

BERKELEY

COMMERCE CENTER

±773,000 SF
AVAILABLE IN 2025

PHASE 1: TWO BUILDING SPEC
OPPORTUNITY IN SUMMERVILLE, SC

Rushmark
PROPERTIES





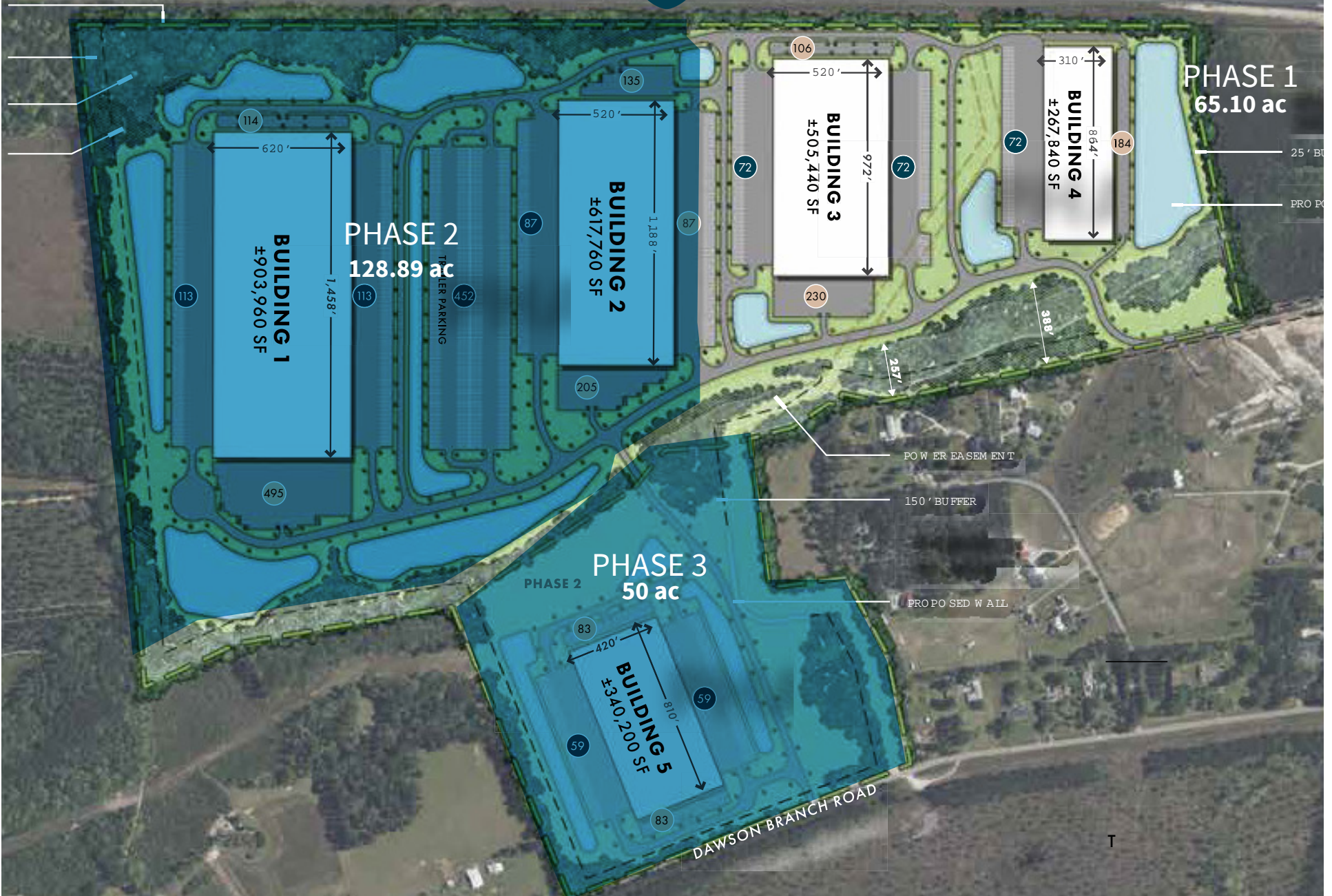
OPPORTUNITY OVERVIEW

Berkeley Commerce Center boasts an advantageous distribution location fronting I-26, the logistics backbone of South Carolina that connects the Port of Charleston to I-95, the economic superhighway of the East Coast that provides access to the largest consumer base in the Western Hemisphere. The Property's position at the midpoint of downtown Charleston and I-95 places it solidly along the path of near-term growth as the land-constrained Charleston industrial market expands westward along I-26 through Summerville and into Ridgeville. Moreover, the facility boasts seamless connectivity to the MSA's primary demand drivers, including Charleston International Airport (CHS) and the Port of Charleston – now the deepest harbor on the East Coast and one of the fastest-growing seaports in the country.

Considered one of Charleston's premier Class A industrial pockets, the Summerville/Jedburg submarket houses well-known tenants such as Fruit of the Loom, TBC Corporation, Gerber Childrenswear, Curtiss-Wright, Argo Merchants Group, 3G Distribution and IFA Rotorian, among many others.

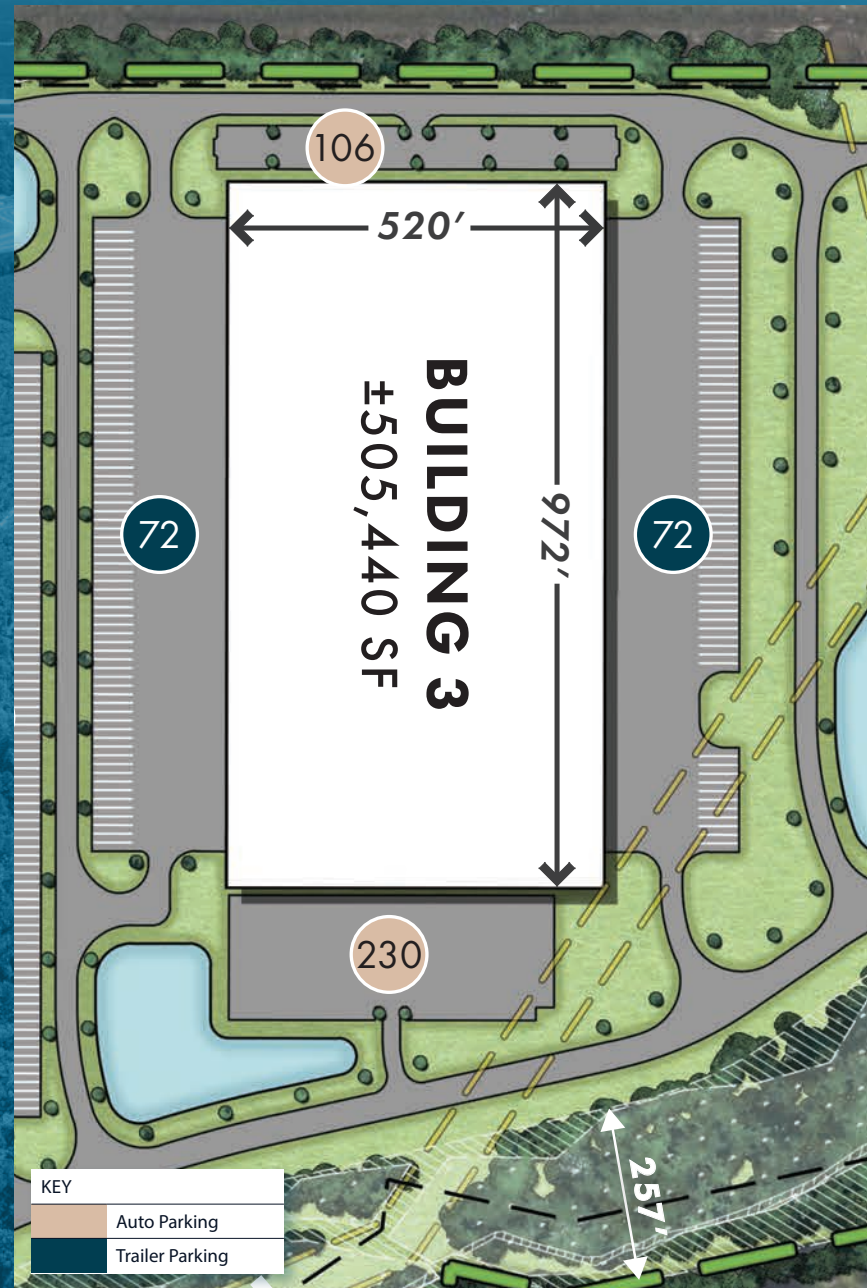
SITE PLAN

26



PROPERTY PROFILE BUILDING 3

EXPECTED DELIVERY	Q2 2025
BUILDING SIZE (SF)	505,440
OFFICE SF	2,500
STRUCTURE	Tilt-Up Concrete
DIMENSIONS	520' x 972'
CONFIGURATION	Cross-dock
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 54' with two (2) 60' Speed Bays
FLOOR SLAB	7", 4,000 PSI
LOADING DOCKS	60 Loading Docks 4 Drive-In Docks
TRUCK COURT	185'
ROOF	45 mil TPO membrane with 20-year warranty
FIRE PROTECTION	ESFR
POWER	4,000 amp at 277/480
LIGHTING	LED
AUTO PARKING	336 Spaces
TRAILER PARKING	144 Stalls

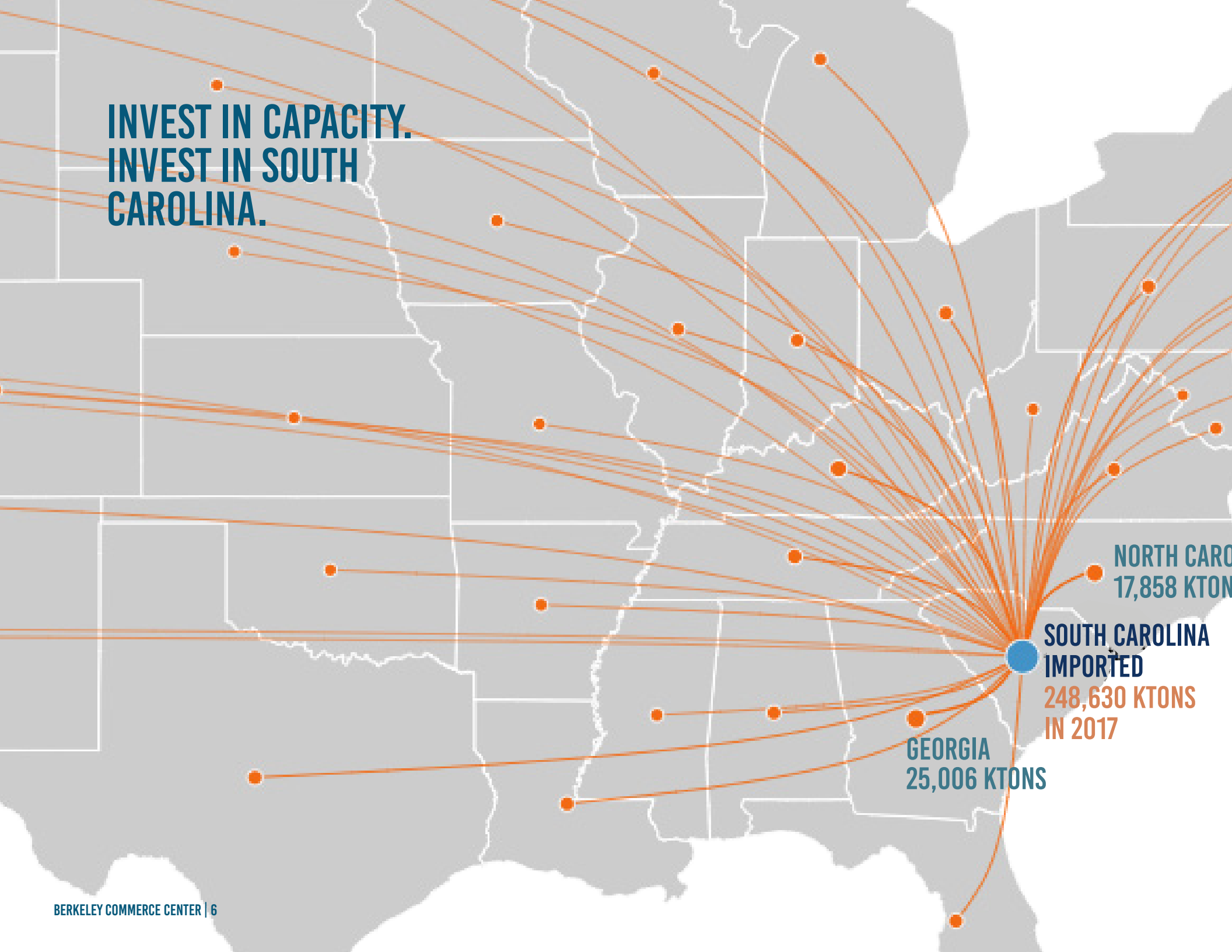


PROPERTY PROFILE BUILDING 4

EXPECTED DELIVERY	Q2 2025
BUILDING SIZE (SF)	267,840
OFFICE SF	1,200
STRUCTURE	Tilt-Up Concrete
DIMENSIONS	310' x 864'
CONFIGURATION	Rear Load
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 54' with one (1) 60' Speed Bay
FLOOR SLAB	7", 4,000 PSI
LOADING DOCKS	53 Loading Docks 2 Drive-In Docks
TRUCK COURT	185'
ROOF	45 mil TPO membrane with 20-year warranty
FIRE PROTECTION	ESFR
POWER	2,000 amp at 277/480
LIGHTING	LED
AUTO PARKING	184 Spaces
TRAILER PARKING	72 Stalls



**INVEST IN CAPACITY.
INVEST IN SOUTH
CAROLINA.**



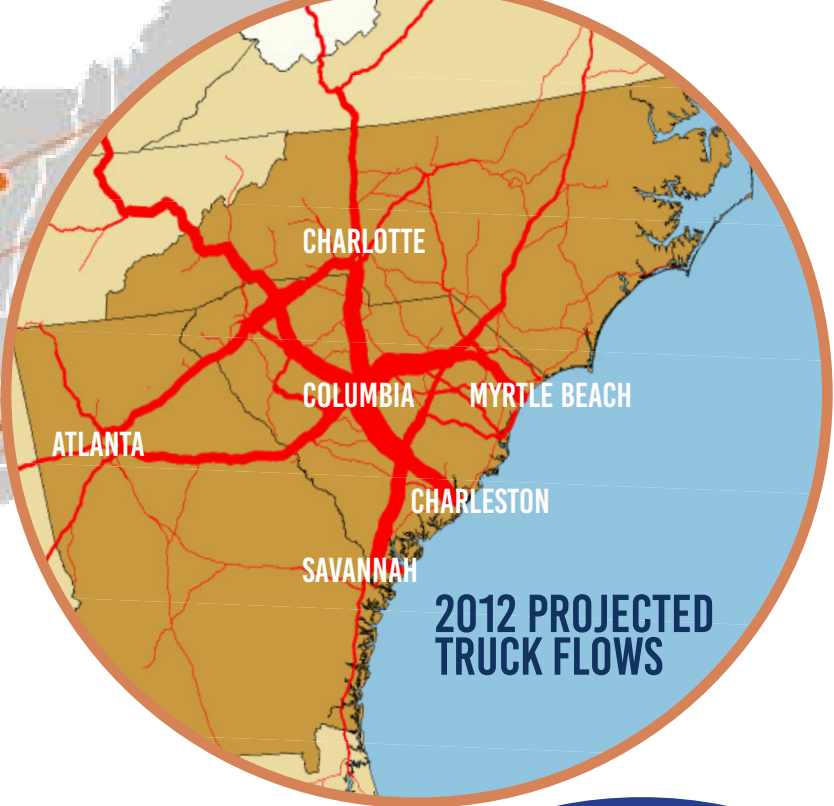
**NORTH CARO
17,858 KTON**

**SOUTH CAROLINA
IMPORTED
248,630 KTONS
IN 2017**

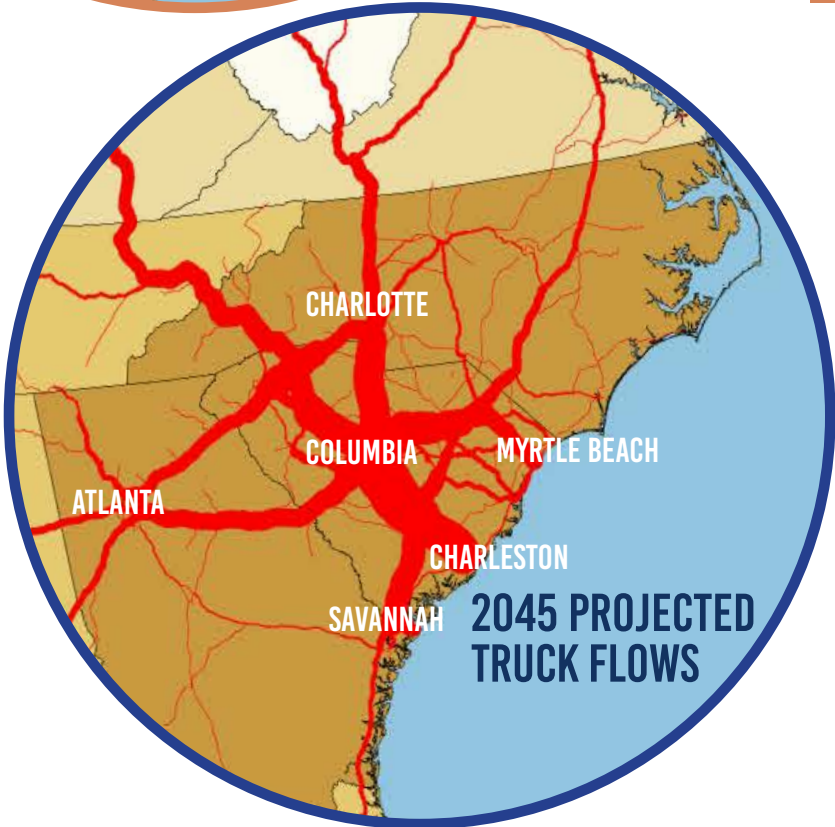
**GEORGIA
25,006 KTONS**

MAJOR FLOWS BY TRUCK TO, FROM AND WITHIN CHARLESTON

State To State Flows (Tons/Year)



Volume Scale (FAF Trucks/Day)



NOTE: MAJOR FLOWS INCLUDE DOMESTIC AND INTERNATIONAL FREIGHT MOVING BY TRUCK ON HIGHWAY SEGMENTS WITH MORE THAN TWENTY FIVE FAF TRUCKS PER DAY AND BETWEEN PLACES TYPICALLY MORE THAN FIFTY MILES APART.

SOURCE: U.S. DEPARTMENT OF TRANSPORTATION. FEDERAL HIGHWAY ADMINISTRATION, OFFICE OF FREIGHT MANAGEMENT AND OPERATIONS, FREIGHT ANALYSIS FRAMEWORK.

BERKELEY MEANS BUSINESS



BERKELEY COUNTY

72%

of incoming labor pool have higher education

69%

incoming labor pool within the ages of 18-44

42%

have a bachelor's degree or higher

30%

have a same college or associate's degree



TOP 5

Metros of where jobs are



11,421

New jobs created



\$5,768,036,823

Billion invested

OTHER IMPORTANT VARIABLES

✓
CLOSE PROXIMITY TO HIGHWAY

26

PHASE 1

JEDBURG ROAD

TOP 4 VARIABLES

 WATER

 POWER

 SEWER

 NATURAL GAS

RAPIDLY EXPANDING PORT OF CHARLESTON

- The port has experienced outstanding growth in total loaded TEUs over the past decade, most recently reporting record levels of cargo handled during fiscal year 2022 (2.85 million TEUs), as a result of key drivers such as Southeastern population growth, secular shift from West Coast to East Coast ports, and more recently shifts in manufacturing from China to other parts of Asia.
- Totalling nearly \$2.8 billion, the Port's game-changing expansion program is well underway including the delivery of the new Leatherman Terminal (Mar-2021), a new access road connecting to I-26 and the new, dual-access intermodal terminal.
- Following its successful completion in December of 2022, the \$580 million Charleston Harbor Deepening Project increased the depth of the harbor to 52 feet, making it the deepest seaport harbor on the East Coast. 52' depth ensures mega container ships can access terminals free from tidal restriction.
- \$500 million investment to further modernize the Wando Welch Terminal including three (3) more 155' ship-to-shore cranes and 24 rubber-tired gantry cranes which enable the Port to handle three New-Panamax ships simultaneously.
- Charleston is the only Southeast Port of call for ships on the North Atlantic Express (AX1), which considerably expands the Port's connectivity with Northern Europe.



\$63.4B

STATEWIDE ECONOMIC
IMPACT

50%

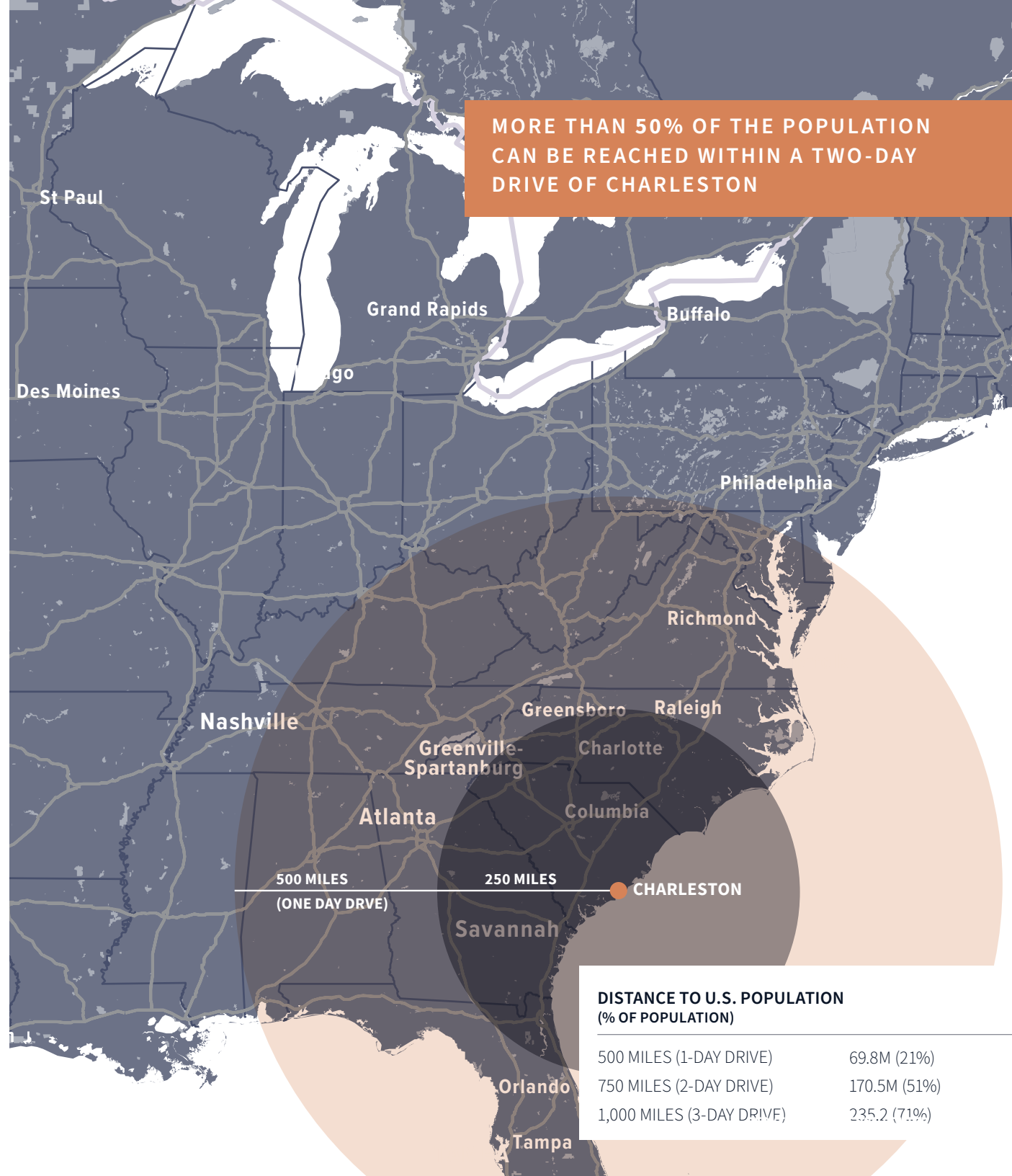
OF THE POPULATION
REACHED WITHIN A TWO
DAY DRIVE

100

FOREIGN PORTS SERVED
DIRECTLY

37

CRANE MOVES
PER DAY (MOST
PRODUCTIVE IN THE U.S.)



Rushmark

PROPERTIES

Formed in 1998, Rushmark is a privately-held real estate investment firm committed to developing smart-growth industrial, multi-family residential housing, mixed-use commercial and retail assets in highly-desired geographic areas. With a well-managed portfolio, Rushmark has grown into a leader in design, development and ownership of various sustainable projects primarily in the greater Washington DC and Charleston, SC area.

Rushmark's multi-disciplinary expertise benefits its customers and creates lasting value in the communities it serves. From conceptual design and forecasting, through finance,

construction, asset management, accounting, leasing, disposition and on-going management, Rushmark has established a reputation as an owner and developer of high-quality communities, with a focus on sustainability. Rushmark excels at complex projects where community involvement, creative deal structures and technical experience are pre-requisites to a project's success. Rushmark is a long-term stakeholder in the projects it develops; the Company anticipates being a lifelong owner in the real estate it acquires. To date, Rushmark Properties has developed in excess of \$1 Billion of real estate. Rushmark Properties benefits greatly from

its affiliation with HITT Contracting, Inc. as Rushmark invests capital into real estate development projects on behalf of the Hitt Family Office. HITT, which was founded in 1937, is an award-winning "turnkey" construction company performing a wide range of services from small jobs, service and emergency work to full base building renovation and shell construction. Since it's founding, HITT has grown to become one of the top 50 largest general contractors in the United States and is one of the 50 largest private companies in the Washington, DC area. HITT is the largest general contractor in the Washington, D.C. region with revenues over \$5 billion in 2022.

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