

# FOR LEASE

CAMP HALL COMMERCE PARK  
**CAMPUS 4**

2266 VOLVO CAR DR, RIDGEVILLE, SC 29472

**LEASED**

**BUILDING B**  
151,573 SF

**MOVE IN READY  
HEAVY POWER AVAILABLE**

**LEE ALLEN**

Vice Chairman  
lee.allen@jll.com  
+1 843 805 5111

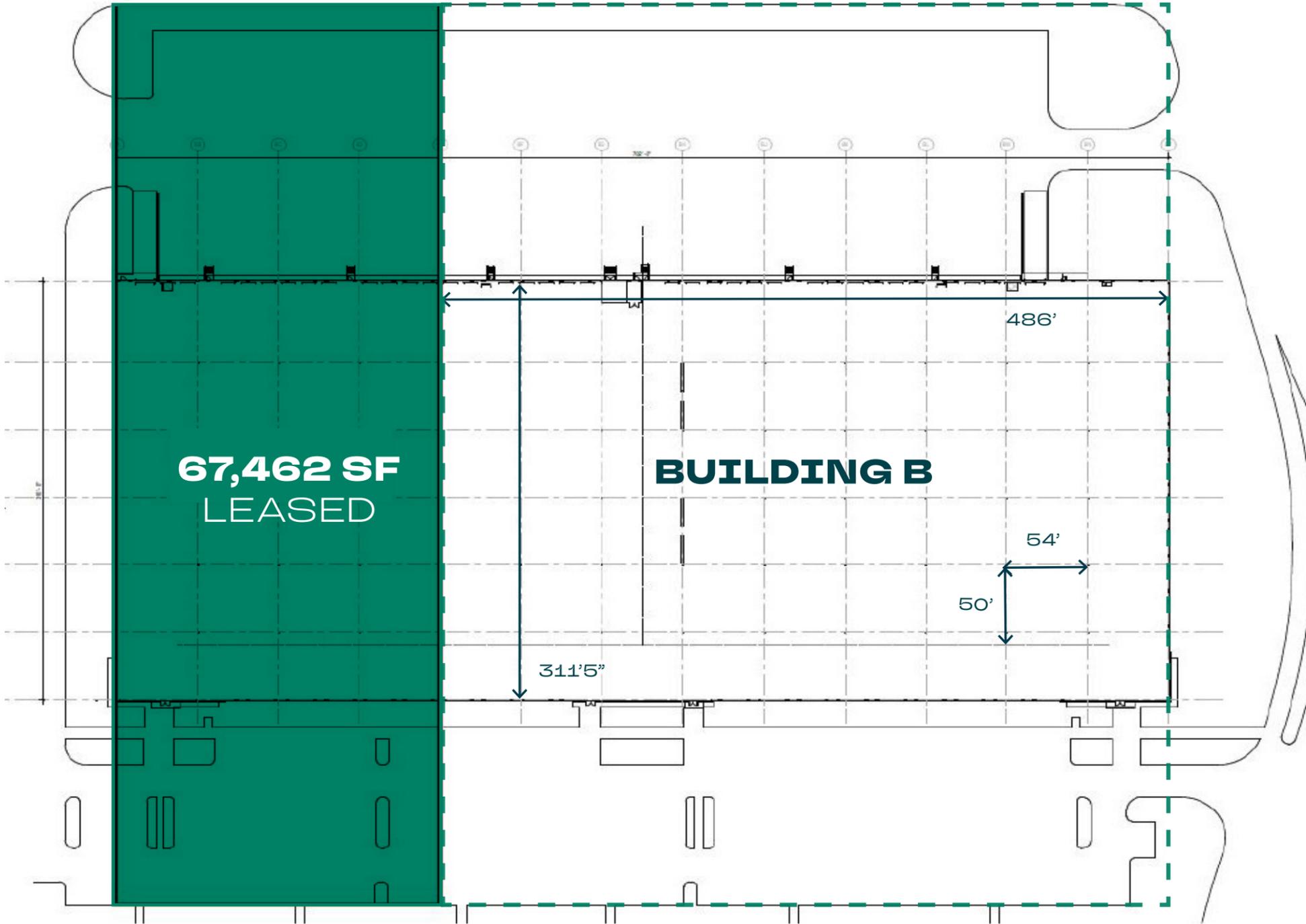
**KEVIN COATS**

Executive Managing Director  
kevin.coats@jll.com  
+1 843 805 5112

A Development By:



# BUILDING B | 151,573 SF | REAR LOAD



- One (1) Rite-Hite 35,000 lb. mechanical dock leveler positioned next to each drive-in door and one (1) 40,000 lb. mechanical dock levelers positioned at approximately every third door for a total of nine (9) mechanical levelers in the Premises
- Dock fan/light combos at all dock leveler locations with convenience outlets

## MOVE IN READY

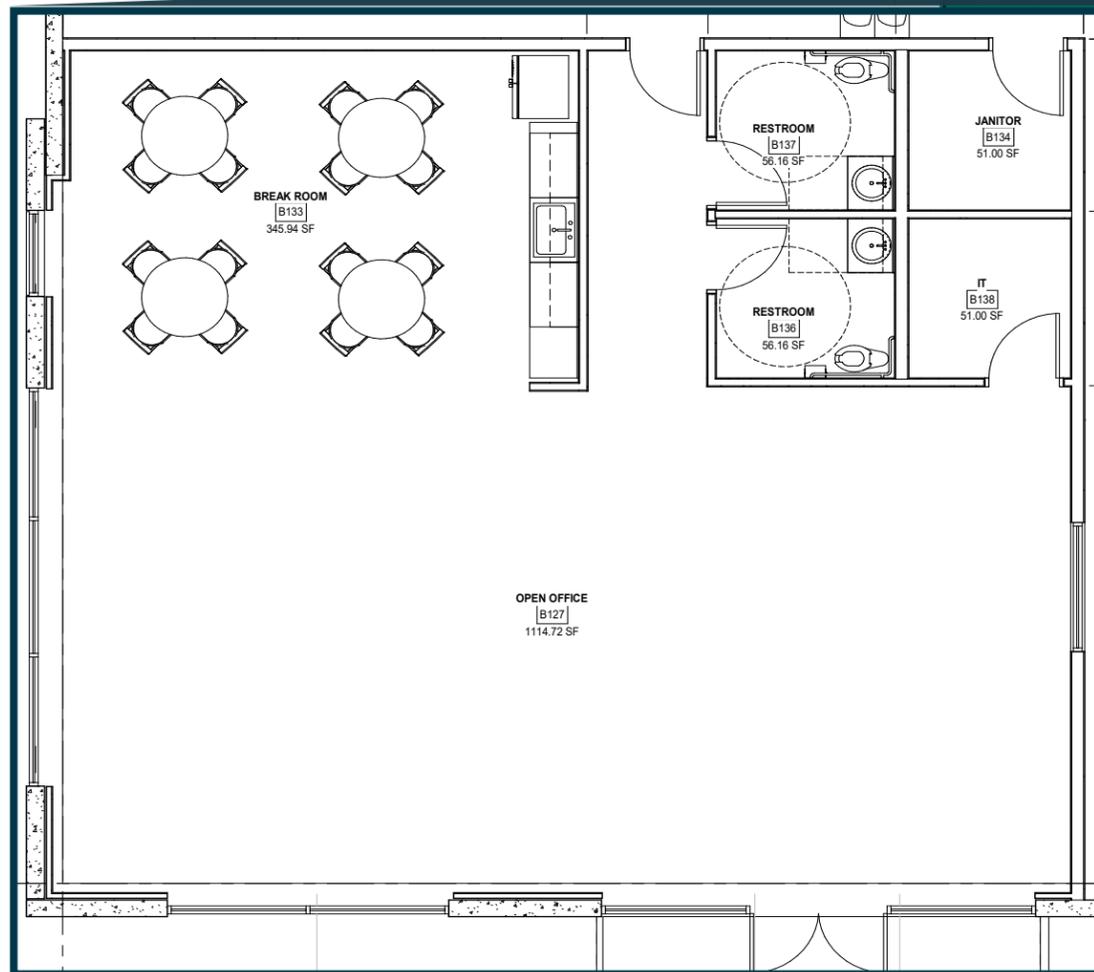
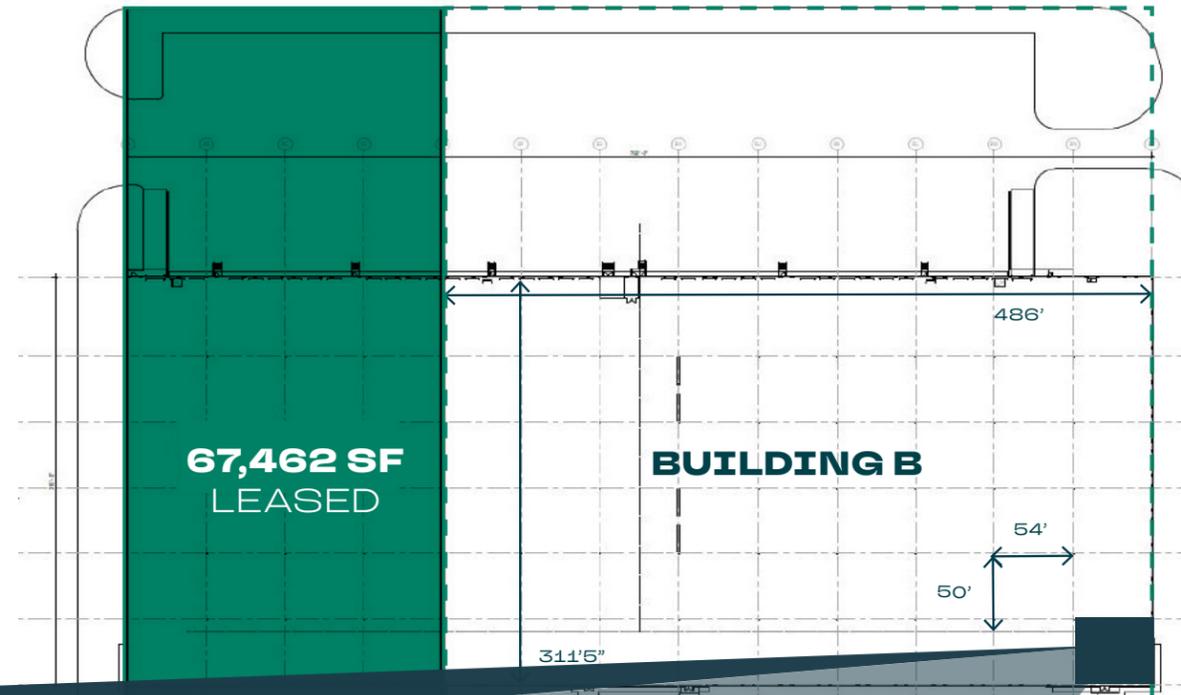
- 1,772 SF Spec office
- Lighting to a 30-ft candle
- Dock bumpers at all OHD dock door positions
- (9) mechanical levelers
- Dock fan/light combos

## HEAVY POWER

- 1,400 amps available
- 11,500 amps of additional gear available
- 40 MW substation capacity

|                       |  |
|-----------------------|--|
| <b>Construction</b>   | Concrete with Steel Joist & Deck   |
| <b>Clear Height</b>   | 32'  |
| <b>Docks</b>          | Dock Doors: 23<br>Drive-In (9' x 10'): 1                                   |
| <b>Column Spacing</b> | 54' x 50'  |
| <b>Speed Bays</b>     | QTY (1) @ 60'  |
| <b>Truck Court</b>    | 185'   |
| <b>Parking</b>        | Trailer Parking: 32 Stalls<br>Employee Parking: 185 Spaces                 |
| <b>Roof</b>           | 60 Mil; 20-year warranty   |
| <b>Exterior Walls</b> | Concrete Tilt Wall   |
| <b>Slab</b>           | 7" Concrete with Vapor Barrier   |
| <b>Electrical</b>     | 1,400 Amp 277/480 Volt 3-Phase<br>11,500 amps of additional gear available |
| <b>Sprinkler</b>      | ESFR   |
| <b>Lighting</b>       | Lighting to a 30-ft candle   |

# BUILDING B SPEC OFFICE | 1,772 SF



# CAMP HALL MASTER PLAN



## AVIAN COMMONS

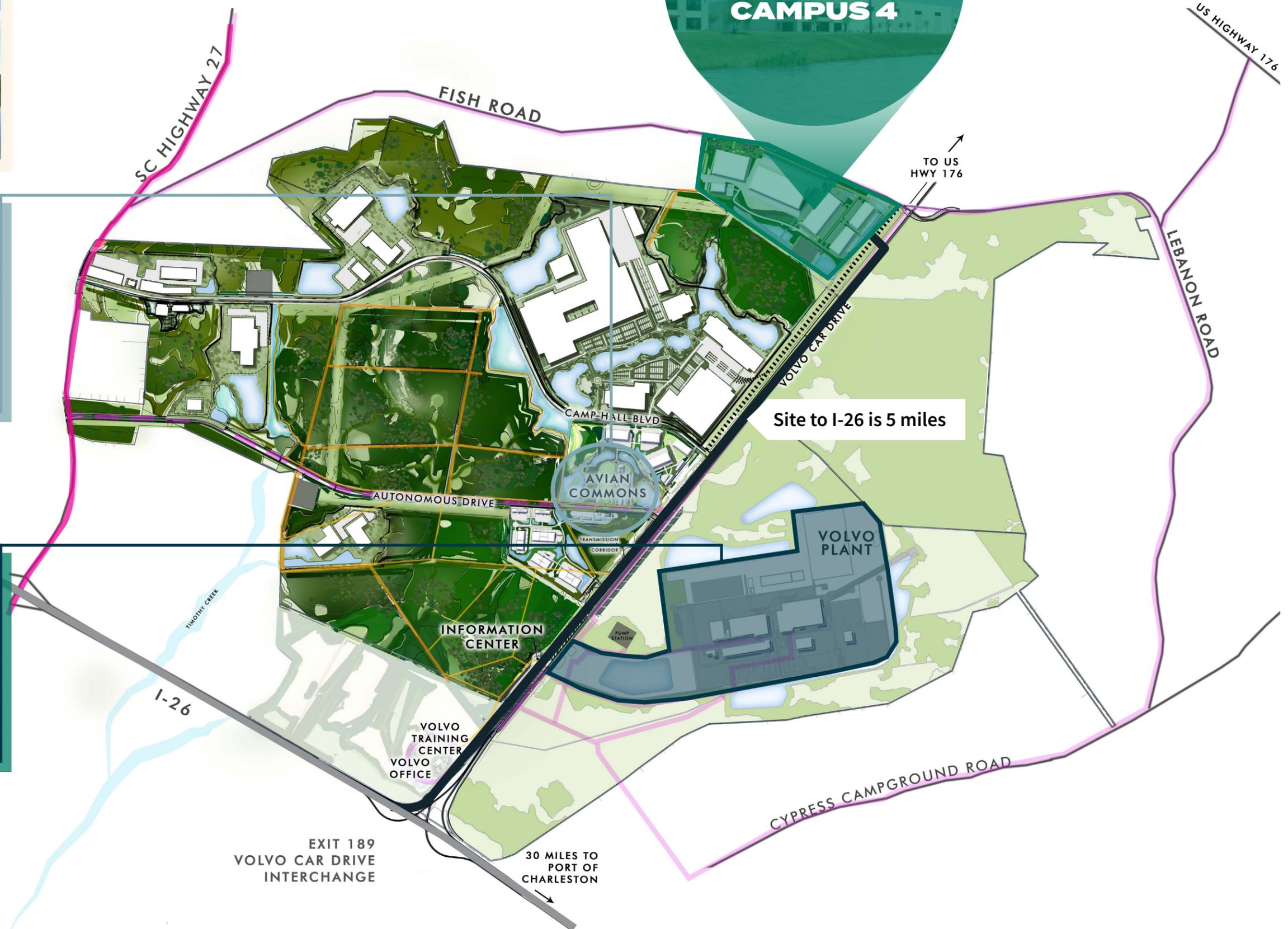
A collection of small businesses, amenities and walking trails



## VOLVO CAR USA'S FIRST

North American manufacturing plant  
Nearly 4,000 jobs

CAMP HALL  
COMMERCE PARK  
**CAMPUS 4**

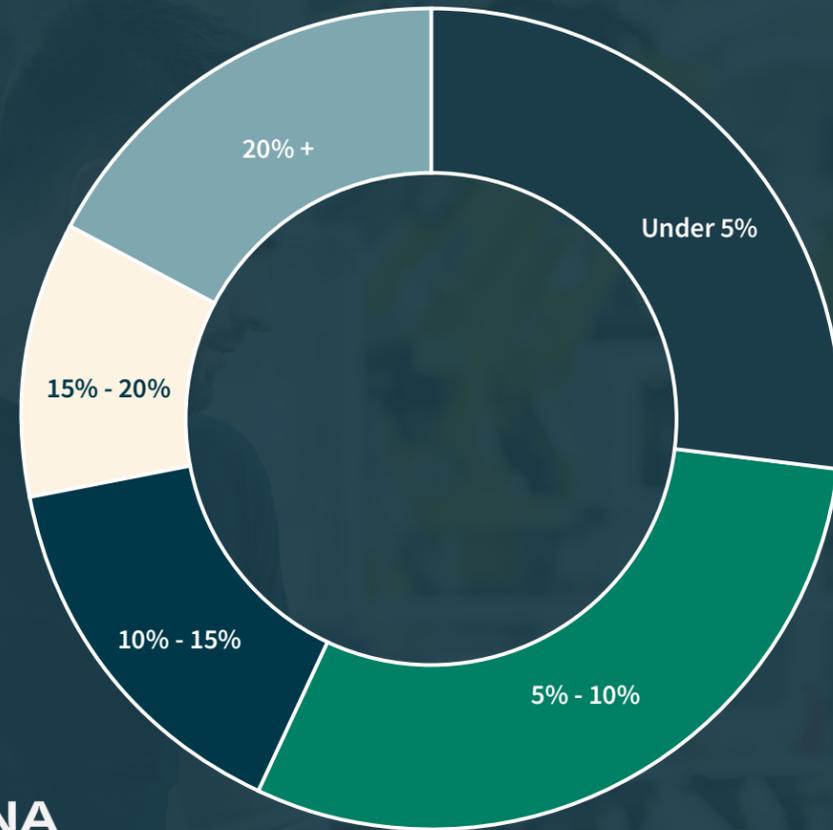


# EMPLOYEE TURNOVER IN MANUFACTURING

Approximately 61% of interviewed and surveyed manufacturers reported annual turnover of less than 10%.

Approximately 16.4% of interviewed and surveyed manufacturers in Summerville area reported annual turnover of more than 20%.

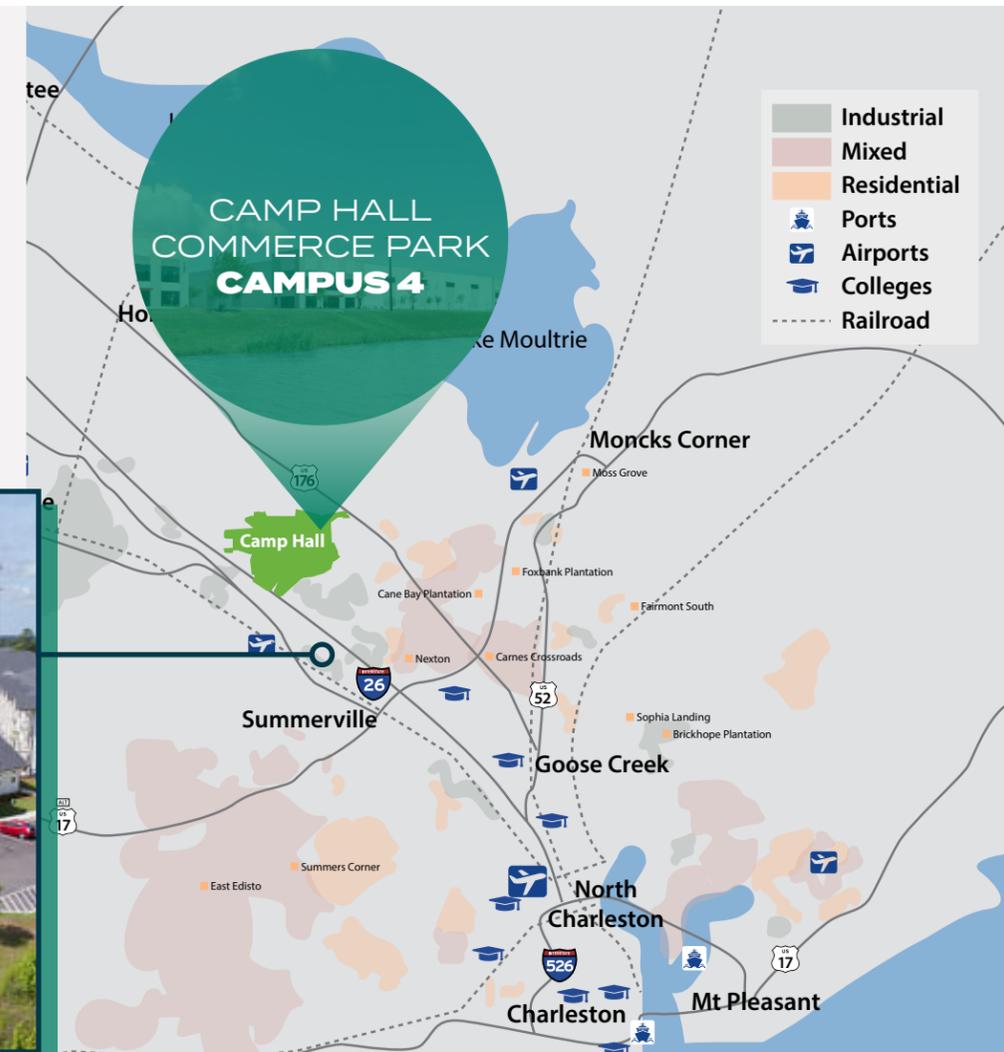
\*A detailed workforce study is available



## RIDGEVILLE, SOUTH CAROLINA



Residential developments in Summerville are currently poised 20-30 minutes away from Camp Hall to support the area's expanding population offering plenty of room to grow. The ample, affordable and easily accessible housing options for the Camp Hall workforce further create a cohesive community for work, play and life.



## STATE & COUNTY INCENTIVES

### CORPORATE INCOME TAX

- Jobs Tax Credit
- Corporate Headquarters Tax
- Enhanced Corporate Headquarters Credit
- Investment Tax Credit

- Local Property Taxes & Incentives
- State Discretionary Incentives
- Foreign Trade Zones
- Opportunity Zones

### SALES & USE TAX

- Sales & Use Tax
- Out-of-State Sales
- Out-of-State Purchases

CAMP HALL  
COMMERCE PARK  
**CAMPUS 4**



| Economic Drivers                              | Distance to Campus 4 (miles) |
|---|------------------------------|
| Volvo Interchange opened August 2019          | 2                            |
| Walmart Distribution Center                   | 7                            |
| Cane Bay Development                          | 13                           |
| Carnes Crossroads Development                 | 15                           |
| Nexton Development                            | 15                           |
| Nexton Parkway                                | 18                           |
| Daimler Facility                              | 25                           |
| Boeing 787 Facility                           | 32                           |
| Charleston International Airport              | 32                           |
| North Charleston Terminal                     | 35                           |
| Hugh Leatherman Terminal (under construction) | 37                           |
| Columbus Street Terminal                      | 38                           |
| Navy Base Intermodal (under construction)     | 39                           |
| Union Pier Terminal                           | 40                           |
| Wando Welch Terminal                          | 42                           |

## REGIONAL OVERVIEW

**11,434**

People per year or 31 people per day net in migration

**69%**

Incoming labor pool within the ages of 18-44

**400K**

Total metro civilian labor force



# PORT OF CHARLESTON

## Investing in Capacity

South Carolina Ports has invested more than \$2 billion in port infrastructure in recent years to ensure capacity at the state's marine terminals and rail-served inland ports. SC Ports has invested in the necessary capacity, technology and equipment to handle the bigger container ships and cargo volumes seen today.

SC Ports opened Phase One of the Hugh K. Leatherman Terminal in North Charleston, S.C. in March 2021. Leatherman Terminal adds 700,000 twenty-foot equivalent units (TEUs) of capacity and an additional berth to the East Coast port market. Leatherman Terminal is the first greenfield container terminal to open in the U.S. since 2009,

making SC Ports the only port in the country to offer a new container terminal to customers dealing with a challenges in the global supply chain.

Modernization efforts are also ongoing at the three-berth Wando Welch Terminal in Mount Pleasant, S.C., to handle record-breaking vessels and cargo volumes. Additionally, an expansion of rail-served Inland Port Greer is underway in Upstate South Carolina, and a rail-served cargo yard is planned near Leatherman Terminal in North Charleston, S.C. These investments keep the supply chain fluid for companies as more cargo — particularly retail imports — flows through the Port of Charleston than ever before.

|                                     |                    |  |
|-------------------------------------|--------------------|--|
| New container terminal Phase 1      | \$700 million      | South Carolina Ports Authority<br>\$1.35 billion |
| Inland Port Greer                   | \$50 million       |  |
| Other infrastructure & IT projects* | \$600 million      |  |
| Harbor deepening to 52'             | \$300 million      | State of South Carolina<br>\$775 million         |
| Port access road from I-26          | \$225 million      |  |
| New dual-access intermodal railhead | \$250 million      |  |
|                                     | <b>\$2 billion</b> |  |



# ECONOMIC MULTIPLIER EFFECT

In South Carolina alone, The Port yields an employment multiplier of 2.4, meaning for every 10 SCSPA jobs created, an additional 14 jobs across the state develop. As discussed in Investing in Capital, these new jobs have allowed SCSPA to undergo vast container shipping volume growth over the last decade. Annual TEU throughput capacity for Wando Welch and Leatherman (currently seeing additional capital investment) will total 4.8M once both projects are complete. This capacity is 75 percent more magnitude than all SC Ports processed in CY 2021.

With higher volume comes increased employment growth. Over the last decade, The South Carolina Port saw a 2.8% increase in employment growth and since has emerged as a global competitor in manufacturing sectors such as tire industries, automotive, and aerospace. South Carolina now accounts for one-third of all tire production and exportation with the success of Michelin in the Upstate.

Beyond borders, several firms in states including North Carolina, Georgia, Alabama, Tennessee, and Florida utilize the Port's competitive advantages to accommodate their high-demand business needs.

Overall, the economic multiplier effect of The Port is attributed to the direct, indirect, and induced business stipulations within South Carolina. Directly speaking, spending activity, equipment, construction, and technology services, to name a few, all create demand and jobs both for Port employees and its direct suppliers. Indirectly, increased large material purchases from Port industries ripple down through third-party suppliers generating more demand in these smaller sectors. Third-party employees, experiencing more demand, may experience higher wages which in return may be spent locally here in South Carolina leading to an increase in induced spending.



## SOUTH CAROLINA ECONOMIC IMPACT

Sourced from the South Carolina Ports Authority

**19%**

year-over-year volume growth CY 2021

**2.75M**

20' equivalent container units (TEUs) handled by SC Ports in CY 2021

**1 IN 10**

SC jobs created by port operations

**\$63.4B**

annual economic impact generated in SC by port operations

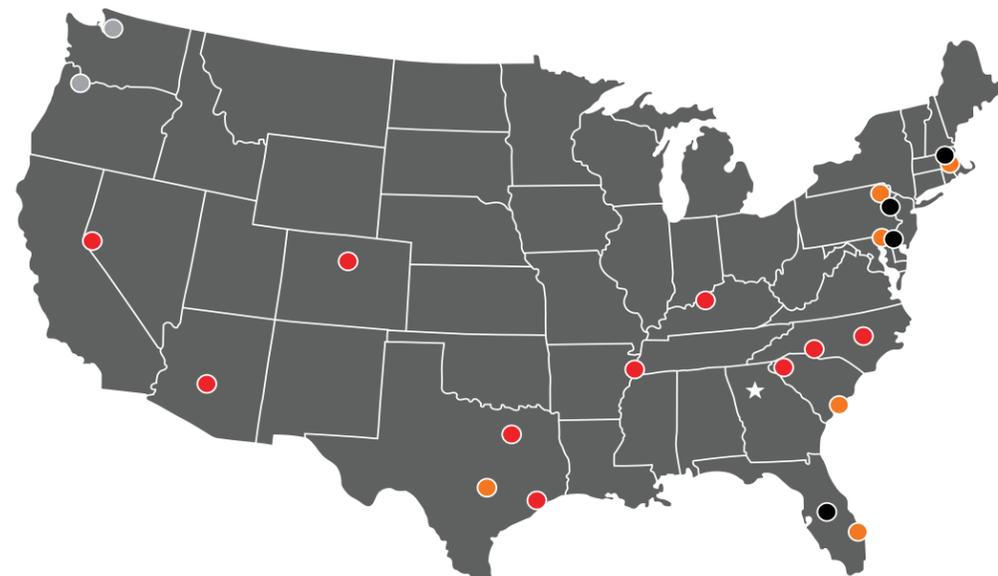
# THE DEVELOPER

Portman Industrial is a division of Portman Holdings focused on the development and value creation of logistics real estate in strategic markets across the U.S. Since its founding in 1957, Portman Holdings has developed over 72 million square feet of industrial, hotel, retail, apartment, and office buildings around the world, with iconic projects such as Atlanta's Peachtree Center, New York's Marriott Marquis Times Square, San Francisco's Embarcadero

Center, and China's Shanghai Centre. Portman Industrial presently has a portfolio in excess of \$1B under development throughout the U.S.

Portman Industrial's primary focus is the development of modern logistics facilities in core markets serving the U.S. supply chain. The company controls well-located sites and develops speculative, build-to-suit, and COLD logistics facilities focusing on:

1. Regional, multi-market logistics facilities in key transportation corridors serving major population centers.
2. Port-centric developments with a focus on gateway markets and strategic inland intermodals in key freight lanes serving the U.S. supply chain.
3. E-Commerce centers including regional, metro, and last-mile facilities critical to the commerce ecosystem of clients.
4. Portman COLD temperature-controlled facilities for national food and beverage clients; including public warehouses and build-to-suit facilities.



● Target Region ● Target Market ● Pursuit ● Active Projects



## JOHN GASKIN

Managing Director, Industrial  
jgaskin@portmanindustrial.com  
+1 404.614.5186

## JESSICA FREESE

Vice President of Development  
jfreese@portmanindustrial.com  
+1 404.561.3863

# FOR LEASE

## CAMP HALL COMMERCE PARK **CAMPUS 4**

2266 VOLVO CAR DR, RIDGEVILLE, SC 29472

### LEE ALLEN

Vice Chairman  
lee.allen@jll.com  
+1 843 805 5111

### KEVIN COATS

Executive Managing Director  
kevin.coats@jll.com  
+1 843 805 5112

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.

