



# For Lease

## INDUSTRIAL BUILD-TO-SUIT OPPORTUNITY

Ladson Road & Hwy 78  
Ladson, South Carolina 29456

- **AVAILABILITY** ranging from **80,000 SF - 248,000 SF**
- **RAIL SERVED**
- **MANUFACTURING** and/or **DISTRIBUTION** use
- **DIRECT ACCESS** to **I-26 & HWY 78**

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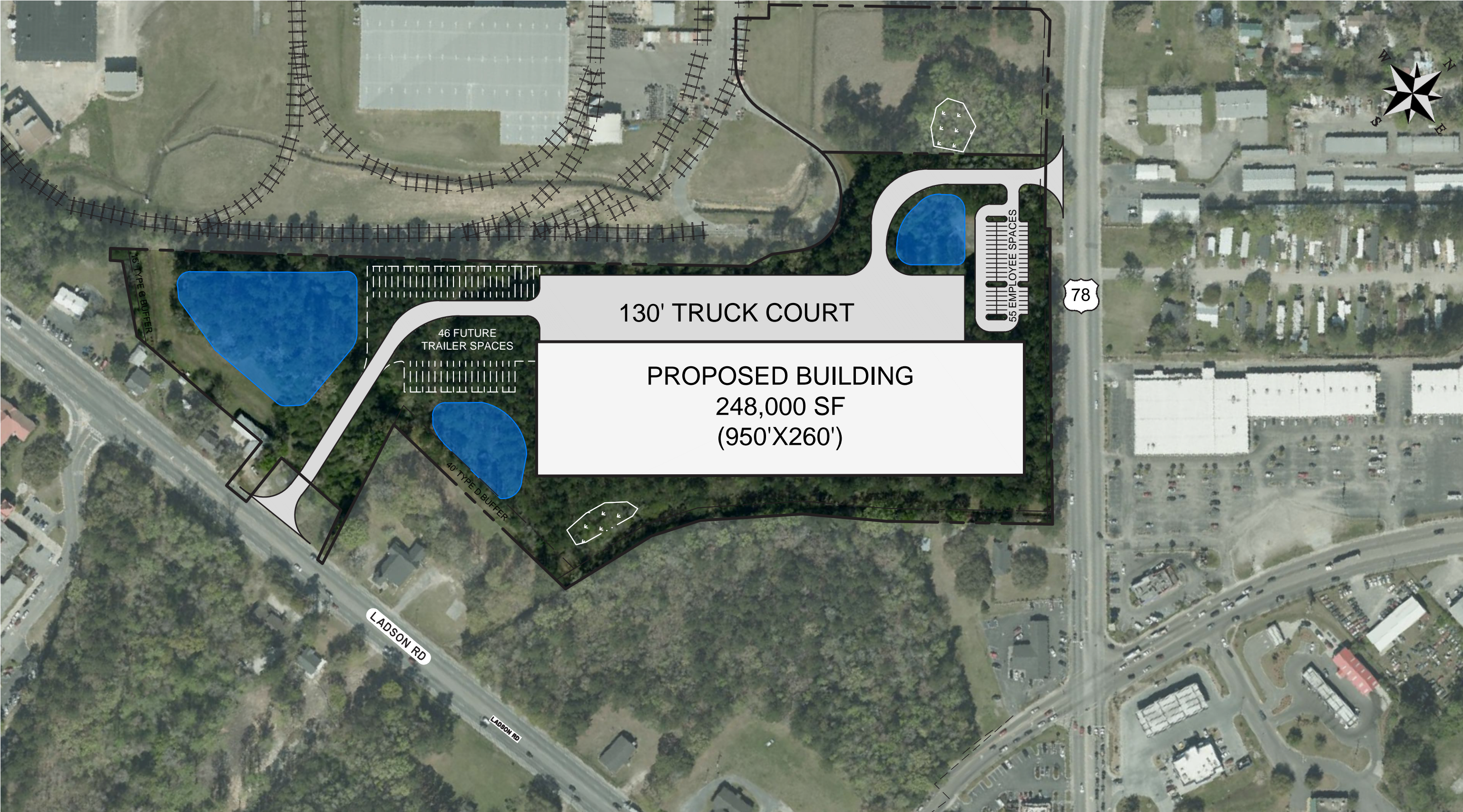
### DEVELOPER



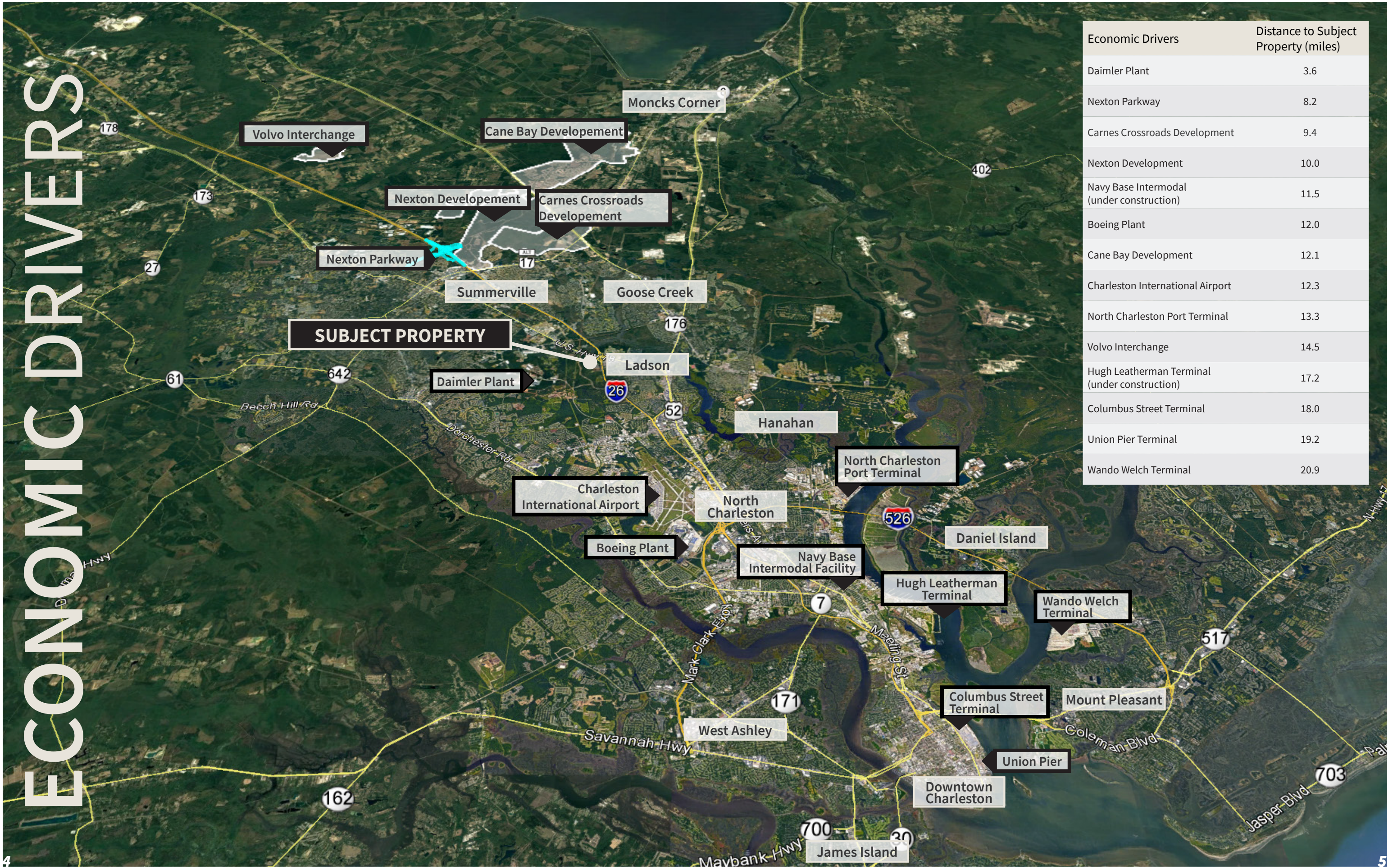
TRINITY CAPITAL



CONCEPTUAL SITE PLAN









### 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:

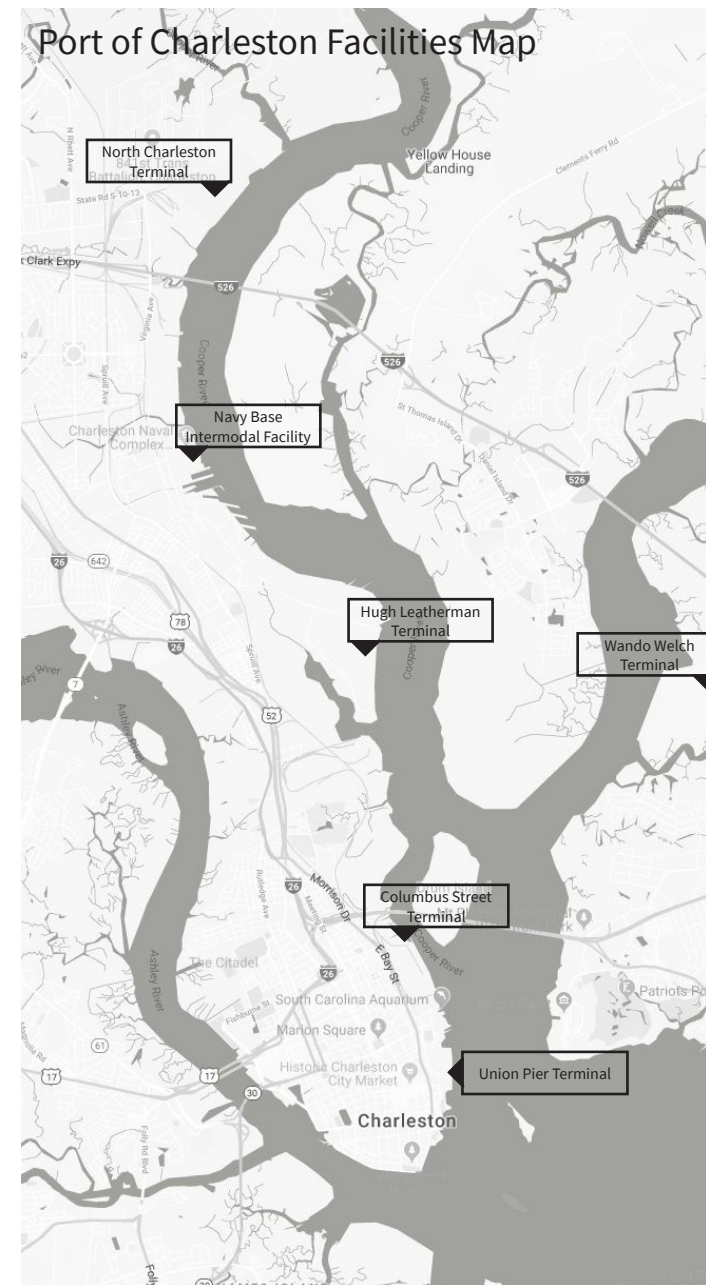
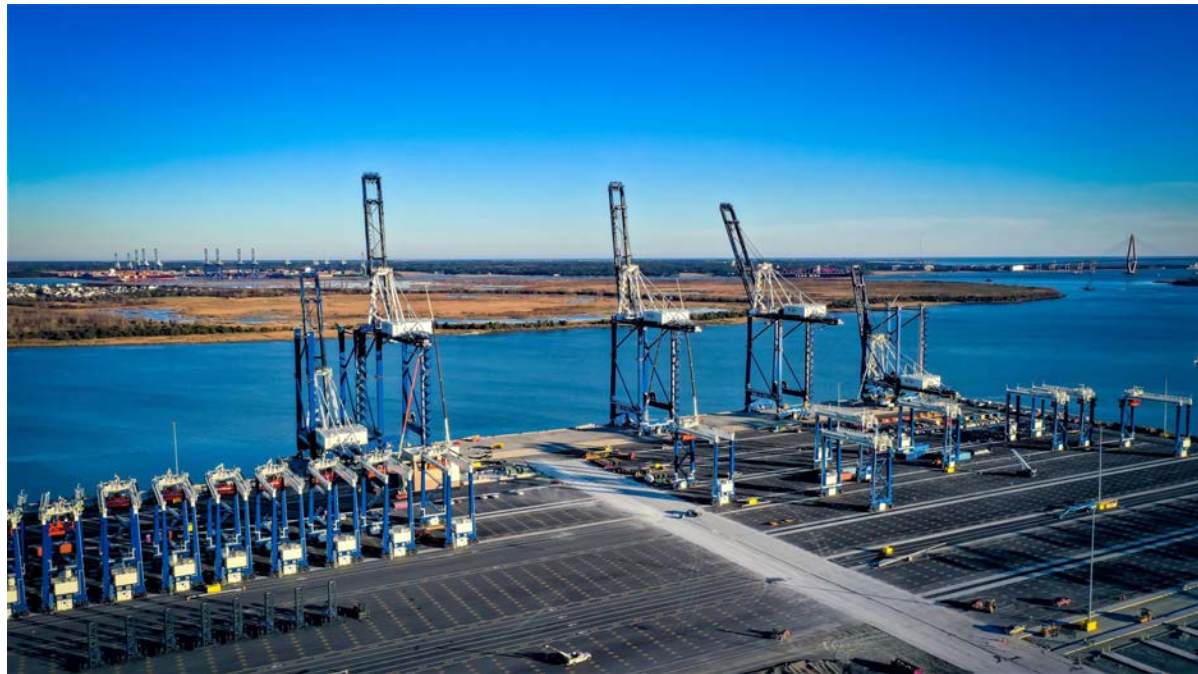
New container terminal Phase 1	\$700 million	South Carolina Ports Authority \$1.35 billion
Inland Port Greer	\$50 million	
Other infrastructure & IT projects *	\$600 million	
Harbor deepening to 52’	\$300 million	State of South Carolina \$750 million
Port access road from I-26	\$225 million	
New dual 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 \$5.4B expansion project doubled the canal’s shipping capacity allowing the ability to service the largest container ships on 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. 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.



The Hugh Leatherman Terminal is the newest addition to the Port of Charleston. 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

**\$63.4B**  
in annual economic activity

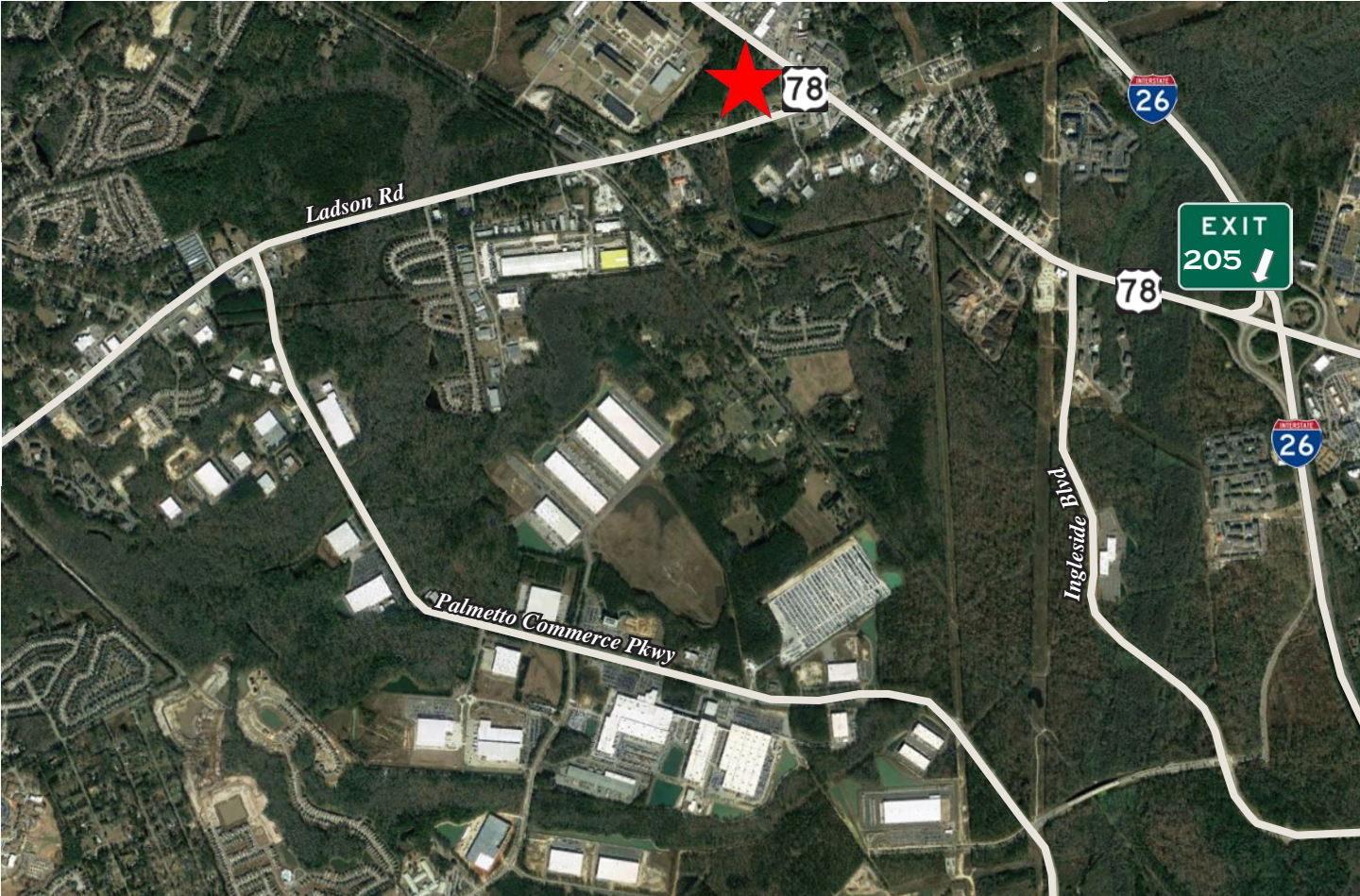
**225K**  
supported jobs for South  
Carolínians

**32%**  
higher wages than state  
average

**\$1.1B**  
in annual tax revenue for  
South Carolina



NEIGHBORING TENANTS | within 3.5 miles



ABOUT THE DEVELOPER



TRINITYCAPITAL

Trinity Capital Advisors focuses on the acquisition and development of institutional-quality commercial real estate in the southeastern United States. The firm has invested more than \$3.4 billion acquiring and developing more than 23 million square feet of the most successful workplace real estate projects in North Carolina, South Carolina, Tennessee, and Florida, including CBD office towers, industrial portfolios, suburban office parks, and mixed-use developments. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country’s top institutional investors. Learn more at [trinitycapitaladvisors.com](http://trinitycapitaladvisors.com).

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