



# For Lease

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## Logistics Park Camp Hall

Ridgeville, SC 29472

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- Total of 945,560 s.f. in 3 buildings
  - Building A - 55,000 - 220,775 s.f.
  - Building B - 55,000 - 220,775 s.f.
  - Building C - 252,000 - 504,010 s.f.
- Direct I-26 access via Volvo Interchange, new Exit 189
- 75 acre tract in Camp Hall Commerce Park
- Closest availability to Volvo's 2.3M s.f. Manufacturing Plant

For more information, contact:

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# Site plan



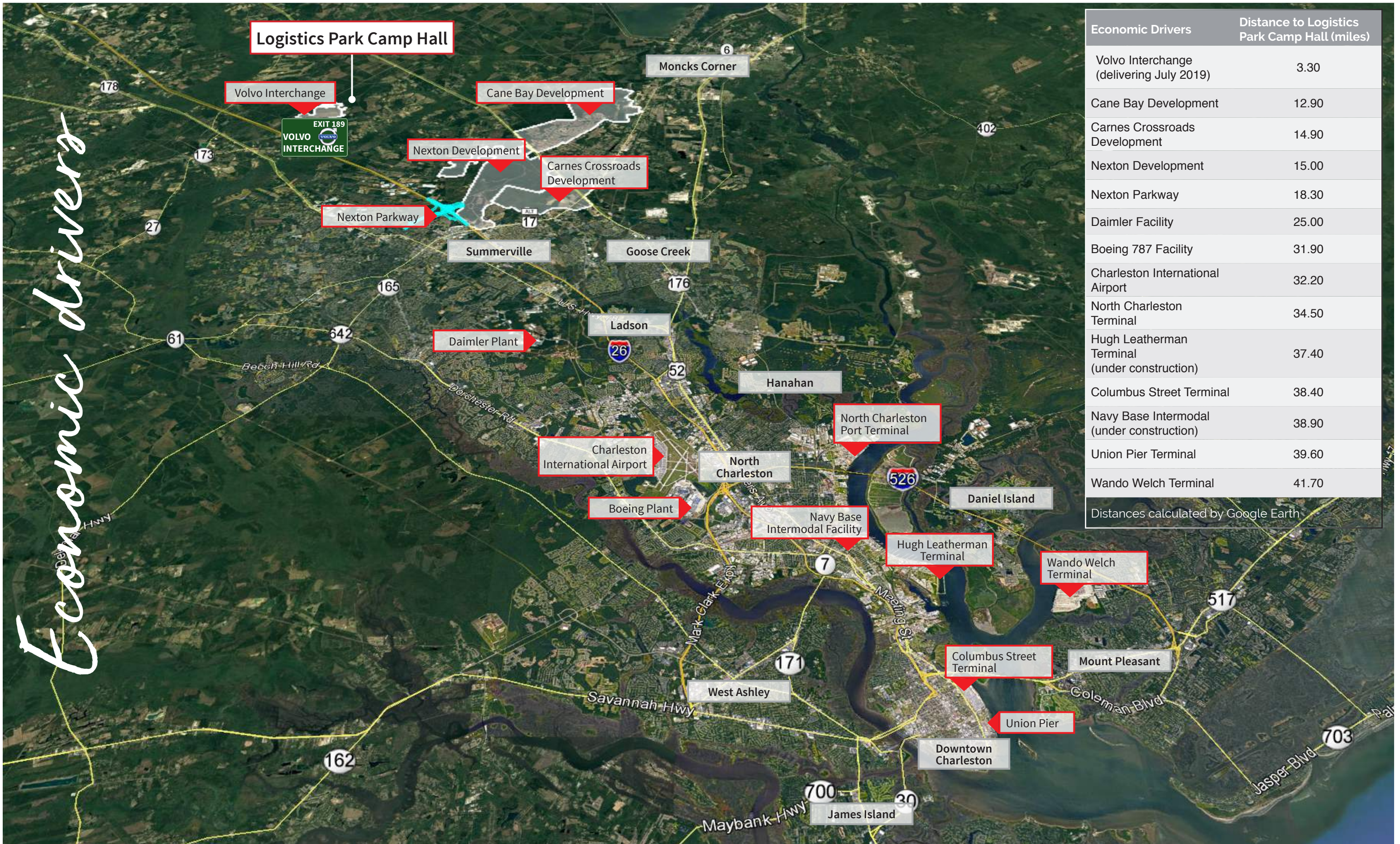
## Property specifications

	<i>Building A</i>	<i>Building B</i>	<i>Building C</i>
<b>Building Size</b>	55,000 - 220,775 s.f.	55,000 - 220,775 s.f.	252,000 - 504,010 s.f.
<b>Potential Office Space s.f.</b>	37,312	37,312	45,746
<b>Warehouse s.f.</b>	183,463	183,463	458,264
<b>Dimensions</b>	702' x 310'	702' x 310'	1,062' x 470'
<b>Dock Doors (9'x10')</b>	36	35	115
<b>Drive-In Doors (12'x14')</b>	2	2	4
<b>Office Window Knock Outs (6'x7')</b>	36	36	52
<b>Drive In Knock Outs (12'x14')</b>	2	2	4
<b>Pit Levelers Installed</b>	18	17	58
<b>Pit Levelers Knock Outs</b>	18	18	57
<b>Clear Height</b>	32'	32'	36'
<b>Typical Bay Spacing</b>	50' x 54'	50' x 54'	50' x 54'
<b>Speed Bay</b>	1 at 60'	1 at 60'	2 at 60'
<b>Fire Protection</b>	ESFR	ESFR	ESFR
<b>Cross Dock</b>	No	No	Yes
<b>Parking (auto)</b>	245	267	351
<b>Parking (trailer)</b>	50	46	156

*Camp Hall's Master Plan*



*Economic drivers*



Economic Drivers	Distance to Logistics Park Camp Hall (miles)
Volvo Interchange (delivering July 2019)	3.30
Cane Bay Development	12.90
Carnes Crossroads Development	14.90
Nexton Development	15.00
Nexton Parkway	18.30
Daimler Facility	25.00
Boeing 787 Facility	31.90
Charleston International Airport	32.20
North Charleston Terminal	34.50
Hugh Leatherman Terminal (under construction)	37.40
Columbus Street Terminal	38.40
Navy Base Intermodal (under construction)	38.90
Union Pier Terminal	39.60
Wando Welch Terminal	41.70

Distances calculated by Google Earth

# 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 South Carolina 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 \$750 million
Port access road from I-26	\$225 million	
New dual access intermodal railhead	\$250 million	
<b>Total CAPEX commitment</b>	<b>\$2 billion</b>	

\*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 to the largest container ships to reach 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 to 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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