

BUILDING 1: 621,920 SF

NEW CONSTRUCTION SPEC BUILDING

Multiple access points to I-26 and Hwy 78 via Jedburg Road
& Muckenfuss Lane with new signalized entrance

JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA



FOR SALE | FOR LEASE



TRINITYCAPITAL



ICONIC EQUITIES



Building 1 Specifications



Building 1

SQUARE FOOTAGE	621,920 SF
DIMENSIONS	520' X 1196'
OFFICE	± 1,612 SF
CLEAR HEIGHT	36'
COLUMN SPACING	52' X 50' WITH 60' SPEED BAYS
DOCK DOORS	128 (80 EXISTING + 48 KOS)
DOCK LEVELERS	16 - 35,000 LBS MECHANICAL PIT LEVELERS

DRIVE IN DOORS	4
AUTO PARKING	382
TRAILER PARKING	177
SPRINKLER	ESFR
HVAC	FREEZE PROTECTION AND CODE REQUIRED VENTILATION
LIGHTING	(1) LED HI-BAY FIXTURE PER BAY

****Stoplight approved at Park Entrance**

Highway 78 access from building 1 entrance or Jedburg Road
*Additional trailer parking available

Building 1
621,920 SF
520' x 1196'

Building 2
FULLY LEASED

382 auto spaces

88 trailer spaces

89 trailer spaces

19 trailer spaces

170 auto spaces

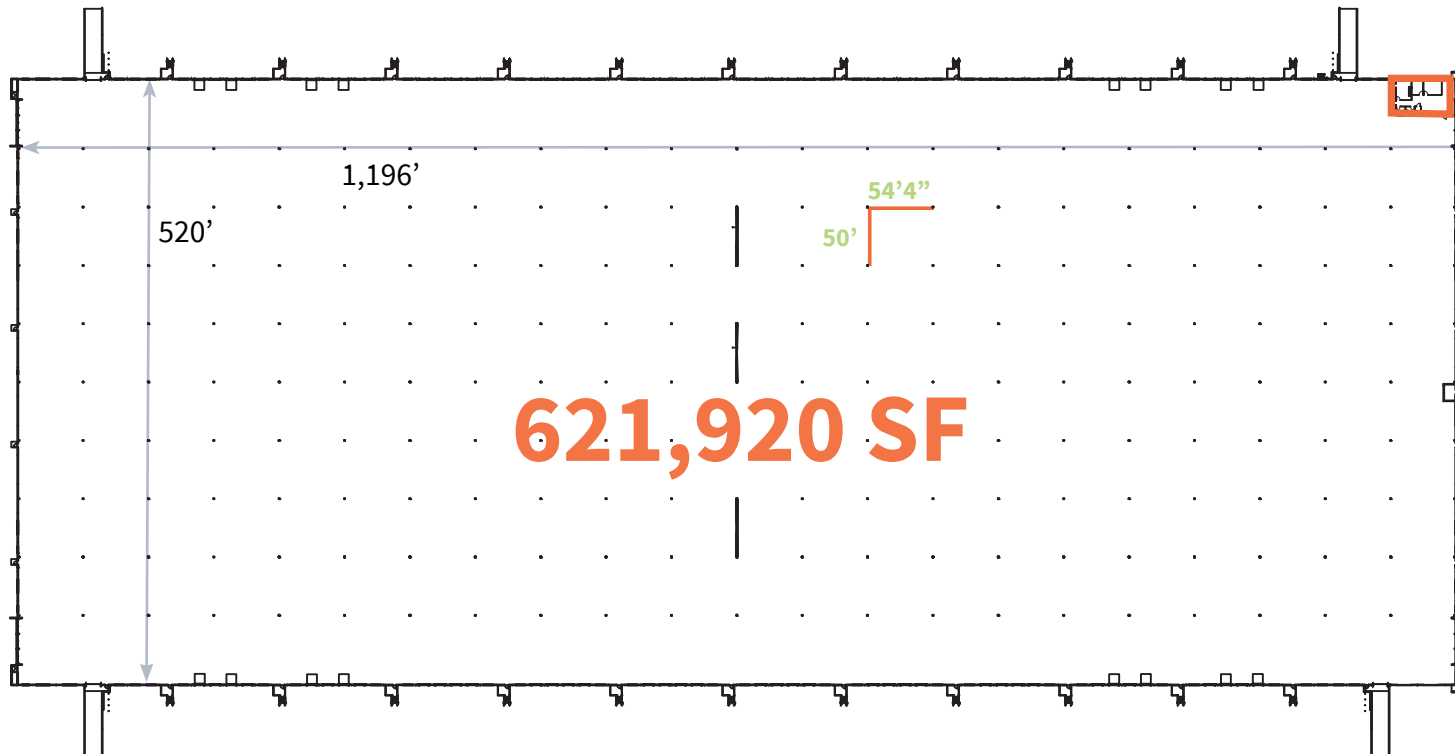
DIRECT ACCESS TO HIGHWAY 78

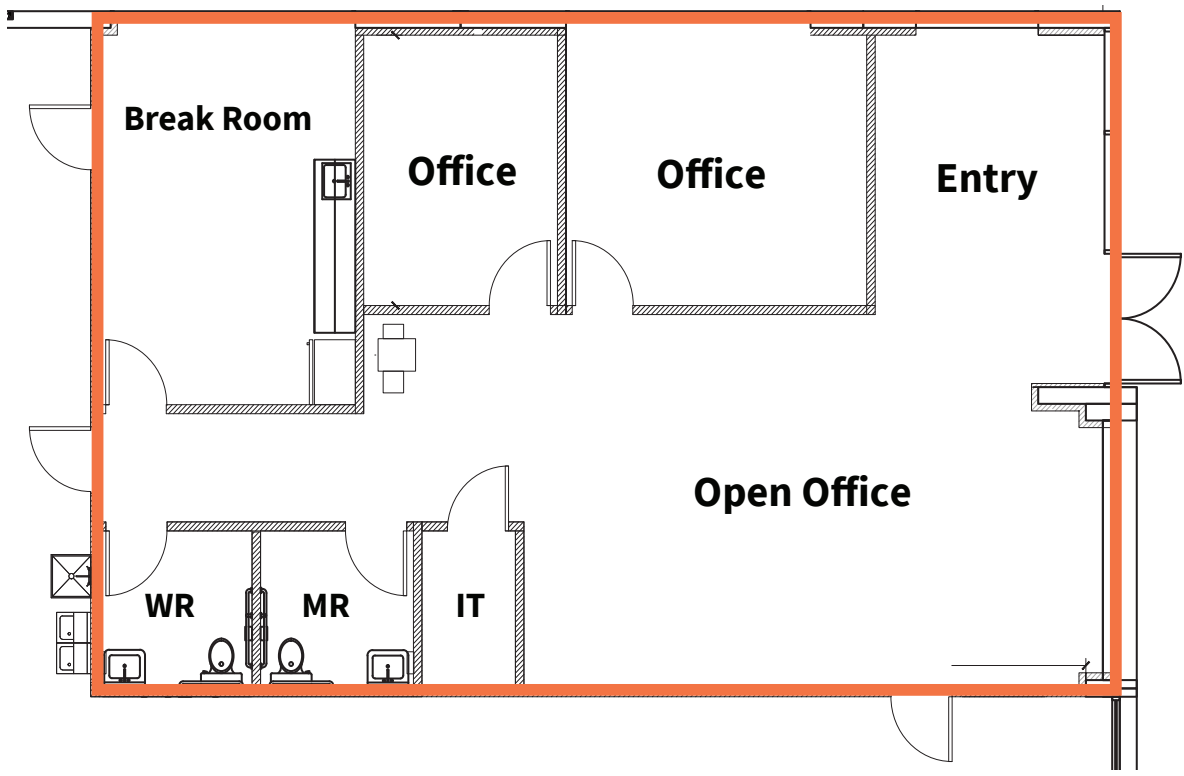
Signalized Park Entrance

DIRECT ACCESS TO JEDBURG ROAD

Building 1 Spec Office

Existing Office: ±1,612 SF
Fully delivered 2024





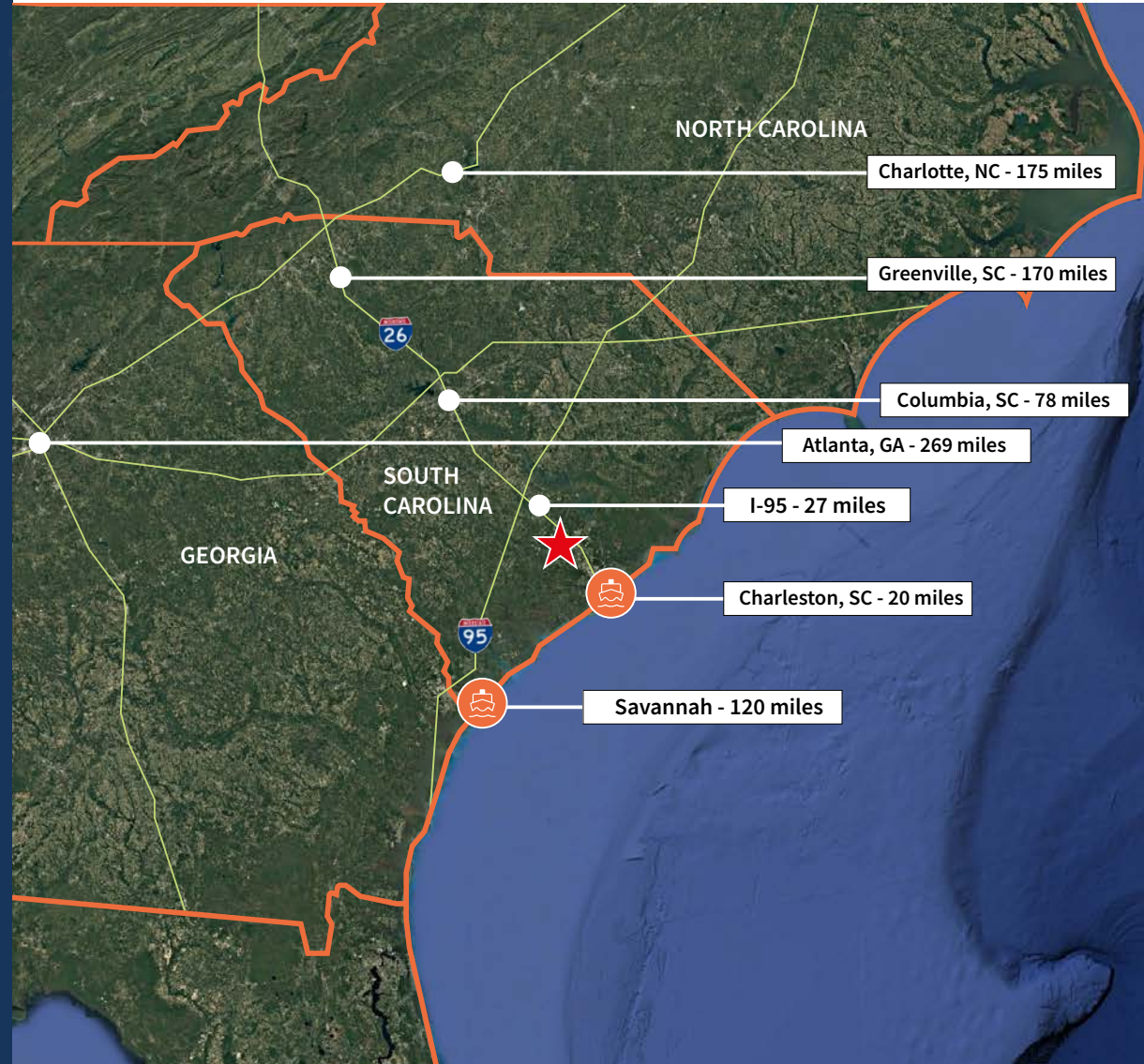
***The spec office is designed to be expanded up to ± 3,468 SF with additional workstations and conference rooms.**

additional plans available

Location Access

Interstate connectivity

Highway 78	< 1 mile
Interstate 26	2.5 miles
Interstate 526	20 miles
Interstate 95	27 miles
Highway 17	28 miles



Nexton Parkway Exit
5.5 miles

EXIT 197



JEDBURG ROAD

Signalized Park Entrance



FULLY LEASED

Building 1
621,920 SF

HIGHWAY 78

JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA

Jedburg Road Exit
2.5 miles

EXIT 194

INTERSTATE
26

JEDBURG ROAD

HODGE ROAD

W 5th N STREET

OLD DAIRY ROAD

NEXTON PARKWAY

EXIT 197

Nexte

Multiple Access Points



Local Economic Drivers



80,000+
Civilian Labor Force



5th Fastest-growing county
in the state



Customized Incentive
Proposals Available



Access to reliable
and economical
utility services
to accommodate
diverse operations



The area provides
Multi-modal
Transportation options -
Rail, Ports, and
The Charleston Airport

on Parkway Exit
5.5 miles

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.



Rapidly Expanding Port of Charleston

The Hugh Leatherman Terminal is the newest addition to the Port of Charleston. Having opened in March 2021, this new port signifies the first new U.S. container terminal to open since 2009.

South Carolina Economic Impact

Sourced from the South Carolina Ports Authority

\$63.4B

statewide economic impact

50%

of the population reached within a two day drive

37

crane moves per day (most productive in the U.S.)

100

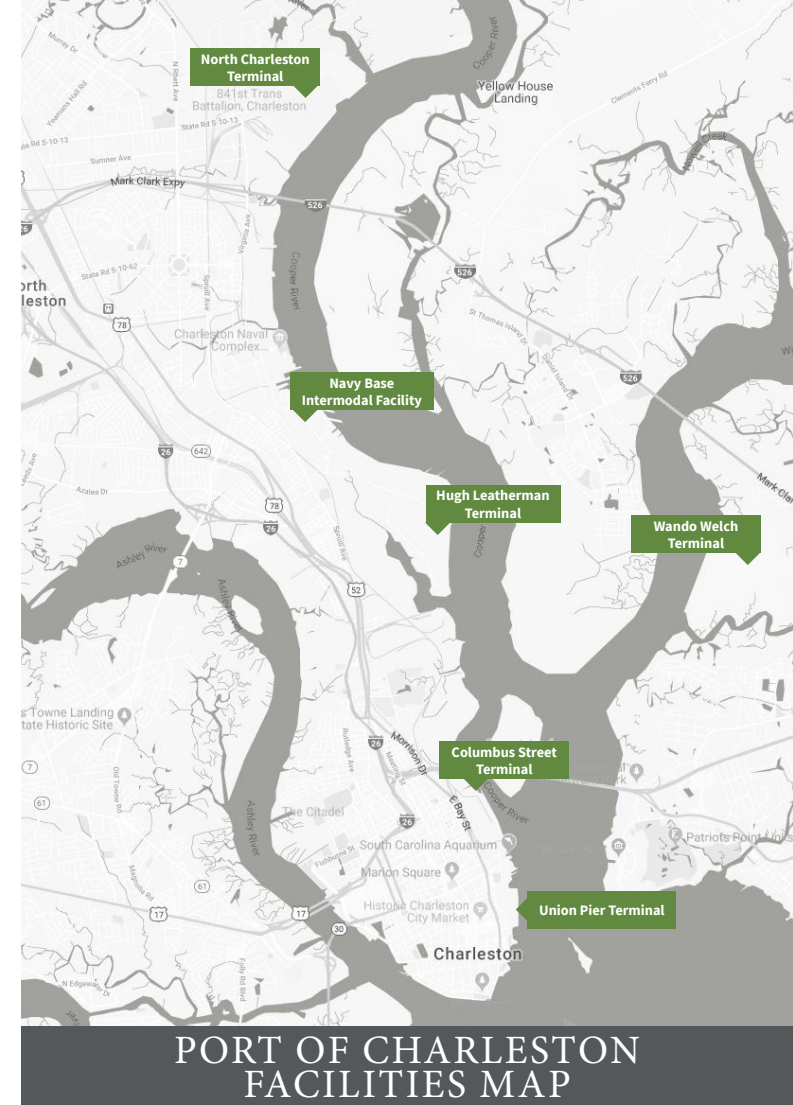
foreign ports served directly

Economic Multiplier Effect

In South Carolina alone, The Port yields an employment multiplier of 2.4, meaning for every 10 SCSA jobs created, an additional 14 jobs across the state develop. As discussed in Investing in Capital, these new jobs have allowed SCSA 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.

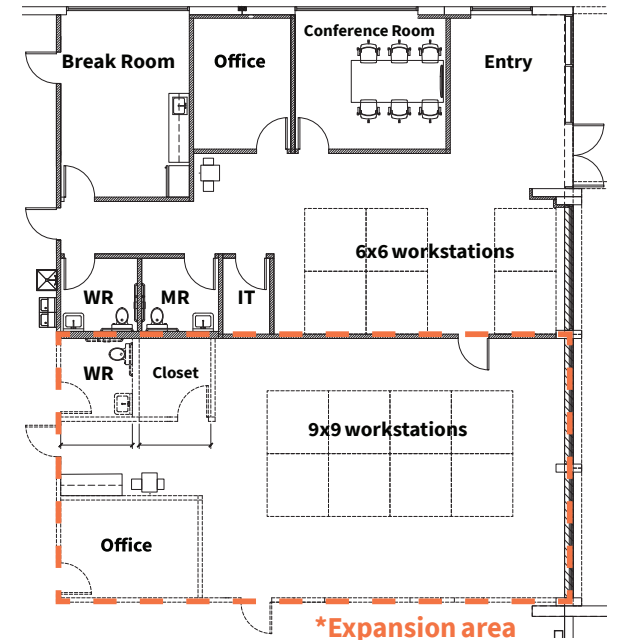
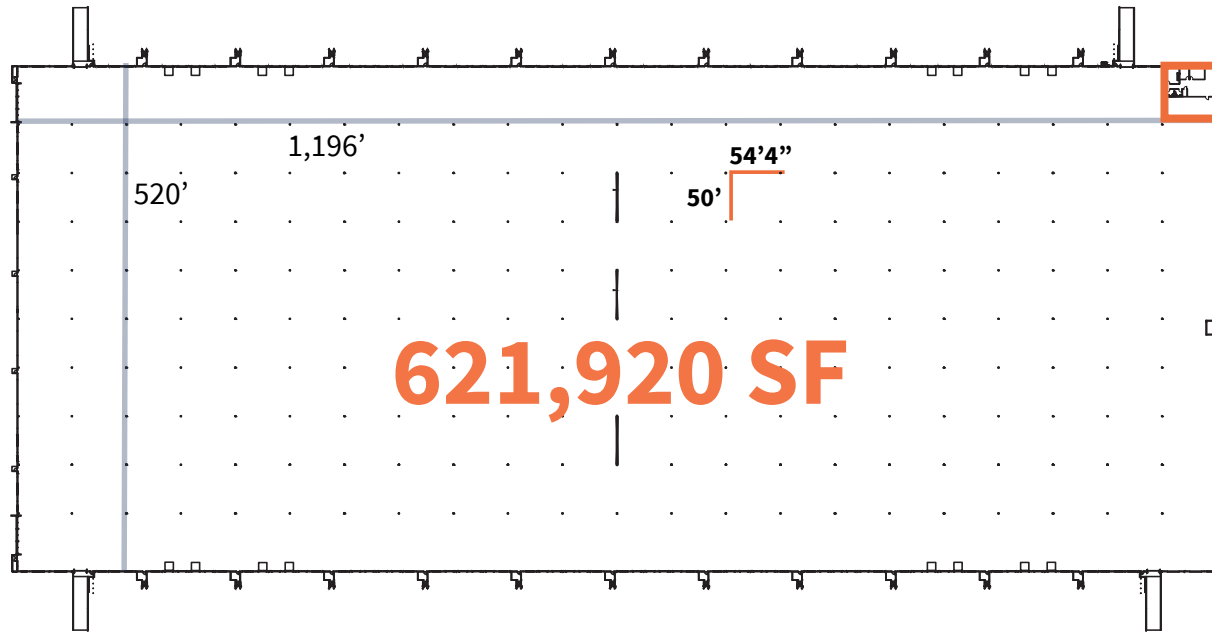


**SOUTH
CAROLINA
PORTS**



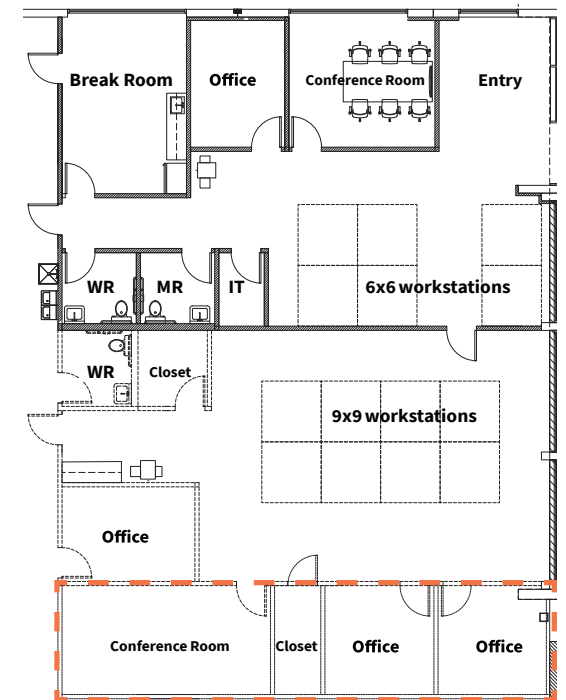
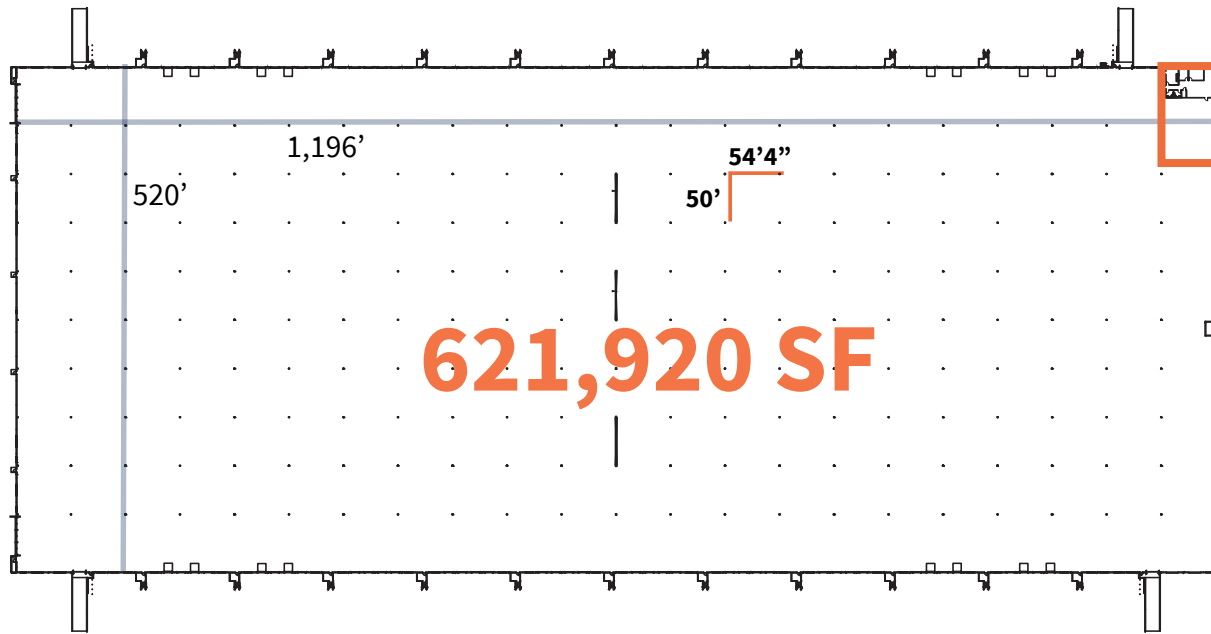
Building 1 Spec Office

Expansion Option 2: ± 2,904 SF



Building 1 Spec Office

Expansion Option 3: ± 3,468 SF



*Expansion area

JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA

About the Developer

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.

 trinitycapitaladvisors.com



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