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BERKELEY RAIL PARK

497 ACRE INDUSTRIAL SITE WITH ACTIVE CSX RAIL

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BERKELEY RAIL PARK

LARGE, HEAVY INDUSTRIAL SITE WITH ACTIVE CSX RAIL

Offers unique opportunity for users to operate near Charleston manufacturers and SC Port terminals in a park with highly reliable and ample power, rail service, and heavy industrial zoning while not competing with Charleston manufacturers for labor. The park is being connected by rail to the Volvo Plant, the Redwoods Plant and to other users in Camp Hall Industrial Park.



SITE ACREAGE:	497 Acres. Smaller parcels are available.
LOCATION:	1028 Georgia Pacific Drive, Town of Russellville, Berkeley County, SC (St. Stephen is the nearest city)
ZONING:	All ten (10) parcels are zoned H1.
POWER:	Power is provided by Santee Cooper and Berkeley Electric Co-op. Current capacity is 55MW with dual feed. More power is available.
SANITARY SEWER:	No sewer currently. Sewer pump station is 3.75 miles away. Proposed path is the CSX railroad right of way.
WATER:	10" line to site. Served by Berkeley County Water and Sanitation.
NATURAL GAS:	5,000 – 10,000 MMBTU (Dekatherm) of natural gas and renewable natural gas are available via compressed gas delivery infrastructure to site.
FIBER/TELECOM:	TDS & Home Telecom
FLOOD ZONE:	FEMA Zone X. 75' above mean sea level.
WETLANDS:	Approximately 96 acres were identified during the preliminary study as estimated wetlands.
SURFACE WATER INTAKE:	Surface water intake is located along the Lake Moultrie Rediversion Canal with water piped to the site used for fire suppression and a source of water for the spraying of logs.
AIR PERMIT APPROVAL:	12-18 months estimated approval time.
RAIL:	Class 1 rail service provided by CSX. Ample existing private industry track on site, supported by multiple tracks adjacent to property under a lease from CSX. Track on site currently used.
PRICING:	Depending on size and location within the park. Contact agent about pricing. Additional information available upon request and submission of Representation Agreement.

IMPORTANT CONTACTS

Economic Development	Bidd Smith	Berkeley County	bidd.smith@berkeleycountysc.gov
Power Provider	Barry Jurs	Santee Cooper Economic Development	barry.jurs@santeecooper.com
Power Provider	Bert Walling	Berkeley Electric Co-op	bertw.@bec.coop
Power Provider	Eddie Plowden	Berkeley Electric Co-op	eddiep@bec.coop
Engineering	Richard Kizer	Davis & Floyd	rkizer@davisfloyd.com
Rail	Kellen Riley	CSX	kellen.riley@csx.com
Brokerage	Hagood Morrison	Bridge Commercial	hagood.morrison@bridge-commercial.com

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PROPERTY OVERVIEW

The site was owned and used by Georgia Pacific which operated a plywood plant, a studmill and a particle board plant. The majority of these structures were razed in 2017. The concrete foundations and pads are largely present.

ECONOMIC INCENTIVES

Opportunity Zone:	Site is in an Opportunity Zone
New Market Tax Credit Zone:	Investors to receive a tax credit against their federal income tax in exchange for making equity investments.
US Hub Zone:	US government gives preferential consideration to businesses in these zones.
State Enterprise Zone Incentives	Available

ENVIRONMENTAL + POWER

A 12 acre site was enrolled in a SCDHEC Voluntary Clean Up Contract. A certificate of completion for the clean-up was issued in 2019. Two landfills are on site. According to SCDHEC, groundwater monitoring is no longer required. Power is provided by Santee Cooper and Berkeley Electric Co-op. Current capacity is 55MW with dual feed. More power is available.



BERKELEY RAIL PARK

LOCATOR MAP



DISTANCES & DIRECTIONS

Volvo	BRP	34 Miles
Charleston	BRP	37 Miles
I-95	BRP	30 Miles

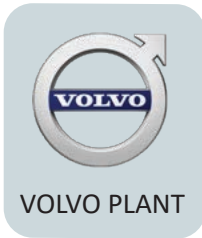
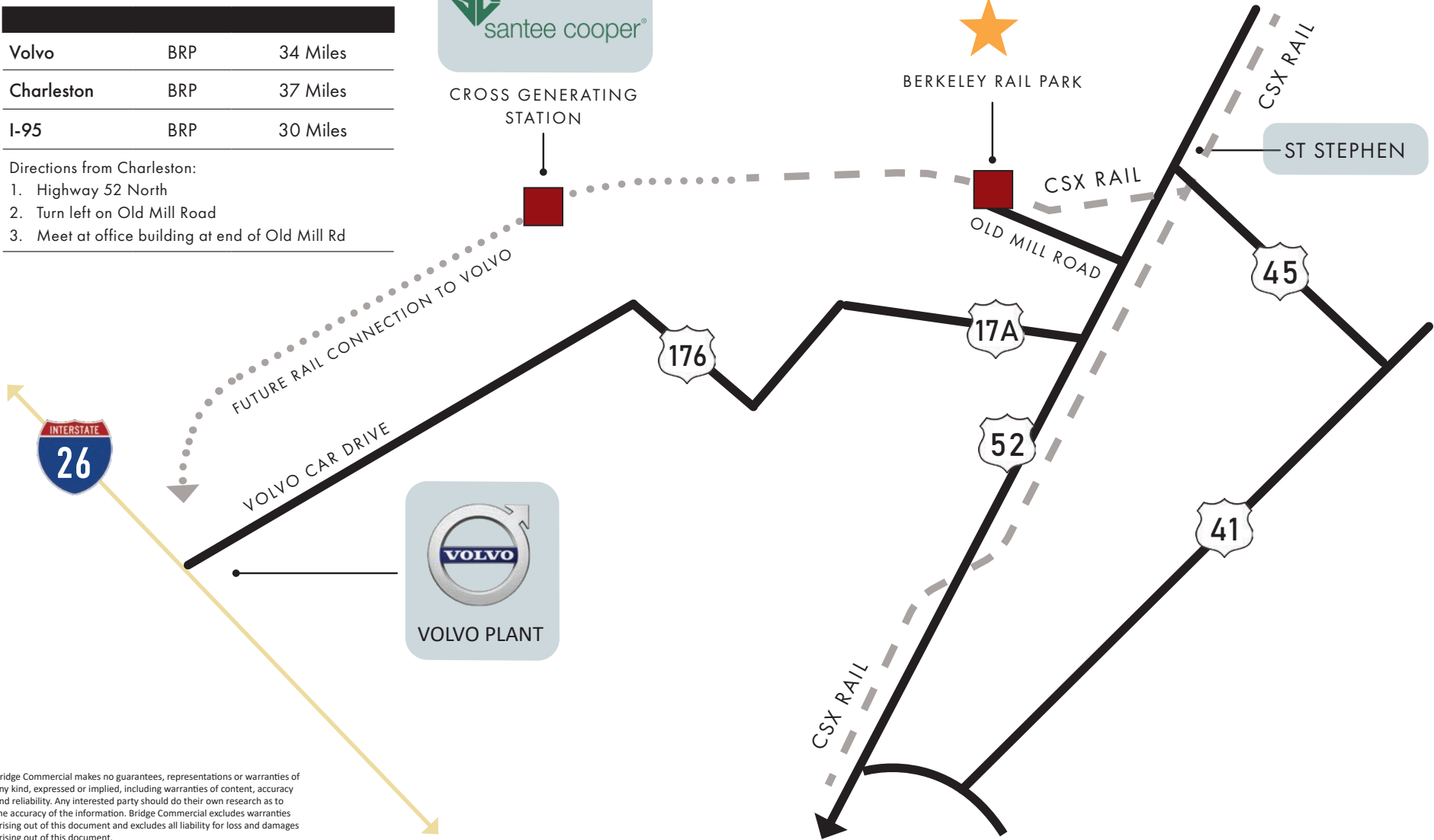
- Directions from Charleston:
1. Highway 52 North
 2. Turn left on Old Mill Road
 3. Meet at office building at end of Old Mill Rd



CROSS GENERATING STATION

BERKELEY RAIL PARK

ST STEPHEN



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BERKELEY RAIL PARK



RUSSELLVILLE CONCEPTUAL SITE PLAN

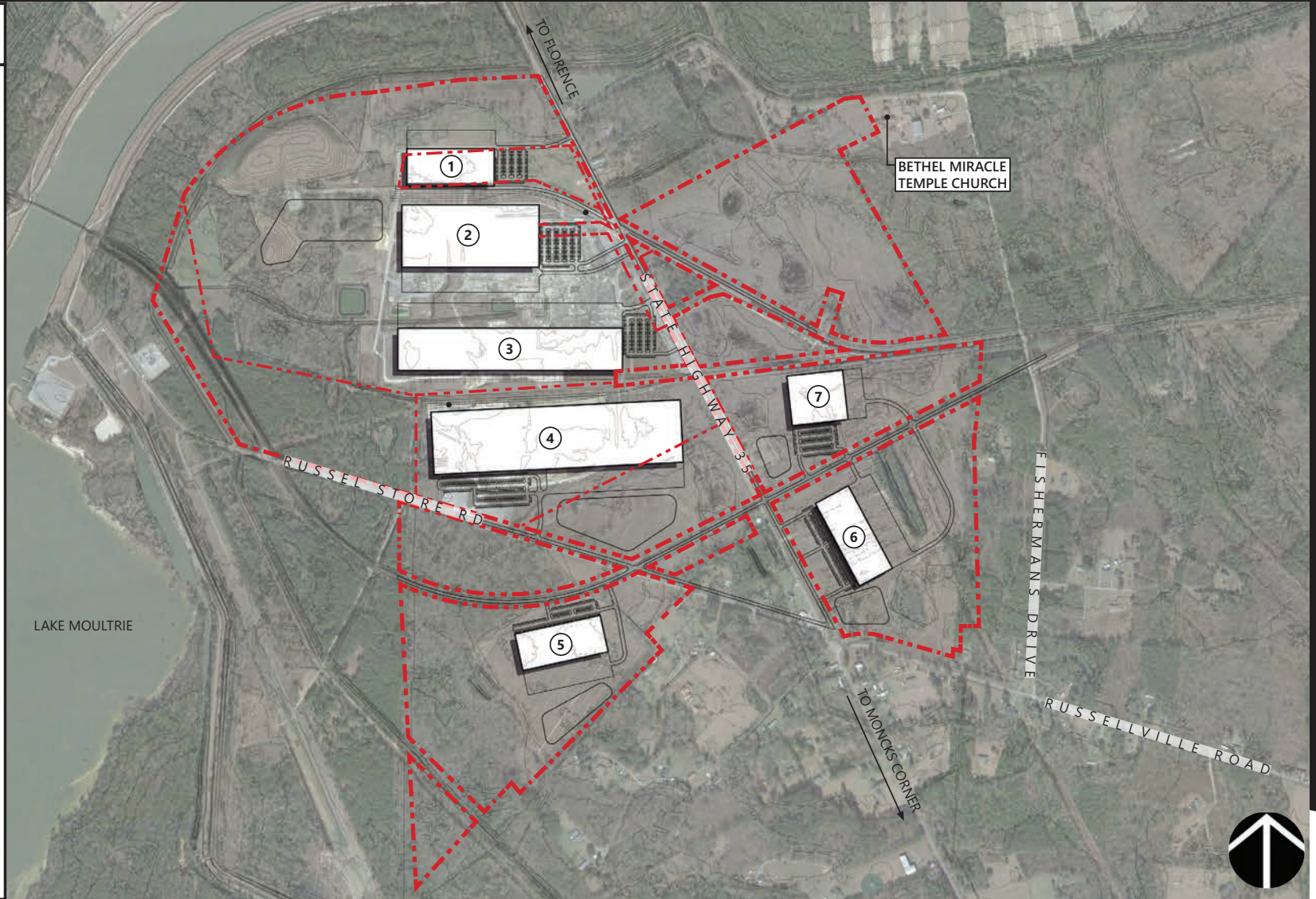
SITE LEGEND

--- PROPERTY LINE

PARCEL DATA

TOTAL SITE ACERAGE: 496.92 ACRES

- ① INDUSTRIAL BUILDING
210,000 SF
142 PARKING SPACES
- ② INDUSTRIAL BUILDING
550,000 SF
298 PARKING SPACES
- ③ INDUSTRIAL BUILDING
612,000 SF
452 PARKING SPACES
- ④ INDUSTRIAL BUILDING
1,000,000 SF
398 PARKING SPACES
- ⑤ INDUSTRIAL BUILDING
210,000 SF
182 PARKING SPACES
- ⑥ INDUSTRIAL BUILDING
225,000 SF
235 PARKING SPACES
- ⑦ INDUSTRIAL BUILDING
180,000 SF
230 PARKING SPACES



SC WORKFORCE TRAINING



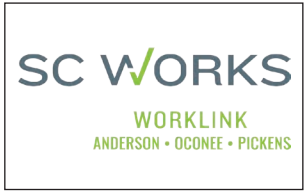
APPRENTICESHIP CAROLINA

Ensures all S.C. employers have access to the information and technical assistance they need to create demand-driven registered apprenticeship programs - an “earn while you learn” training model combining structured on the job training, job-related education, and a scalable wage progression.



READYSC CUSTOMIZED TRAINING

State-funded program, readySC is provided at little or no cost. Customized workforce recruitment, assessment, training development, management and implementation services to qualifying companies, from one of the oldest and most experienced workforce training programs in the United States.



SC WORKS EMPLOYMENT & TRAINING SERVICES

Provided through the Trident One-Stop Career System, SC Works offers employment-related services available to both job seekers and employers. Services help eliminate or reduce the costs of employee recruitment, screening and testing.



EXISTING INDUSTRY RETRAINING FUNDS

Supports existing S.C. companies by offsetting a portion of the cost associated with the retraining of qualifying employees. Retraining approved and coordinated by local technical college. Application to the Coordinating Council for Economic Development is required for consideration (\$500 application fee).



SC FUTURE MAKERS

The goal of the South Carolina Future Makers initiative is to expose and connect the next generation in the state of South Carolina to all of the opportunities it has to offer, close the STEM skills gap, and ultimately retain talent for future economic development and regional prosperity.



CSX SELECT SITE

The CSX Select Site program is a one-of-a-kind railroad-sponsored certification program that offers rigorous site due diligence that captures the essential factors needed to accommodate rail access. The CSX Select Site program has become a mechanism to assist communities in identifying their best industrial sites and to preserve them for capital-intensive, rail-served manufacturers.

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REV: 09/01/23