



CAROLINA 95 INLAND PORT LOGISTICS CENTER

DILLON, SOUTH CAROLINA 29536



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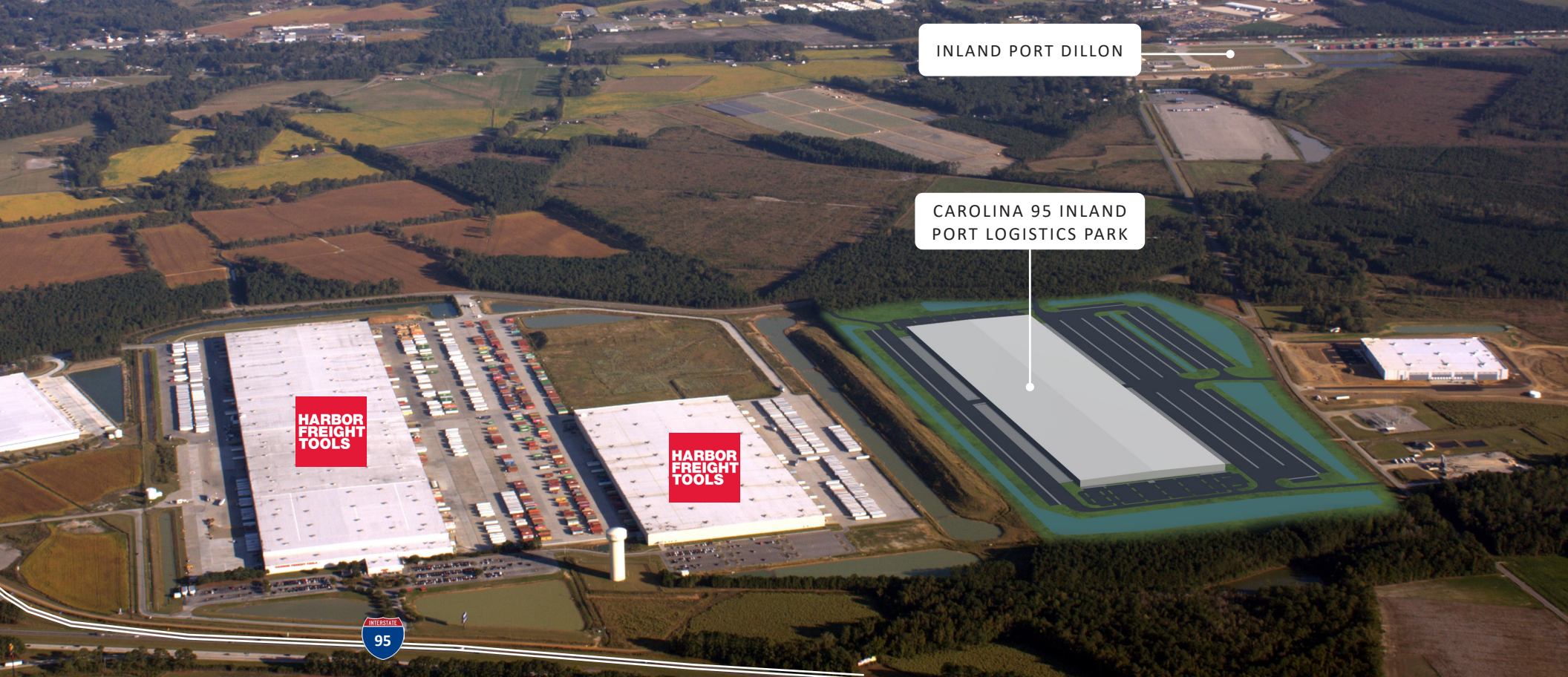
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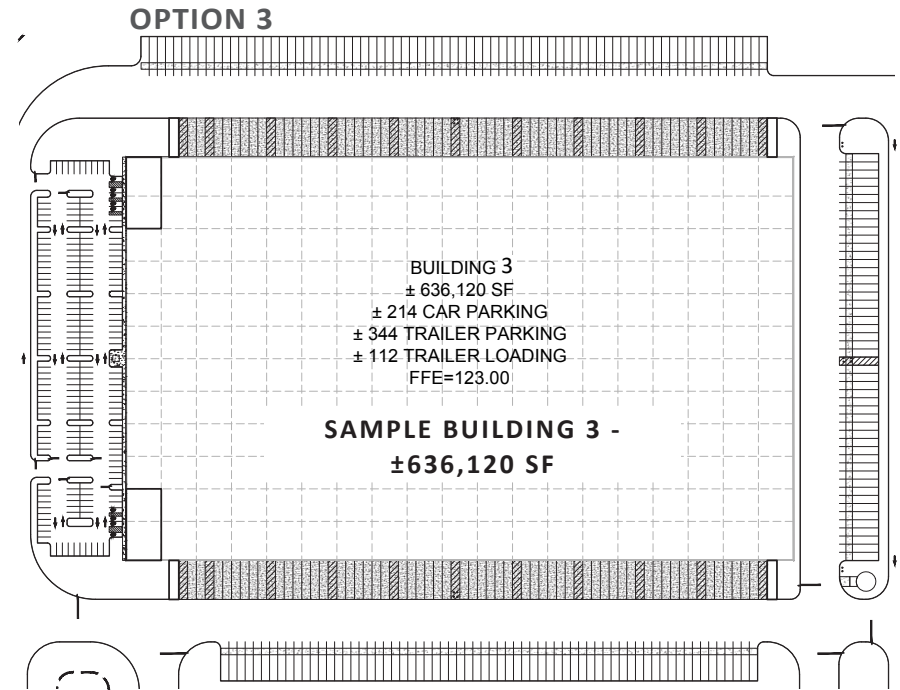
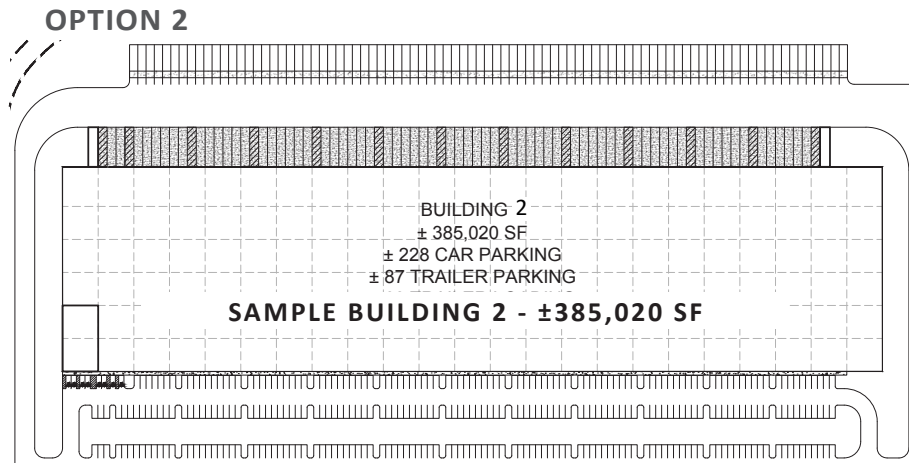
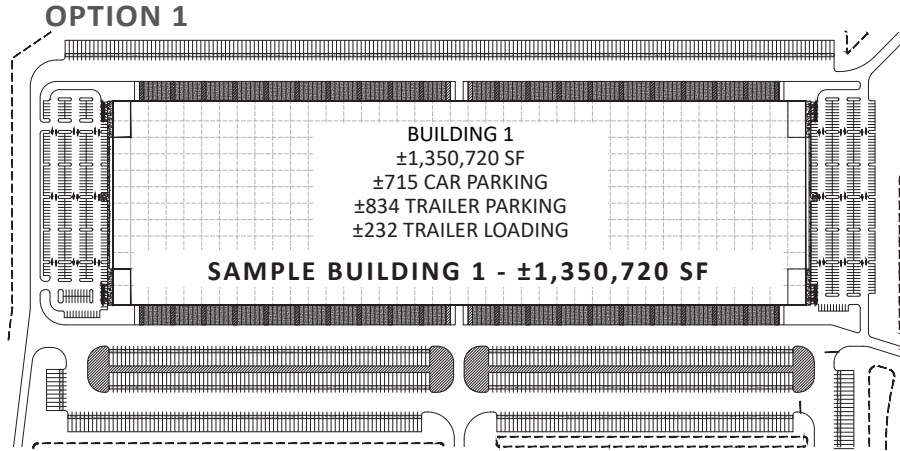
- 150,000 SF - 1,350,720 SF of Class A warehouse space available.
- Superior location in Dillon with less than 1 mile to the Inland Port Dillon.
- Flexible configurations and build-to-suit options available
- Inland Port Dillon (IPD) is served by direct rail access from the Port of Charleston via CSX. Highway accessibility is provided by immediate access to Interstate 95 (1/4 mile).
- Economic Incentives: Dillon County is classified by South Carolina Department of Revenue as a Tier Four County based on unemployment and per capita income. This qualifies many users for \$ 20,250 per job in state income tax credits. Dillon County is one of three SC counties in which users may qualify for a 10 year moratorium on state income taxes. Companies must create 100 net new jobs over 5 years to qualify. Users may also qualify for a Fee in Lieu of Taxes (FILOT) based on a minimum investment threshold. This incentive fixes the property taxes on the facility for up to 30 years.



150,000 SF - 1.3 M SF Class A Warehouse

"A recent study showed that Dillon was one of the most cost-effective locations in the state to build a warehouse or distribution center, based on analysis of labor costs, utilities, property values, taxes and logistics costs."

– David Wren at Post & Courier



SAMPLE BLDG 1		SAMPLE BLDG 2		SAMPLE BLDG 3	
SITE ACREAGE:	±1,350,720 SF	SQUARE FOOTAGE:	±385,020 SF	SQUARE FOOTAGE:	±636,120 SF
CAR PARKING:	±715	CAR PARKING:	±228	CAR PARKING:	±214
TRAILER PARKING:	±834	TRAILER PARKING:	±87	TRAILER PARKING:	±344
TRAILER LOADING:	±232	TRAILER LOADING:	±68	TRAILER LOADING:	±112

150,000 SF - 1.3 M SF Class A Warehouse



FULLY CUSTOMIZABLE
BUILD-TO-SUIT

AMPLE BUILDING & PARK
SIGNAGE AVAILABLE

FLEXIBLE
CONFIGURATIONS

ABUNDANT TRAILER
PARKING

SECURED ACCESS
AVAILABLE

CLOSE INLAND PORT
PROXIMITY

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Located in the pathway of growth

Located on I-95 in Dillon County, South Carolina. The 95 Inland Port Logistics Center is strategically located to take advantage of the state's new inland port facility



CAROLINA 95 INLAND PORT LOGISTICS PARK



INLAND PORT DILLON

DILLON



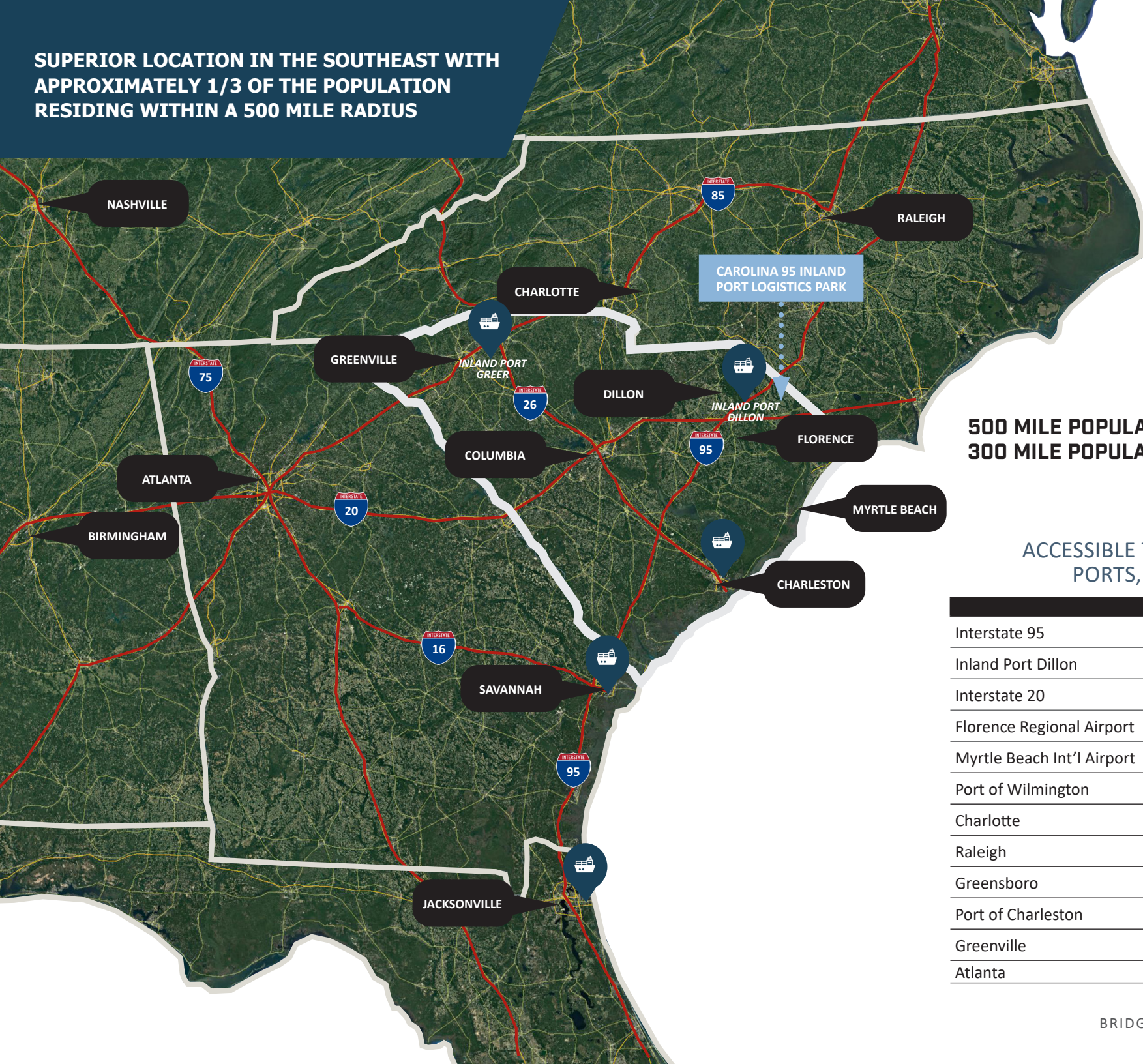
FLORENCE



FLORENCE REGIONAL AIRPORT



**SUPERIOR LOCATION IN THE SOUTHEAST WITH
APPROXIMATELY 1/3 OF THE POPULATION
RESIDING WITHIN A 500 MILE RADIUS**

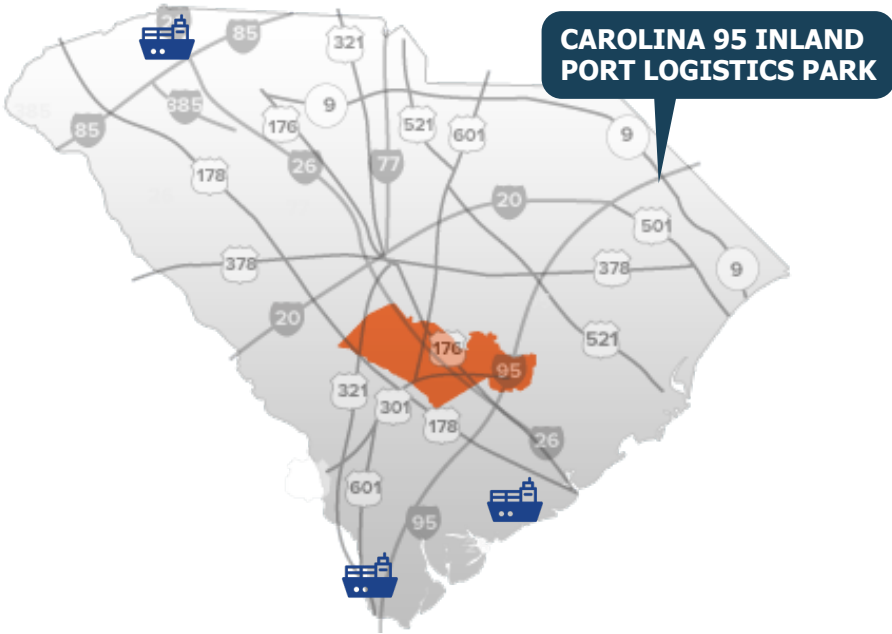


**500 MILE POPULATION: 72,000,000
300 MILE POPULATION: 18,600,000**

**ACCESSIBLE TO INTERSTATES,
PORTS, & KEY MARKETS**

	DISTANCE (mi)
Interstate 95	0.25
Inland Port Dillon	0.5
Interstate 20	12
Florence Regional Airport	27.5
Myrtle Beach Int'l Airport	66
Port of Wilmington	94
Charlotte	116
Raleigh	124
Greensboro	132
Port of Charleston	134
Greenville	207
Atlanta	317

South Carolina Ports Authority's Newest Inland Port



- Direct interstate and rail access, plus savings in time and money.
- Located in the NESA region on I-95 and 30 minutes from the eastern origin of I-20.
- Located within a prime 3,400-acre industrial site and in close proximity to I-95.
- Inland Port Dillon gives importers and exporters in the eastern Carolinas a powerful option for connecting supply and demand.
- Using CSX rail to/from the Dillon market gives cargo owners the ability to control costs with maximum flexibility and minimal inland truck miles.

\$63.4

BILLION IN ECONOMIC IMPACT

100

FOREIGN PORTS SERVED DIRECTLY

<60

MIN 2-WAY TRUCK TURN

DILLON INLAND PORT

DIRECT

RAIL SERVICE ON CLASS 1 RAILWAY OPERATED BY CSX

1 DAY

RAIL TO PORT OF CHARLESTON

29,412

RAIL MOVES CY2021

24/7

GATES

Source: ocdc.com



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