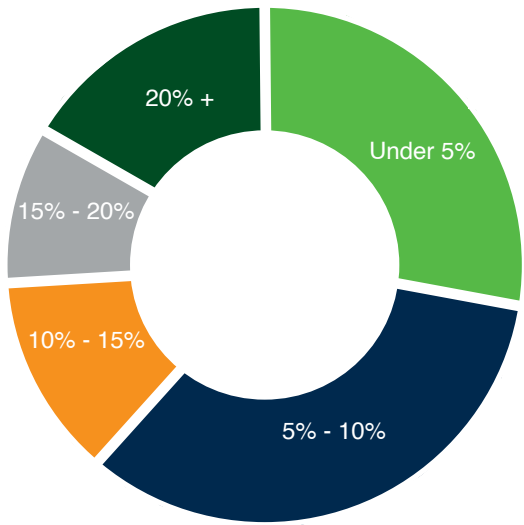
## SURROUNDING SPACES

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

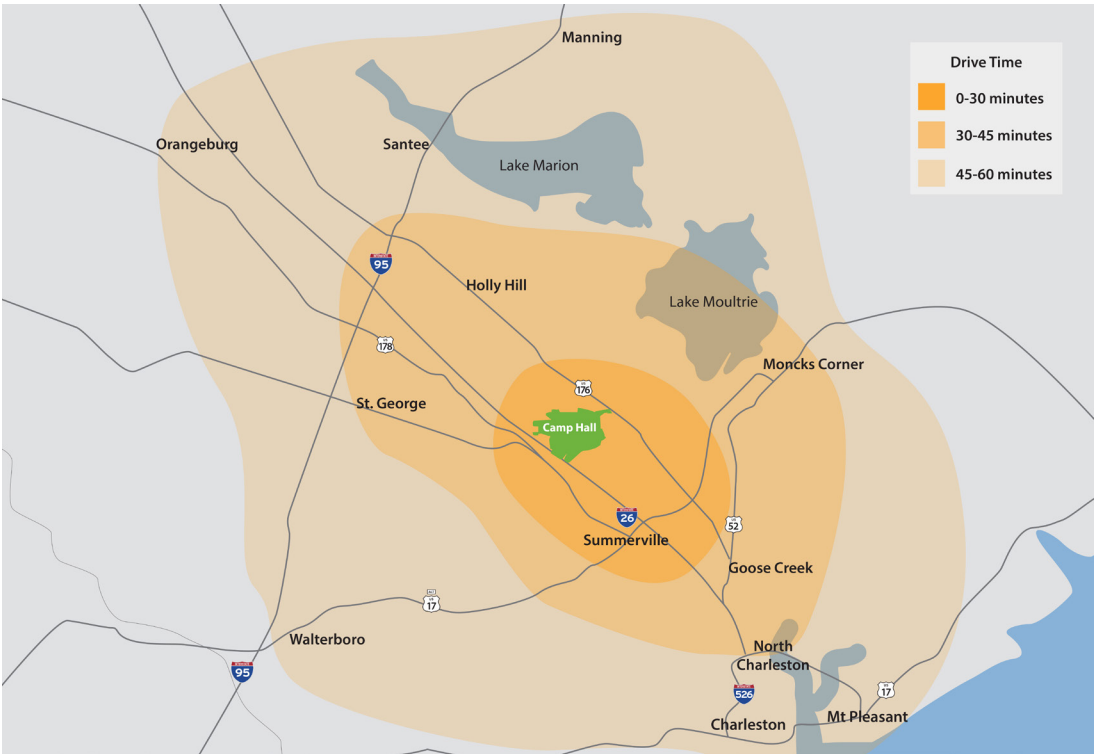


Approximately 61% of interviewed and surveyed manufacturers reported annual turnover of less than 10%.

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 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.



Mercede's Benz announced a \$500 million investment into a new 200-acre manufacturing and assembly line for it's next generation sprinter vans.



Charleston International Airport announced a 305 million plan to add a third concourse.

## Camp Hall Economic Impact

### Current Annual Impact

**\$3.5 Billion**  
Total Economic Output

**5,022**  
Jobs

**\$403.9 Million**  
Total Labor Income

### Total Economic Impact of Buildout (2024 - 2035)

**\$11.8 Billion**  
Total Economic Output

**6,465**  
Avg. Jobs per Year

**\$5.4 Billion**  
Total Labor Income

### Projected Annual Impact\*

**\$7.3 Billion**  
Total Economic Output

**19,928**  
Jobs

**\$1.2 Billion**  
Total Labor Income

*\*Beginning in 2035*



Port of Charleston Facilities Map



**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

# 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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