

# INDUSTRIAL OPPORTUNITY AVAILABLE

## 9.238± AC LAND IN BERKELEY COUNTY FOR SALE, LEASE OR BTS



CHARLESTON, SC MSA | 3944 Byrnes Dr. (Hwy. 52), St. Stephen, SC

### PROPERTY FEATURES

- Excellent location next to recently remodeled Dollar Tree and new AutoZone
- Zoned Highway Commercial
- Water and Sewer available
- Direct Access From US Hwy 52
- Local Retailers: Subway, Dollar General, BP, Napa, AutoZone, Dollar Tree
- 9.238± AC total, may be subdivided
- 6,000+ VPD at site
- **Potential assemblage available for direct rail access**
- For sale, groundlease or BTS opportunities available



### JOIN AREA BUSINESSES



For more information, contact:

**LAUREN A. WATKINS | ASSOCIATE**  
 843 224 3990  
 lwatkins@twinriverscap.com

**LILY ALBERTSEN | ASSOCIATE**  
 843 203 1152  
 lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**  
 656 Ellis Oak Avenue, Suite 201  
 Charleston, SC 29412  
 twinriverscap.com

BERKELEY COUNTY

# LOWCOUNTRY LOCATION, GLOBAL REACH



Heart of the Lowcountry's manufacturing/industrial growth corridor | Charleston MSA

## WHY CHOOSE BERKELEY COUNTY, SC?

- The deepest harbor on the East Coast of US
- South Carolina ranked #3 Top States for doing business
- Charleston, SC metro job growth 2nd highest in nation
- Majority of housing development in greater tri-county area, *Berkeley County 2nd fastest growing county in South Carolina*

- via [berkeleymeansbusiness.com](http://berkeleymeansbusiness.com)

JOIN NATIONAL AND INTERNATIONAL COMPANIES IN BERKELEY COUNTY, SOUTH CAROLINA



Cameron Ag Products



VOLVO

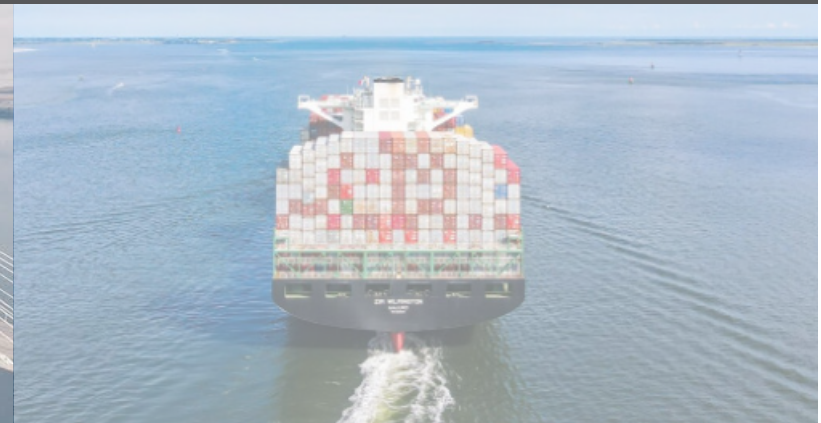


Benefitfocus

Booz | Allen | Hamilton



CHARLESTON: THE DEEPEST HARBOR ON THE EAST COAST OF AMERICA



For more information, contact:

**LAUREN A. WATKINS | ASSOCIATE**

843 224 3990

[lwatkins@twinriverscap.com](mailto:lwatkins@twinriverscap.com)

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

[lalbertsen@twinriverscap.com](mailto:lalbertsen@twinriverscap.com)

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

[twinriverscap.com](http://twinriverscap.com)

AN INDUSTRIAL OR MANUFACTURING LEADER'S DREAM

# INDUSTRIAL STRENGTH, PORT ACCESS

Heart of the Lowcountry's manufacturing/industrial growth corridor | Charleston MSA



SC Ports proactively invests in infrastructure ahead of demand. SC Ports has invested more than \$2 billion in recent years to enhance capabilities and capacity, yielding modern terminals, new cargo capacity, **the deepest harbor on the East Coast** and an expansive rail network.

More critical infrastructure investments are planned, including developing near-dock rail at the Port of Charleston, further speeding goods to market.

SC Ports serves as a vital economic engine for the Southeast. In South Carolina, port operations support 1 in 10 jobs and generate a \$63.4 billion annual economic impact.

-- photos and information  
Photo credit/SC Ports/English Purcell  
February 2023



For more information, contact:

**LAUREN A. WATKINS | ASSOCIATE**

843 224 3990

lwatkins@twinriverscap.com

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

twinriverscap.com

BERKELEY COUNTY, SC

# CAMP HALL RAIL LINE

Heart of the Lowcountry's manufacturing/industrial growth corridor | Charleston MSA



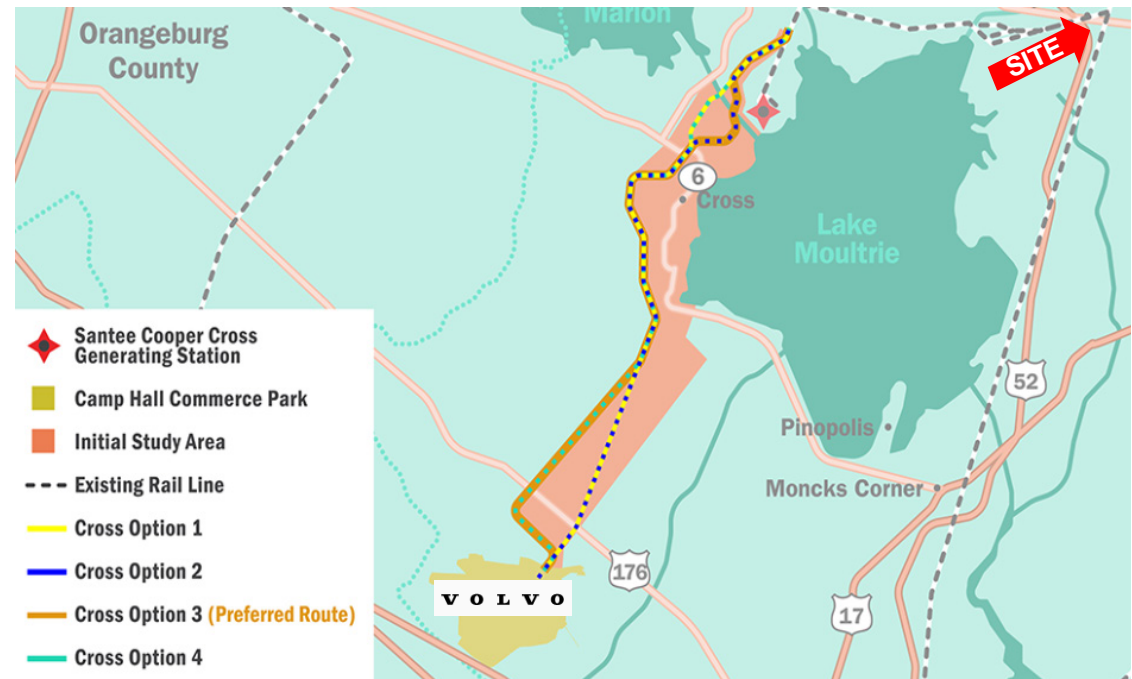
The Camp Hall Rail Project is an industrial rail line to serve the Camp Hall Commerce Park in Berkeley County, South Carolina.

The new rail line will connect Camp Hall Commerce Park to existing railroad right-of-way, near the Santee Cooper Cross Generating Station in Berkeley County.

Palmetto Railways will construct, own and operate the rail line, which is expected to open the door to larger economic development efforts to support the state of South Carolina.

The project is expected to take three years to complete.

-- map and information  
via [palmettorailways.com](http://palmettorailways.com)  
August 2023



For more information, contact:

**LAUREN A. WATKINS | ASSOCIATE**

843 224 3990

[lwatkins@twinriverscap.com](mailto:lwatkins@twinriverscap.com)

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

[lalbertsen@twinriverscap.com](mailto:lalbertsen@twinriverscap.com)

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

[twinriverscap.com](http://twinriverscap.com)

BERKELEY COUNTY, SC

# GROWTH + DEVELOPMENT

Heart of the Lowcountry's manufacturing/industrial growth corridor | Charleston MSA

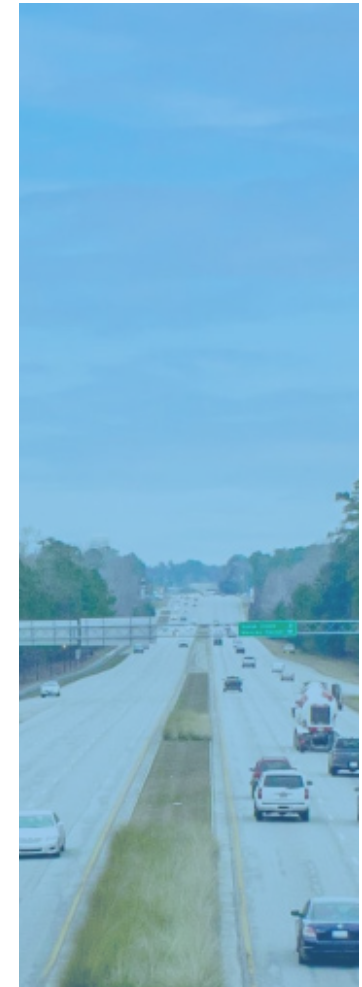
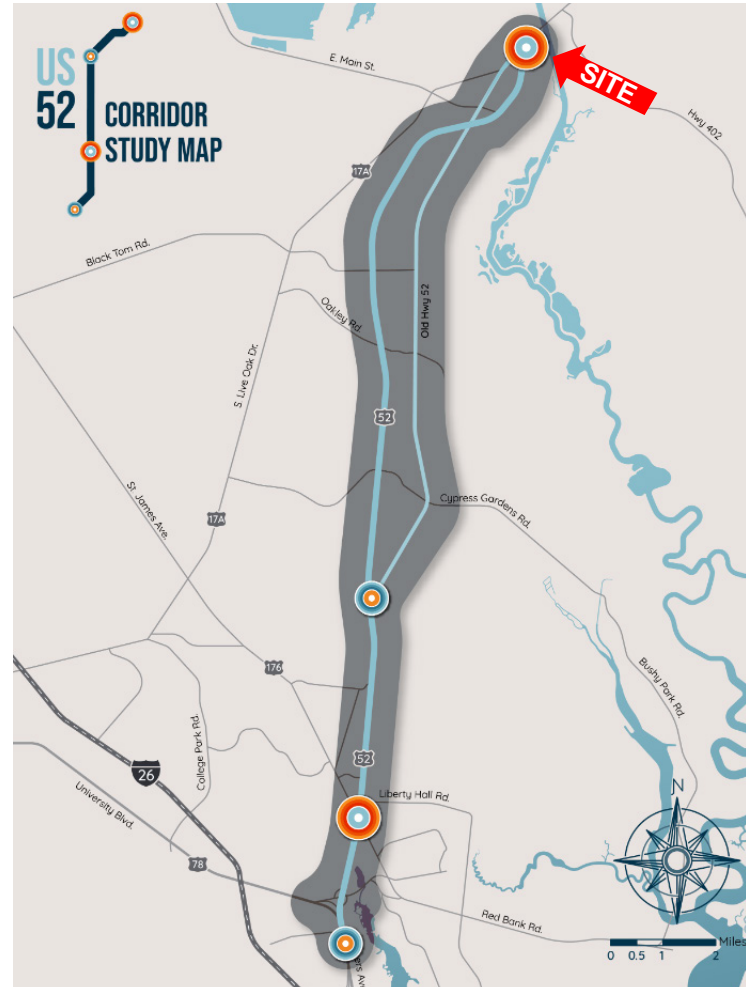


As the region grows, the connection between Goose Creek and Moncks Corner will be more important than ever.

The US 52 Corridor Study is a key planning project in the region that seeks to establish a vision for the US 52 corridor between Moncks Corner and North Charleston and plan for the corridor's overall future growth.

The final US 52 Corridor Plan will include infrastructure improvement, strategies and policy recommendations, as well as funding and implementation strategies to help guide decision makers.

-- renderings and information  
via [lbcdcog.com/us-52-corridor-study/](http://lbcdcog.com/us-52-corridor-study/)  
February 2023



For more information, contact:

**LAUREN A. WATKINS | ASSOCIATE**

843 224 3990

[lwatkins@twinriverscap.com](mailto:lwatkins@twinriverscap.com)

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

[lalbertsen@twinriverscap.com](mailto:lalbertsen@twinriverscap.com)

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

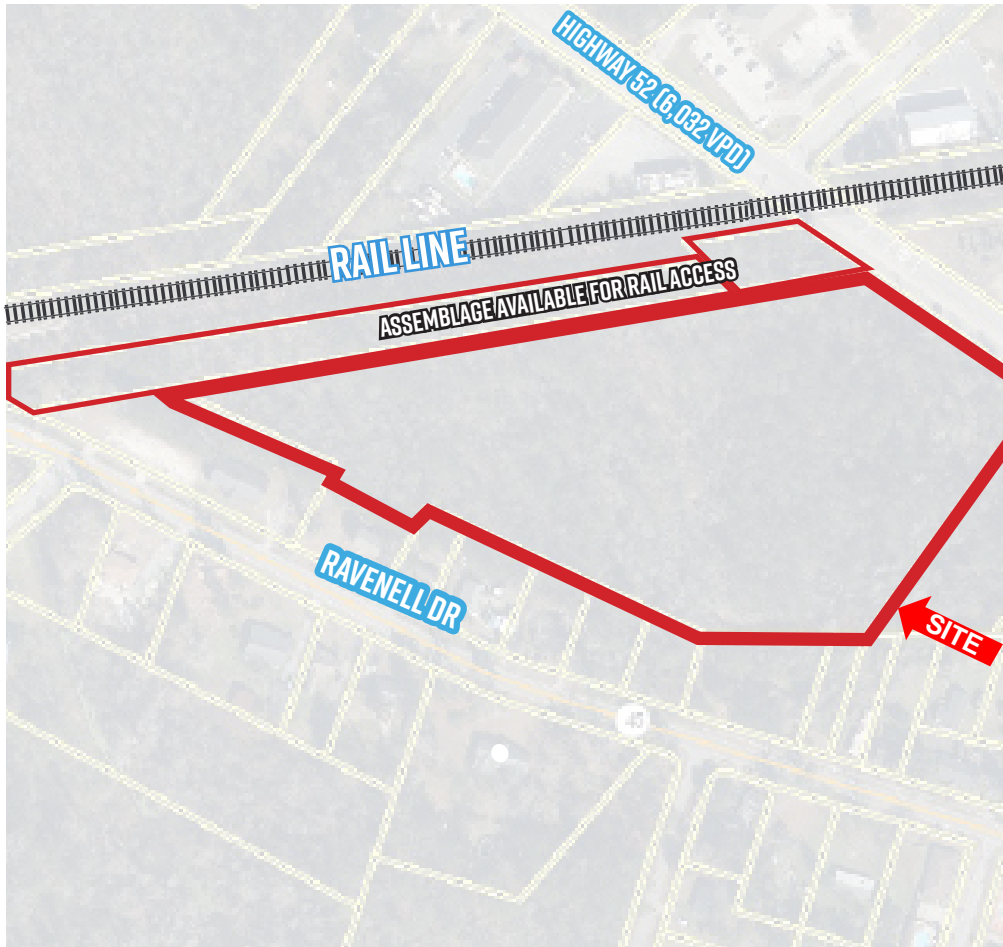
Charleston, SC 29412

[twinriverscap.com](http://twinriverscap.com)

BERKELEY COUNTY, SC

# RAIL ACCESS IN BERKELEY COUNTY

Heart of the Lowcountry's manufacturing/industrial growth corridor | Charleston MSA



The CSX train that runs through St. Stephen, South Carolina, plays a significant role in both the local economy and the community.

As a major freight rail line, it facilitates the transportation of goods and raw materials, connecting St. Stephen to regional and national markets. This accessibility helps attract businesses and industries to the area, providing employment opportunities for residents. The train also serves as a vital link for the agricultural sector, enabling the efficient shipment of crops and livestock.

Beyond its economic impact, the CSX train fosters community ties by serving as a symbol of connectivity and shared heritage, and a tangible link to the town's history and ongoing progress.

For more information, contact:

**LAUREN A. WATKINS | ASSOCIATE**

843 224 3990

lwatkins@twinriverscap.com

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

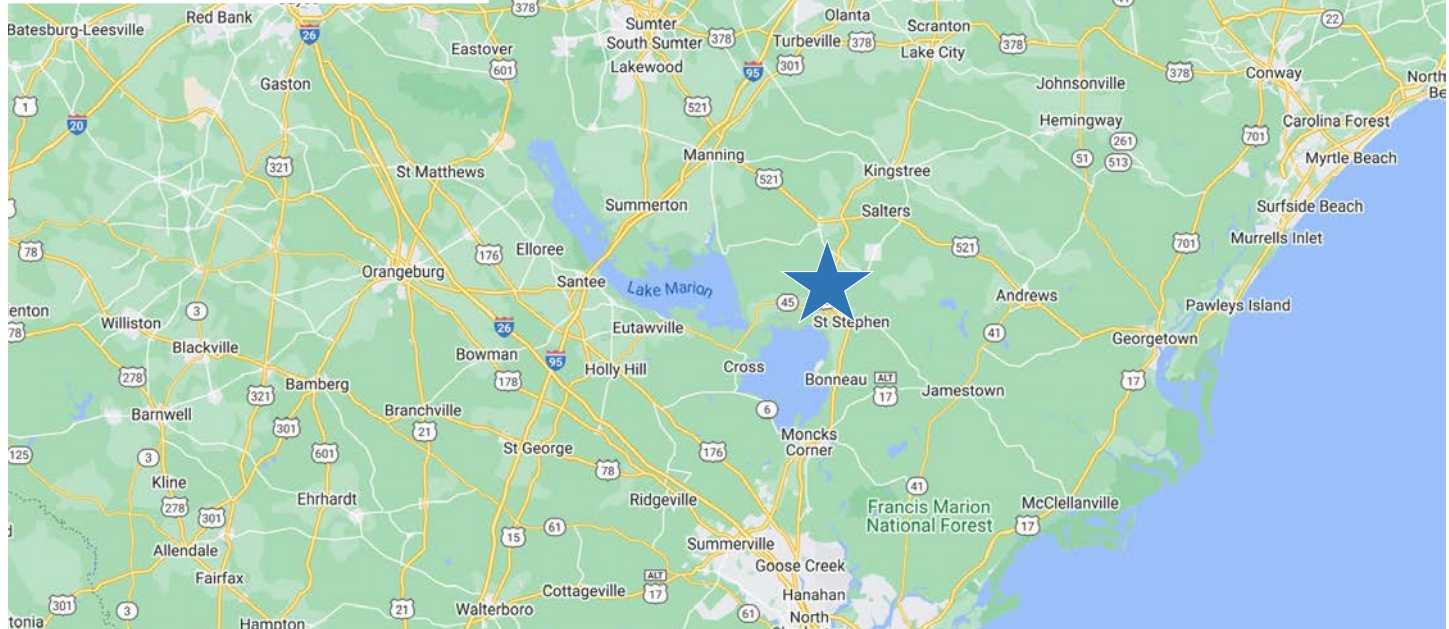
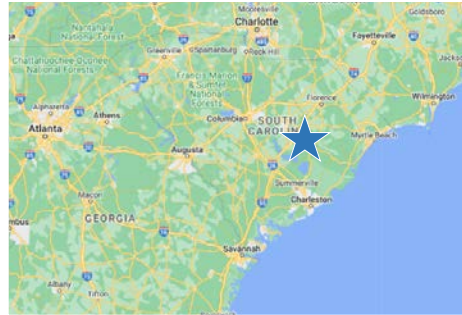
Charleston, SC 29412

twinriverscap.com

BERKELEY COUNTY, SC

# ST. STEPHEN, SOUTH CAROLINA

Heart of the Lowcountry's manufacturing/industrial growth corridor | Charleston MSA



For more information, contact:

**LAUREN A. WATKINS | ASSOCIATE**

843 224 3990

lwatkins@twinriverscap.com

**LILY ALBERTSEN | ASSOCIATE**

843 203 1152

lalbertsen@twinriverscap.com

**TWIN RIVERS CAPITAL**

656 Ellis Oak Avenue, Suite 201

Charleston, SC 29412

twinriverscap.com