

**11.56 ACRES
TOTAL**

LOTS 1 & 2

CAMPUS 1

FOR SALE

INDUSTRIAL LAND **FOR SALE** NEXT-GENERATION COMMERCE PARK



CBRE

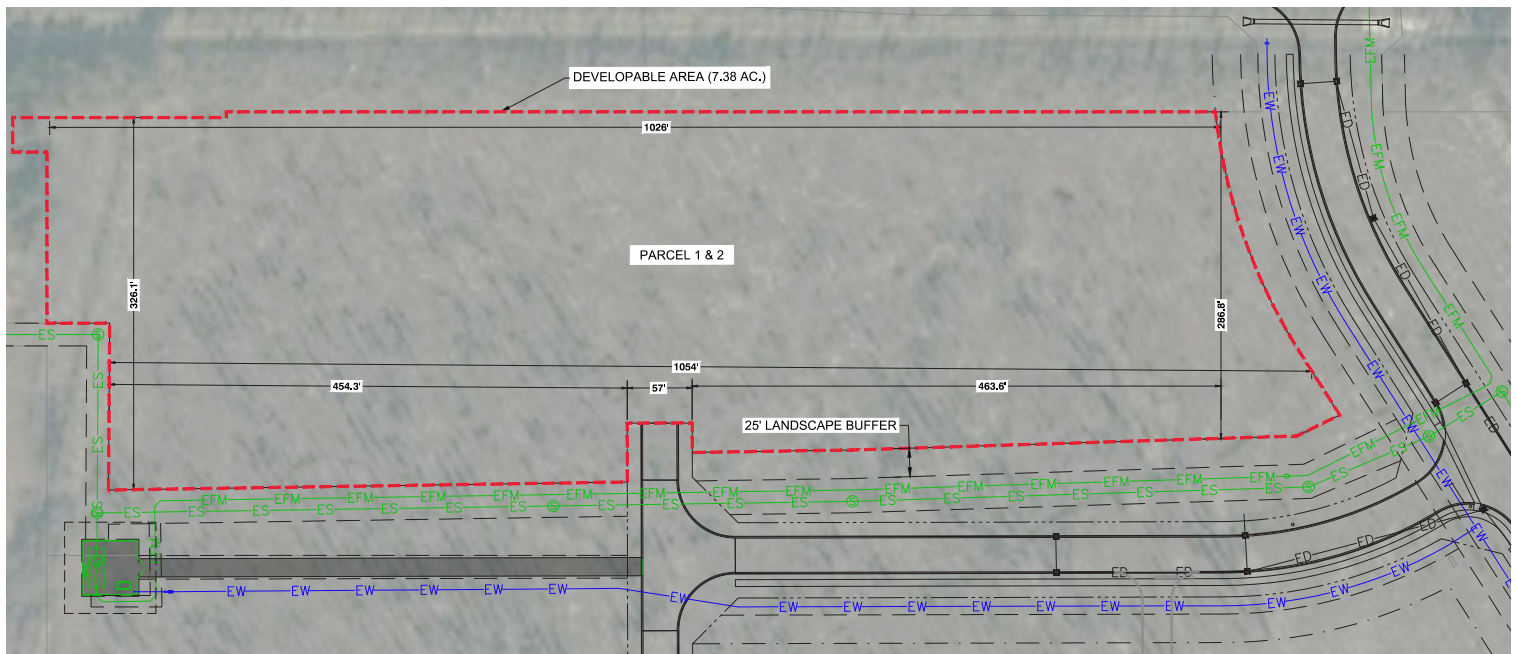


Camp Hall provides a one-of-a-kind approach to industrial space – one that is designed for today's workforce so that modern businesses can thrive.

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

Campus 1 | Lots 1 & 2



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CBRE

CampHall.com/CBRE

Acreage	11.56 Acres
Entitlements	Zoning & Wetland Permits In Place
Site Location	Plug In Drive & Electric Avenue
Infrastructure	Fully developed with roads and utilities

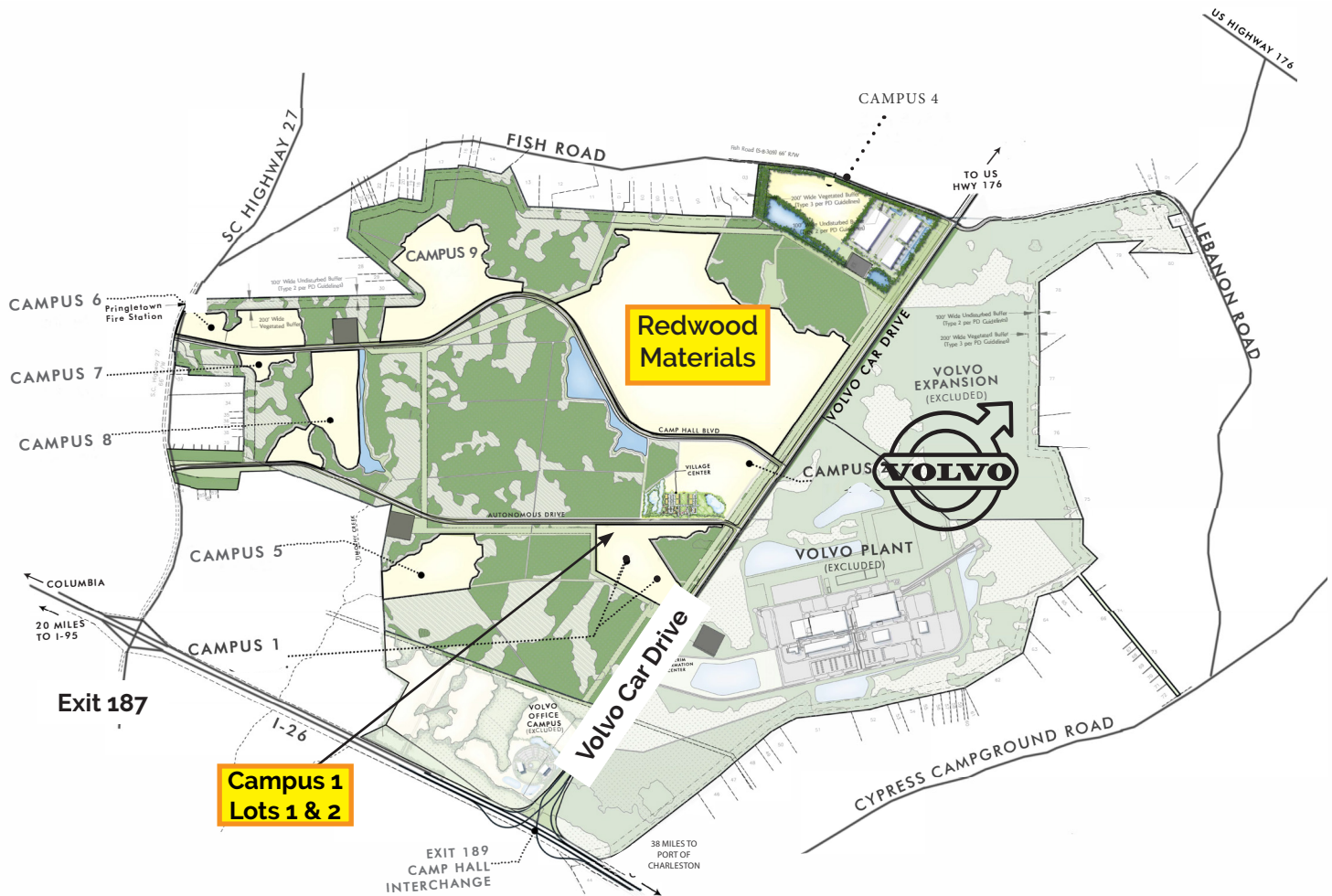


LOTS

1 & 2

CAMPUS 1

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

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



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



Amenities include
an event lawn/park,
Refuel C-store, play
field and trailhead



Connected to miles of
trails to explore and
exercise

Camp Hall



Berkeley Electric Cooperative (BEC) Guidelines:

Electrical Requirements: 8MW+ needs its own substation

Lead Time: 2.5 years

Land Requirement: ~1 acre

Cost: \$3M for 45MW

CAMP HALL

Current Capacity	10MW (25 kV distribution feeders)
Post-Substation	Capacity built to project needs
Scalability	Options to meet increased demand and enhance reliability
Distribution Voltage	25 kV
Transmission Voltage	115 kV
Stability	New equipment with main access to transmission
Transmission Source	Wassamasaw switching station (~3.5 miles away)
Redundancy	Santee Cooper's radial 115 kV line with future improvements
Transmission Line	115 kV line adjacent to site
Energy Pricing	Contact Berkeley Electric for a study and incentives
Current Service	BEC at the property line
High Voltage Transmission Lines	Immediate high voltage distribution, reducing lead time by ~1.5 years
Power Availability	15MW available today 55MW available 2 years from agreement

OPTIMAL FOR DATA CENTERS AND ADVANCED MANUFACTURING



2023

New electric
vehicle battery
manufacturing
facility
on campus



THE PLANT WILL EXPORT CARS
WORLDWIDE THROUGH THE
PORT OF CHARLESTON

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



2023

Redwood
Materials in
Charleston, SC
Camp Hall



Redwood Material's New Battery Campus in the heart of the "Battery Belt:

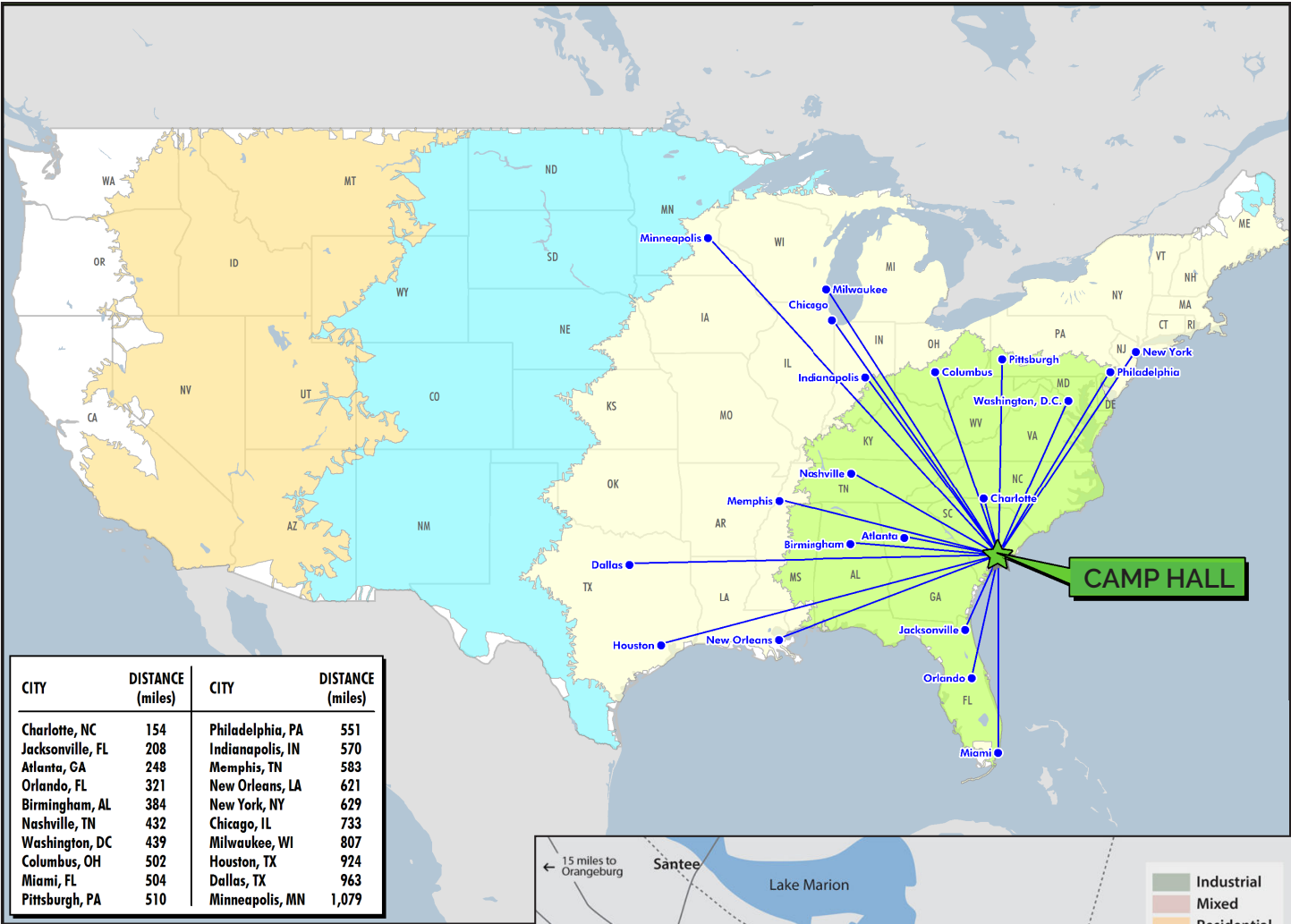
A selection that has led to

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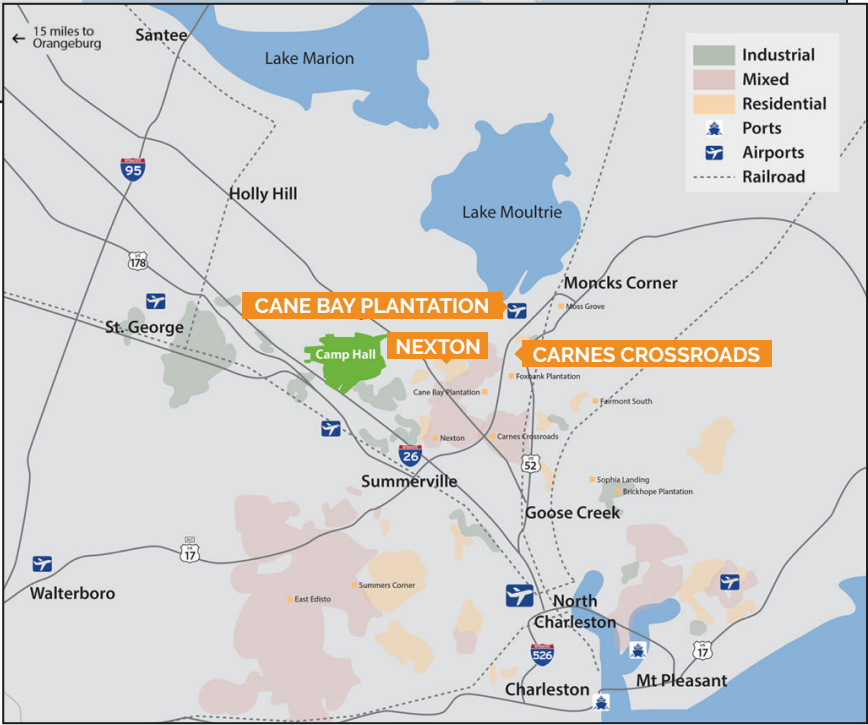
REDWOOD WILL RECYCLE, REFINE,
AND MANUFACTURE ANODE AND
CATHODE COMPONENTS ON MORE
THAN 600 ACRES.

THIS CAMPUS WILL PRODUCE 100
GWH OF CATHODE AND ANODE
COMPONENTS PER YEAR, ENOUGH
TO POWER MORE THAN 1 M EVS.

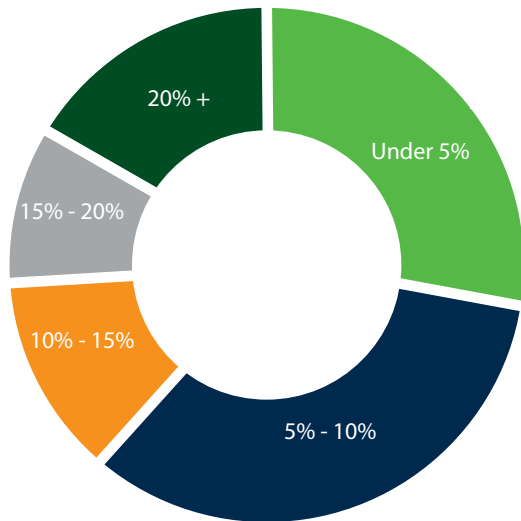


SURROUNDING SPACES

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



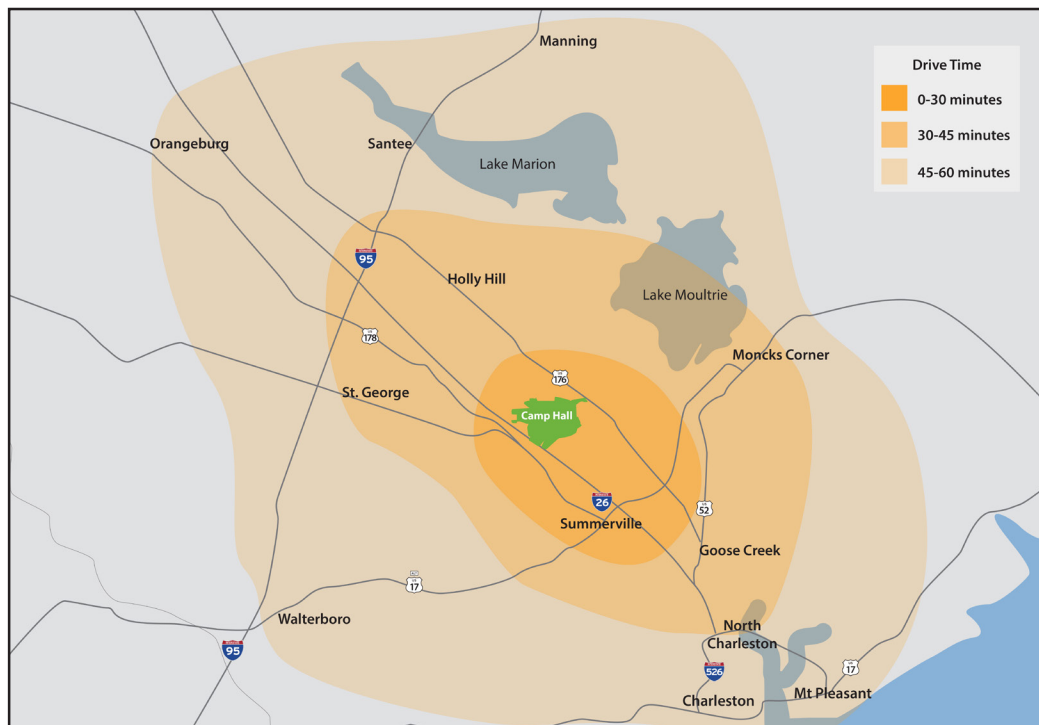
Approximately 61% of interviewed and surveyed manufacturers reported annual turnover of less than 10%.

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 2024
- *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

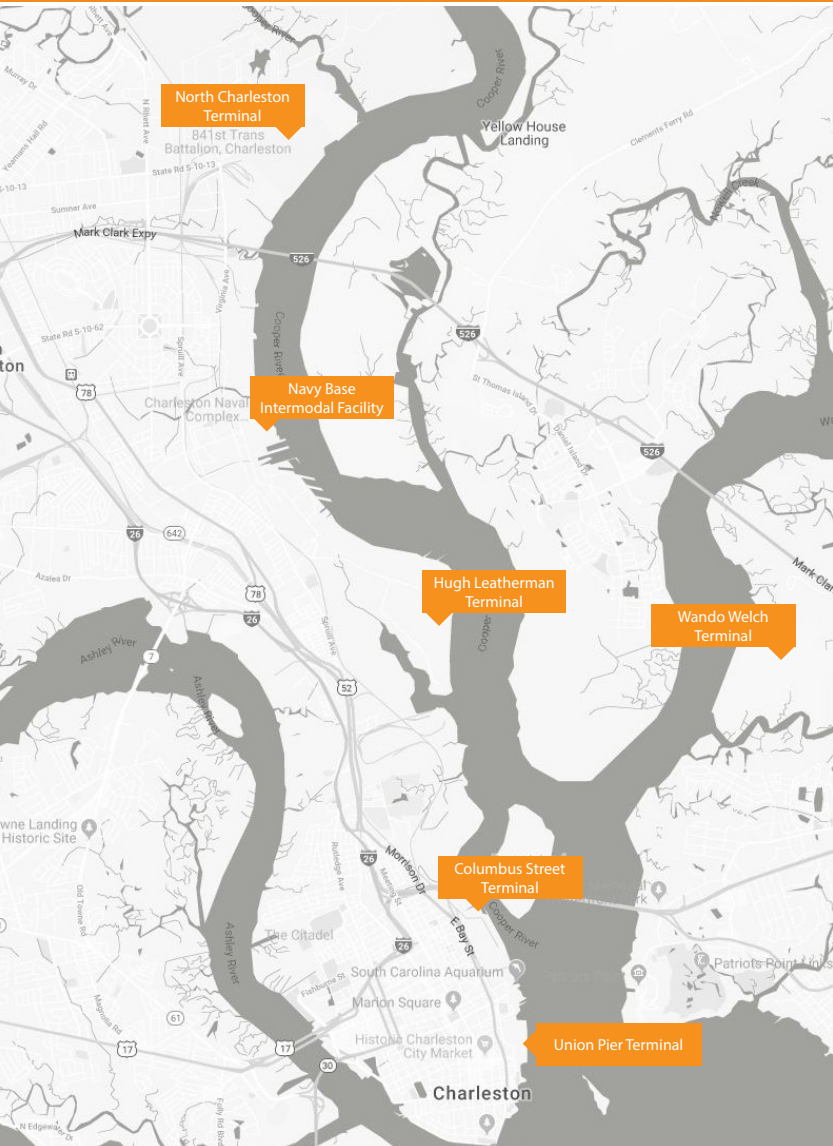
Projected Annual Impact*

\$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



1st
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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