

CAMPUS 8 AT CAMP HALL

CLASS A INDUSTRIAL FOR LEASE

1125 & 1129 REDWOOD MATERIALS DRIVE
& 912 AUTONOMOUS DRIVE
RIDGEVILLE, SC 29472

BUILDING A
971,302 SF AVAILABLE

BUILDING B
275,271 SF AVAILABLE

BUILDING C
183,757 SF AVAILABLE

BUILT & READY

40,000 SF TO 971,302 SF AVAILABLE

HIGH-POWERED SPACE IDEAL FOR MANUFACTURING

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CLASS A INDUSTRIAL PARK

IMMEDIATE OCCUPANCY

- Campus 8 at Camp Hall features three, Class A buildings built and ready for immediate occupancy.
- 40,000 SF to 971,302 SF available, one of the few industrial buildings of that size available in the Charleston region.
- Ideal for manufacturing and distribution users.
- Heavy electrical infrastructure available to the site.
- Strategic location and proximate to the Southeast.

HOME TO VOLVO, REDWOOD MATERIALS & A GROWING POPULATION

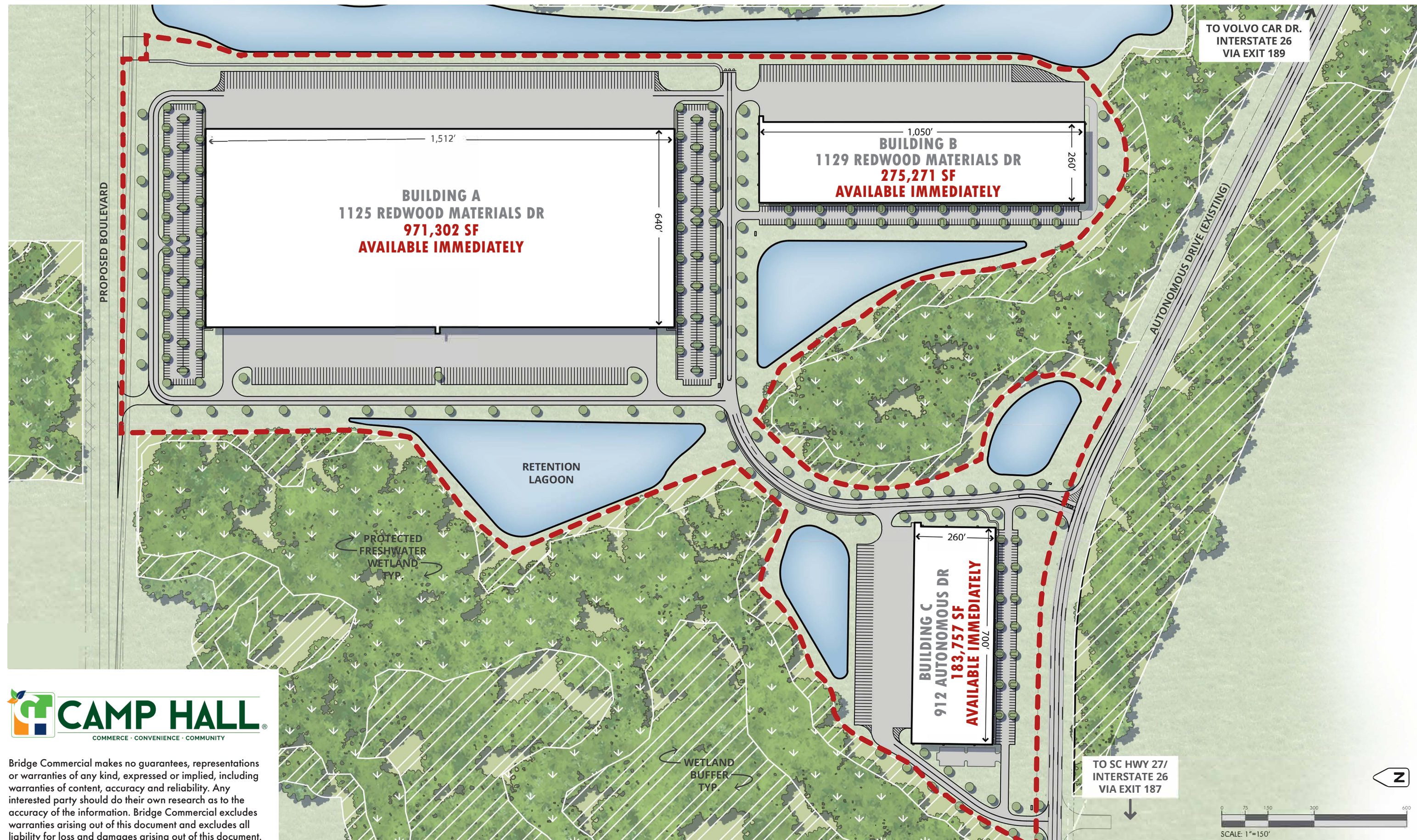
- Superior accessibility with direct access and to I-26 via Volvo Car Drive (exit 189), adjacent to rail, minutes to Charleston ports, and approximately 20 miles to I-95.
- Located in Berkeley County and in the path of growth. This area is witnessing much of the region's residential and commercial development and gives access to a growing labor pool.
- Charleston, South Carolina is consistently recognized as a top destination to visit and reside thanks to the quality of life it provides.

#1 INDUSTRIAL PARK IN THE U.S.

- Situated in Camp Hall, a master-planned commerce park with an impressive variety of onsite amenities including a Refuel convenience store, trails, recreation fields, food trucks, outdoor seating, childcare, basketball, and pickleball courts to name a few.
- Camp Hall Commerce Park has been named the No. 1 industrial park in the nation in Business Facilities Magazine's 21st Rankings Report, the magazine's annual assessment of economic development and location leaders.
- Camp Hall, which is developed by Santee Cooper, is home to Volvo U.S. Operation and Redwood Materials.



CAMPUS 8 MASTER PLAN



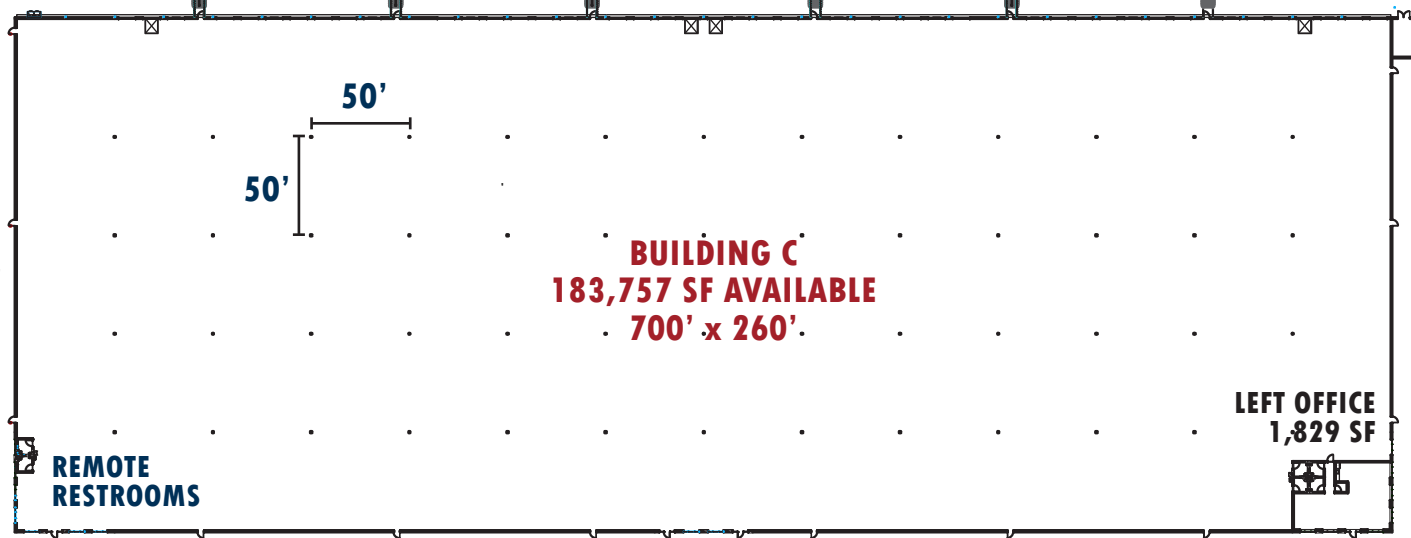
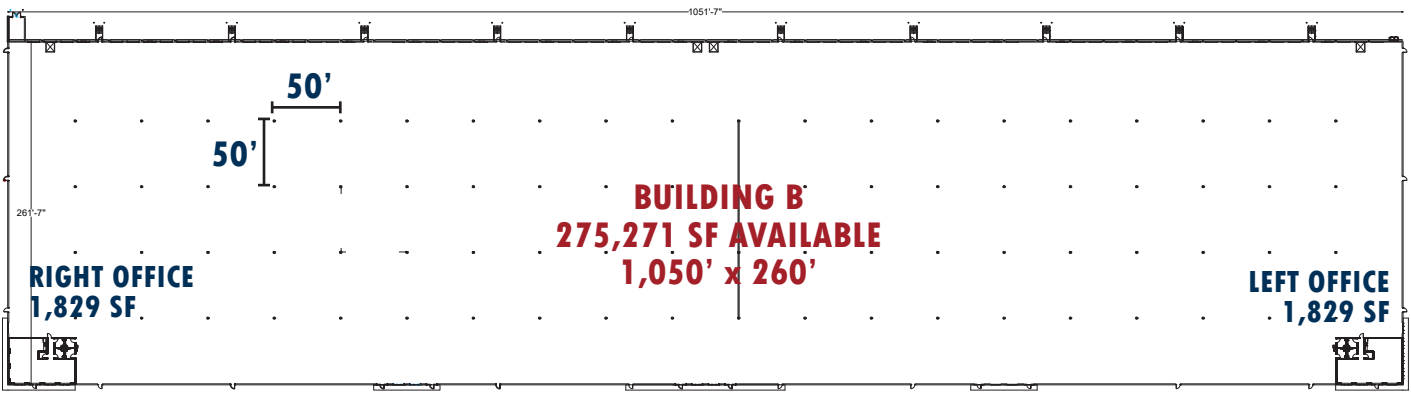
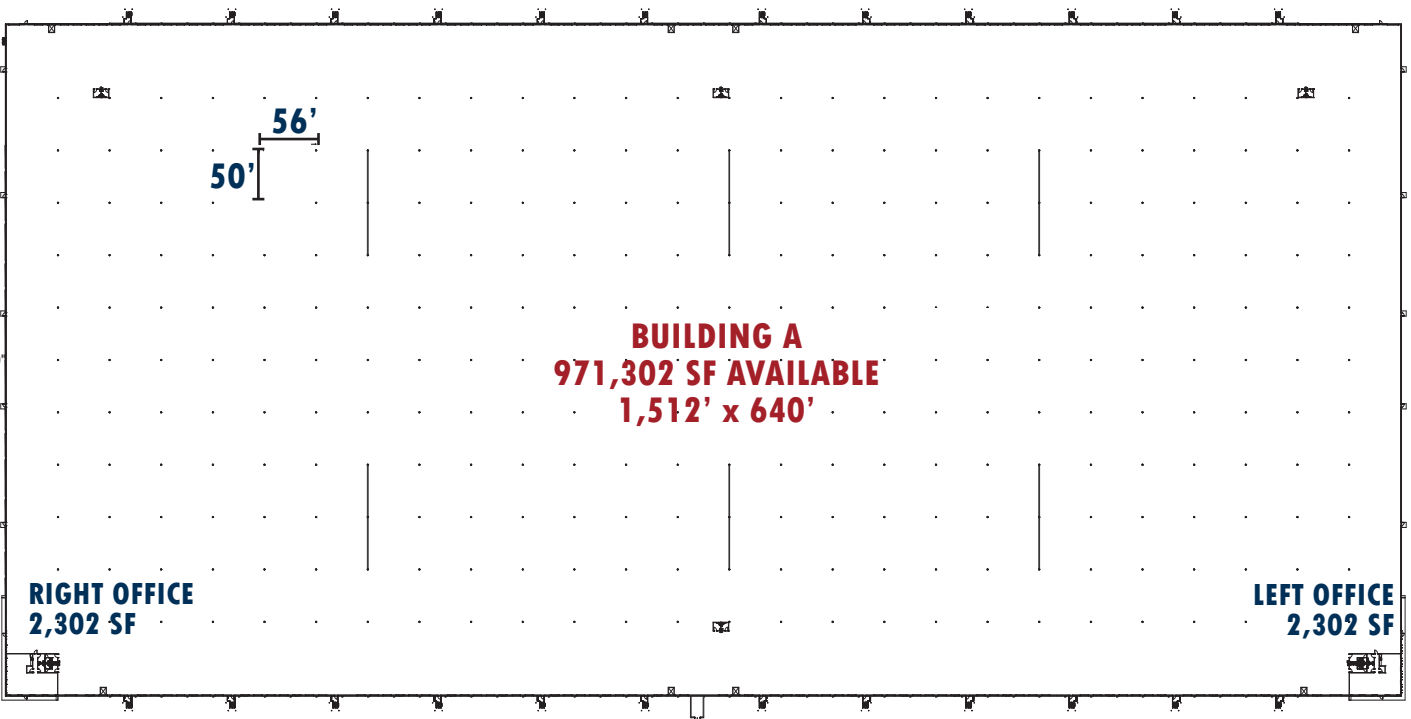
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CAMPUS 8 BUILDING SPECIFICATIONS



	BUILDING A	BUILDING B	BUILDING C
ADDRESS:	1125 REDWOOD MATERIALS DR	1129 REDWOOD MATERIALS DR	912 AUTONOMOUS DR
BUILDING SIZE	971,302 SF	275, 271 SF	183,757 SF
AVAILABLE SF:	971,302 SF	275,271 SF	183,757 SF
DIVISIBILITY:	±400,000 SF	±75,000 SF	±40,000 sf
DIMENSIONS:	1,512' x 640'	1,050' x 260'	700' x 260'
DOCK CONFIGURATION:	Crossdock		Rear Load
MAIN OFFICE:	4,604 SF Total 2 Offices 2,302 SF Each	3,658 SF Total 2 Offices 1,829 SF Each	1,829 SF 1 Office & 1 Remote Restroom
CLEAR HEIGHT:	40'	36'	32'
DOCK HIGH DOORS:	172 (9' x 10')	70 (9' x 10')	40 (9' x 10')
DRIVE-IN DOORS:	4 (12' x 14')	2	2
COLUMN SPACING:	50' x 56' with 70' Speed Bays	50' x 50' with 60' Speed Bays	50' x 50' with 60' Speed Bays
FLOOR THICKNESS:	7" 4000 PSI	7" 4000 PSI	7" 4000 PSI
SPRINKLER:	ESFR with K-28 Heads	ESFR with K-22 & K-17 Heads	ESFR with K-22 & K-17 Heads
LIGHTING:	25 FC 4' x 4' Clerestory Windows	25 FC 4' x 4' Clerestory Windows	25 FC 4' x 4' Clerestory Windows
POWER*:	2 Transformers - Both feed 2000 A Service Power	2 Transformers - Both feed 800 A Service Power	2 Transformers - Both feed 800 A Service Power
CONSTRUCTION:	Tilt-Up Concrete	Tilt-Up Concrete	Tilt-Up Concrete
ROOF:	45-mil TPO	45-mil TPO	45-mil TPO
AUTO PARKING:	697	194	133
TRAILER PARKING:	258	81	58
TRUCK COURT DEPTH:	185'	185'	185'

*Power supplied by Santee Cooper.



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WHY CAMPUS 8?

PROPERTY HIGHLIGHTS



READY FOR OCCUPANCY
40,000 SF to 971,302 SF
available immediately.



ONSITE AMENITIES
Trails, Refuel C-store, childcare,
food trucks, ponds, gathering
space, sports fields, and pickle
ball all nearby.



**SUPERIOR LOGISTICS
LOCATION**
Direct access to I-26, rail access,
minutes to the Port of Charleston
and I-95.



INFRASTRUCTURE IN PLACE
Everything needed to be
operational in place.



HIGH POWER
Camp Hall provides more power
suited for manufacturing tenants
than other industrial parks.



**SURROUNDED BY A
GROWING POPULATION**
The Summerville/Jedburg
submarkets have witnessed
unprecedented residential and
commercial growth in recent
years.

CAMP HALL MASTER PLAN

CAMP HALL CAMPUS 8 READY FOR OCCUPANCY

Three-building industrial campus
ready for occupancy.

Building A: 971,203 SF

Building B: 275,271 SF

Building C: 183,757 SF



Avian Commons, Camps Hall's
amenity center, features recreation
fields and courts, outdoor dining,
Refuel gas station, fitness center,
and childcare center (coming soon).

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REDWOOD MATERIALS

Redwood produces lithium, nickel, cobalt,
copper, and cathode active material at scale,
manufactures key components for advanced
batteries, and deploys energy storage systems
that power data centers and the nation's grid.
Redwood Materials will use its South Carolina
campus to create a circular supply chain
for electric vehicles. Redwood's \$3.5 billion
economic impact will create 1,500 jobs.



Volvo U.S. Operations and the production home
of the all-new S60 & XC90 will bring nearly
4,000 jobs and have a \$4.8 billion economic
impact.

CAMP HALL AMENITIES AT AVIAN COMMONS

WHERE WORK + LIFE CONNECT

Avian Commons is Camp Hall's one-of-a-kind amenity center and brings together workforce amenities, gathering spaces, and daily activity that support companies throughout the entire park and general public.

This expansive 10-acre space features 25+ miles of trails and recreation. Enjoy onsite access to all the amenities. Additionally, there is a fire station and EMS located within the park.

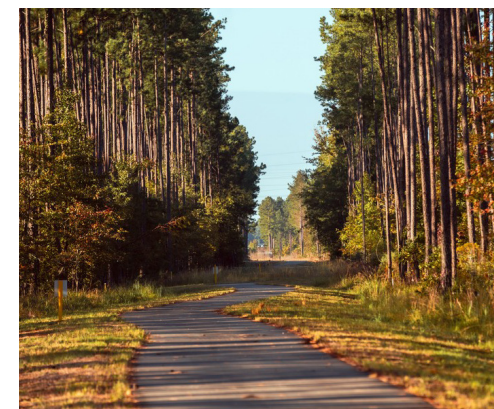
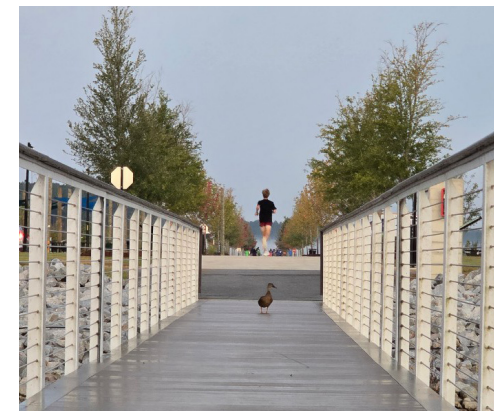


RECREATION:

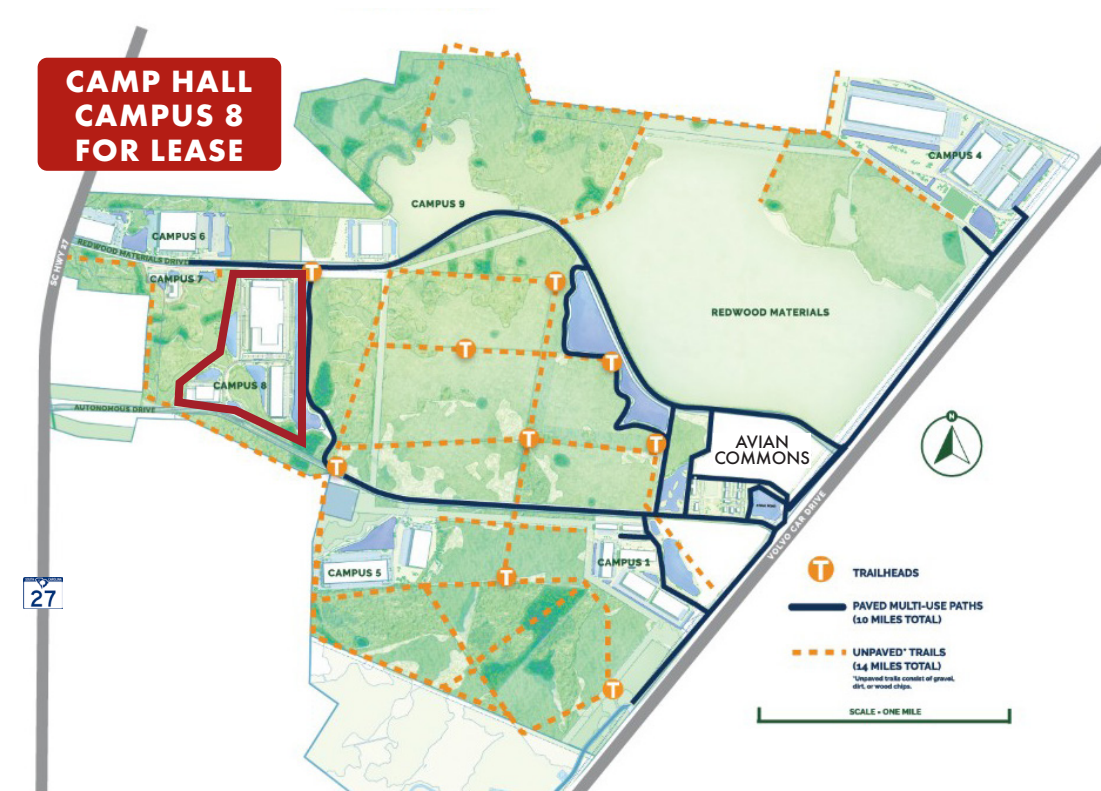
- Pickleball
- Disc golf
- Basketball
- Volleyball
- Soccer
- Trails for Walking/Biking

EVERYDAY CONVENIENCE:

- Bank
- Gas/Convenience Store
- Fitness Center
- Fire Station
- EMS
- Child Care
- Dry Cleaning
- Healthcare



TRAIL MAP

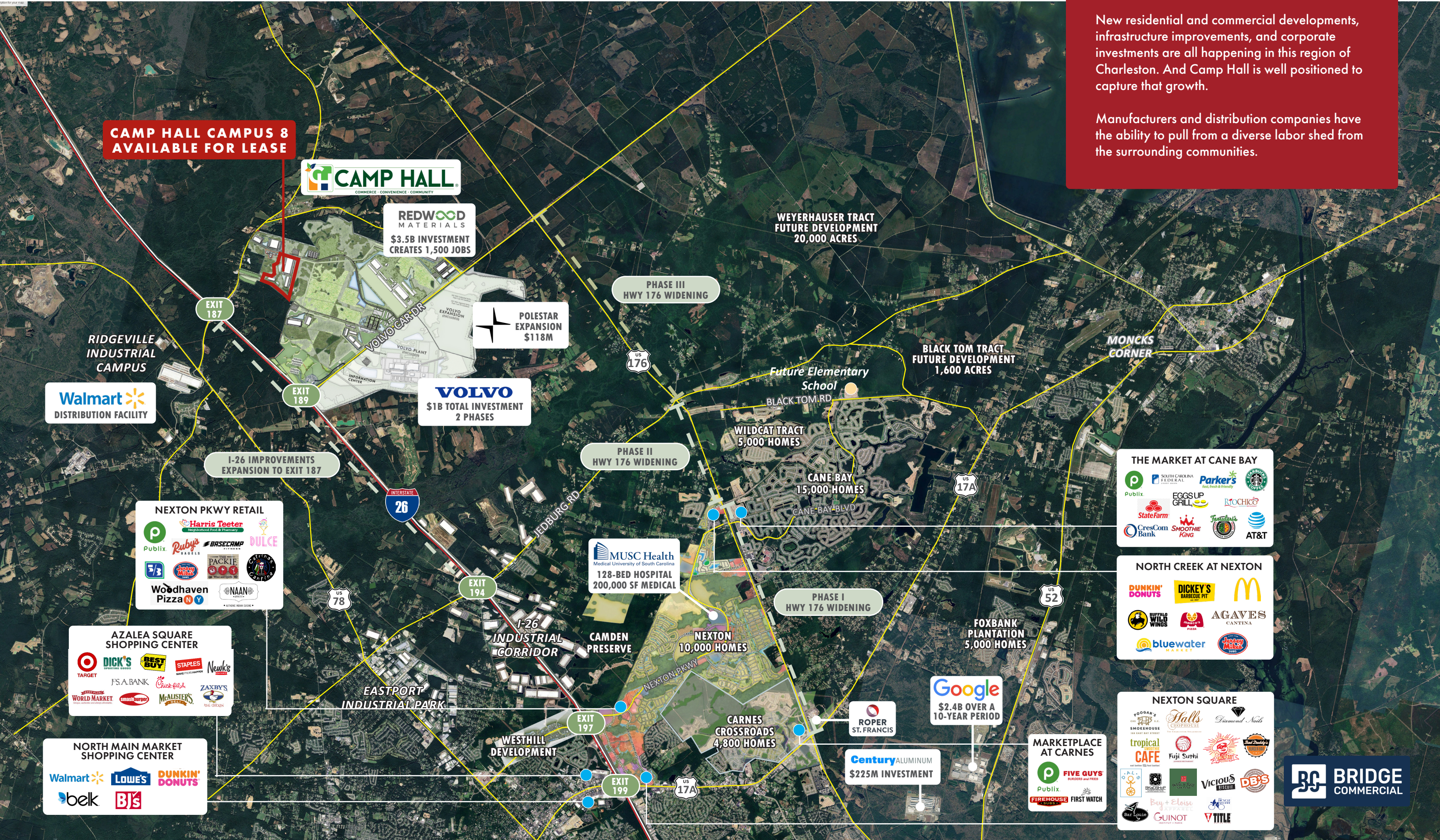


LOCATED IN THE PATHWAY OF GROWTH

Camp Hall is located in the center of the current and future growth of Charleston.

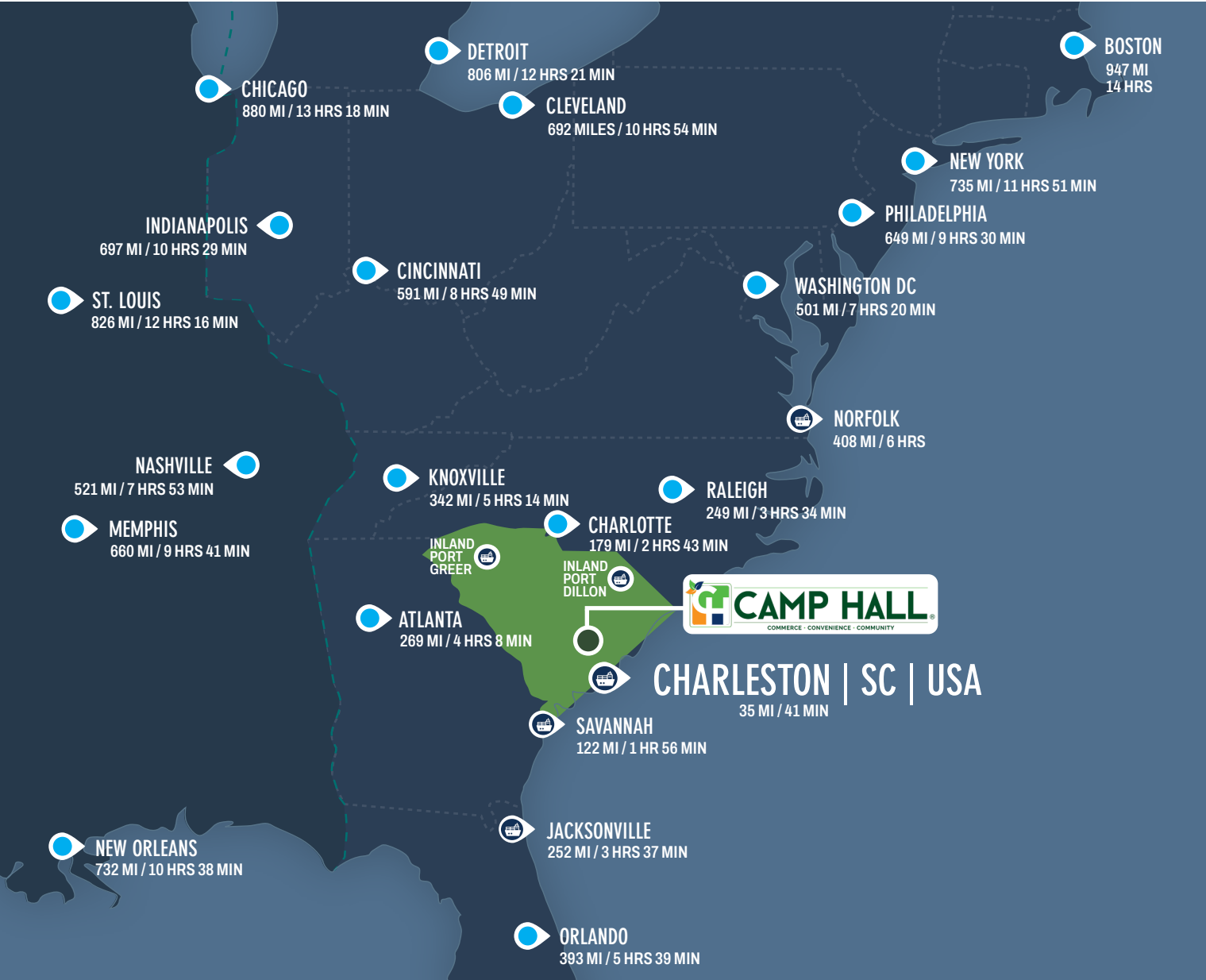
New residential and commercial developments, infrastructure improvements, and corporate investments are all happening in this region of Charleston. And Camp Hall is well positioned to capture that growth.

Manufacturers and distribution companies have the ability to pull from a diverse labor shed from the surrounding communities.



SUPERIOR LOCATION

ACCESSIBILITY TO KEY MARKETS



STRATEGIC PORT ACCESS

The Port of Charleston is one of the busiest and deepest ports on the U.S. East Coast. It can handle large container ships and offers efficient cargo movement, which reduces transit times and costs for import/export-heavy businesses.

STRONG HIGHWAY CONNECTIVITY

Charleston is linked to major markets via key corridors like Interstate 26 and Interstate 95. This allows quick access to inland distribution hubs and major population centers across the Southeast and beyond.

RAIL INFRASTRUCTURE

The region is served by major freight rail providers, including CSX Transportation and Norfolk Southern Railway. This supports intermodal transport, giving tenants flexibility between rail and truck shipping.

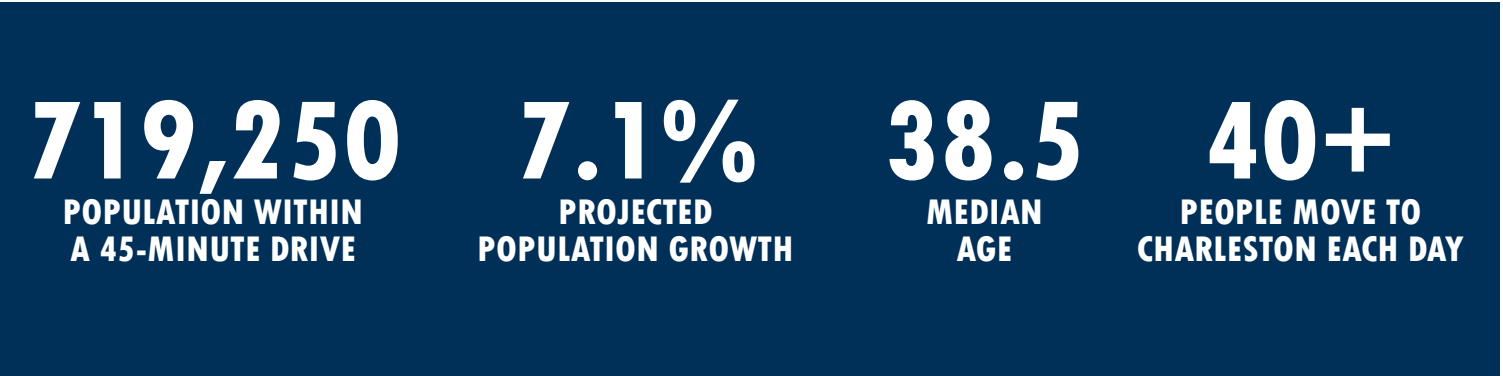
PROXIMITY TO SOUTHEAST MARKETS

Charleston sits within a day's drive of major cities like Atlanta, Charlotte, and Jacksonville. This makes it ideal for regional distribution and last-mile logistics operations.

ACCESS TO SUPPLY CHAINS

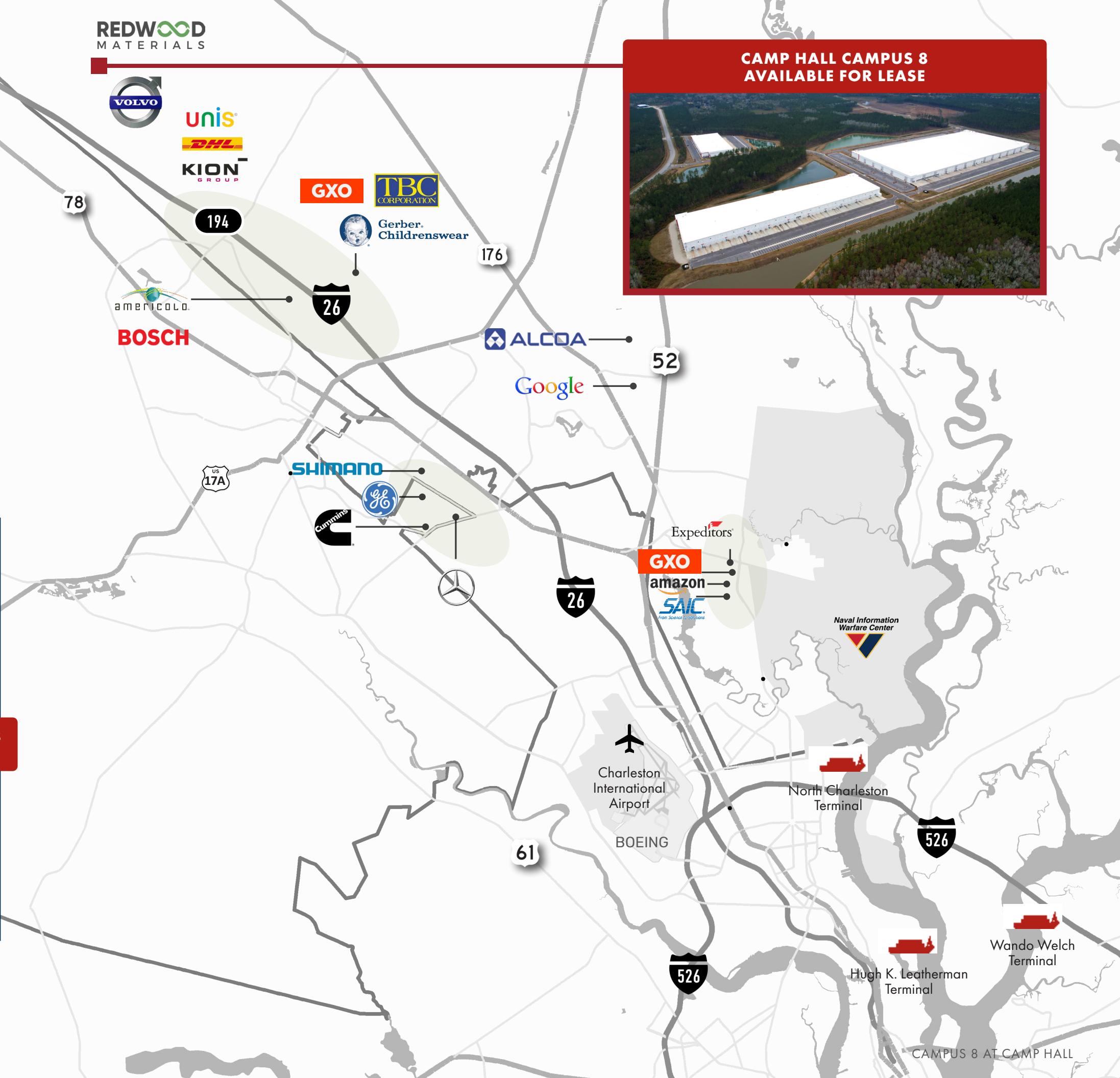
Being on the Atlantic coast, Charleston connects easily to European, Latin American, and Asian trade routes, while also serving as a gateway into the U.S. Southeast manufacturing corridor.

ACCESSIBILITY TO A GROWING POPULATION



ACCESSIBILITY TO INTERSTATES, PORTS & NEARBY TENANTS

INTERSTATES		INDUSTRIAL TENANTS	
I-26:	2 miles	VOLVO:	3 miles
I-95:	20 miles	WALMART:	7 miles
I-77:	76 miles	DAIMLER:	20 miles
I-20:	86 miles	BOEING:	26 miles
TERMINALS		CHARLESTON INTNTL AIRPORT:	27 miles
N. CHARLESTON	28 miles	DOWNTOWN CHARLESTON:	35 miles
LEATHERMAN	32 miles		
WANDO	37 miles		



CHARLESTON: ONE OF THE MOST DESIRABLE PLACES TO LIVE

The site is located within Camp Hall, a 6,300-acre, master-planned, Class A industrial park in Ridgeville, South Carolina. Approximately 35 miles to Charleston, voted “No. 1 City in the U.S.” by Conde Nast, the park is ideally positioned and proximate to a skilled labor force, amenities, interstates, ports, and other major industrial employers.

The Charleston region is one of the Southeast’s most desirable places to live and work, combining a historic, walkable downtown with award-winning dining, cultural attractions, and easy access to world-class beaches along the Atlantic coast. Strong schools, diverse housing options, and an active lifestyle continue to attract professionals, families, and relocating households.

The economy is anchored by major employers such as Boeing, Volvo Cars, Mercedes-Benz Vans, the Port of Charleston, and leading healthcare systems like MUSC and Roper St. Francis. With low unemployment, strong in-migration, and continued corporate investment, Charleston is a top metro for job growth, fueling demand for residential, office, and mixed-use development across the region.

Charleston’s beautiful coastal setting and vibrant culture of food, music and entertainment are attracting people to the region and has earned accolades as a top destination to live, retire and visit.

NO. **1** CITY IN THE U.S.
2012 - 2024
TRAVEL + LEISURE



3%
JOB GROWTH VS.
NATIONAL AVERAGE OF 1.6%

#1 SMALL CITY
IN THE U.S.
13 OUT OF LAST 15 YEARS
CONDE NAST TRAVELER | 2025

no. **3** TOP 15 FAVORITE
CITIES IN THE U.S.
TRAVEL + LEISURE | 2025

#7
U.S. Metro Growth Area
U-HAUL GROWTH INDEX | 2025

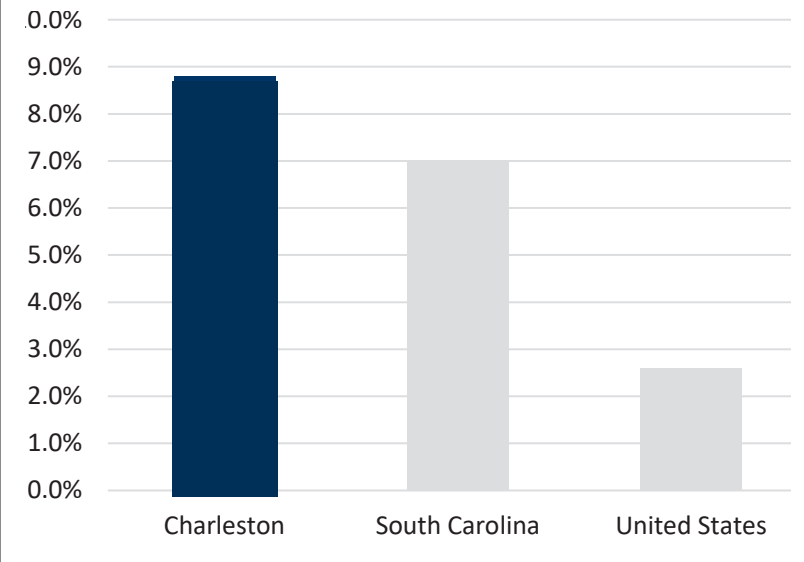
TOP 100
**BEST PLACE TO LIVE
IN THE USA**
LIVABILITY | 2024 & 2025

#2 BEST PLACE TO
LIVE ON THE
EAST COAST
U.S. NEWS | 2024-2025

TIER ONE
Best Performing City
MILIKEN INSTITUTE | 2025

#2
Inbound Migration
CONSUMER AFFAIRS | 2025

POPULATION GROWTH:

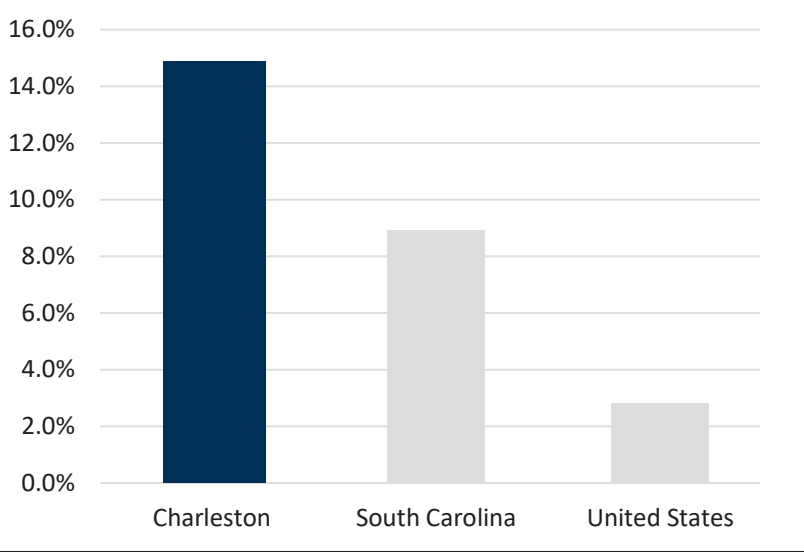


Sources: U.S. Bureau of Labor Statistics, CRDA.org

40+
PEOPLE MOVE TO
THE REGION EACH DAY

3X
UNITED STATES
AVERAGE GROWTH

WORKFORCE GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

5X
WORKFORCE GROWTH THAN
UNITED STATES AVERAGE

37.5%
ADULTS WITH A
BACHELOR'S DEGREE

CAMPUS 8 AT CAMP HALL



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