

2011 BROADBANK COURT



EXECUTIVE SUMMARY

Bridge Commercial ("Bridge") is pleased to present 2011 Broadbank Court ("The Property"), in Ridgeville, South Carolina. This is an opportunity to acquire a 100% leased, 59,600 square foot high quality office, lab, warehouse building and additional industrial outdoor storage land including an office/warehouse totaling 16,800 square feet. Located west of downtown Summerville, one of the highest growth cities of the Charleston MSA, the property is a single tenant NNN leased facility with high quality in-place cash flow.

2011 Broadbank is located in Pine Hill Business Campus, home to Google's data center. Pine Hill is located directly west of the downtown Summerville area and north of the rapidly expanding Summers Corner development. The Pine Hill business campus is a master planned industrial campus in Dorchester County, one of three counties in the Charleston MSA. Dorchester County is a high growth, business friendly county which is home to significant industrial, commercial, and residential development. The Charleston industrial market is approx. 80 mm square feet and the Summerville/Jedburg submarket comprises roughly 13 million square feet of the market. Nearby major industrial users include Volvo's manufacturing facility, Redwoods Material's facility, and Walmart's 3 million square foot distribution center, among other major users. The current tenant is Palmetto Tri-Venture, a venture of three leading construction firms working on a large nearby facility.

Located approximately 0.5 miles from Highway 17A, 2 miles from the newly delivered Berlin Myers Parkway (expedited access to I-26), and 4 miles from Dorchester Road the property features a favorable combination of access to multiple major thoroughfares in the Charleston area providing ease of access to Downtown Summerville and North Charleston, two major nodes in the MSA's economic infrastructure.

The Subject is centrally located to serve the Charleston manufacturing and population bases with proximity within a 5 mile drive to major residential neighborhoods and amenities. The Charleston MSA continues to grow rapidly with a population of approximately 850,000 residents and population growth of 2.3% from 2022 to 2023.

WEIGHTED AVG LEASE REMAINING 3 Yrs/2 Mo from January 1, 2026

TENANTS / % OCCUPIED

Palmetto Tri-Venture / 100%

01

THE SUMMARY

PG 4

02

PARK OVERVIEW

PG 6

03

SITE PLANS

PG 8

04

LOCATION

PG 14

05

MARKET OVERVIEW

PG 18



THE SUMMARY

2011 Broadbank Court consists of Class A office, lab space and air conditioned warehouse space. The warehouse offers two Dock Doors and one Drive In Door that are accessible by 200' Truck Court. The office space includes a training room and a number of conference rooms in addition to the open office space and private offices. 2011 Broadbank is adjacent to the Pine Hill Business Campus located in Dorchester County.

PROPERTY SPECS

ADDRESS: 2011 BROADBANK COURT, RIDGEVILLE, SC

PARCEL #: 150-00-00-202

ZONING: I-INDUSTRIAL

MUNICIPALITY: DORCHESTER COUNTY

SITE SIZE: 13.5 ACRES

BLDG SIZE: MAIN FACILITY: 59,600 SF

ADDITIONAL WAREHOUSE SIZE: 16,800 SF

YEAR BUILT: 2011

CONSTRUCTION: CONCRETE

CLEAR HEIGHT: 26'

COLUMN SPACING: APPROXIMATELY 45' x 50'

DOCK DOORS: 3 8' x 10'

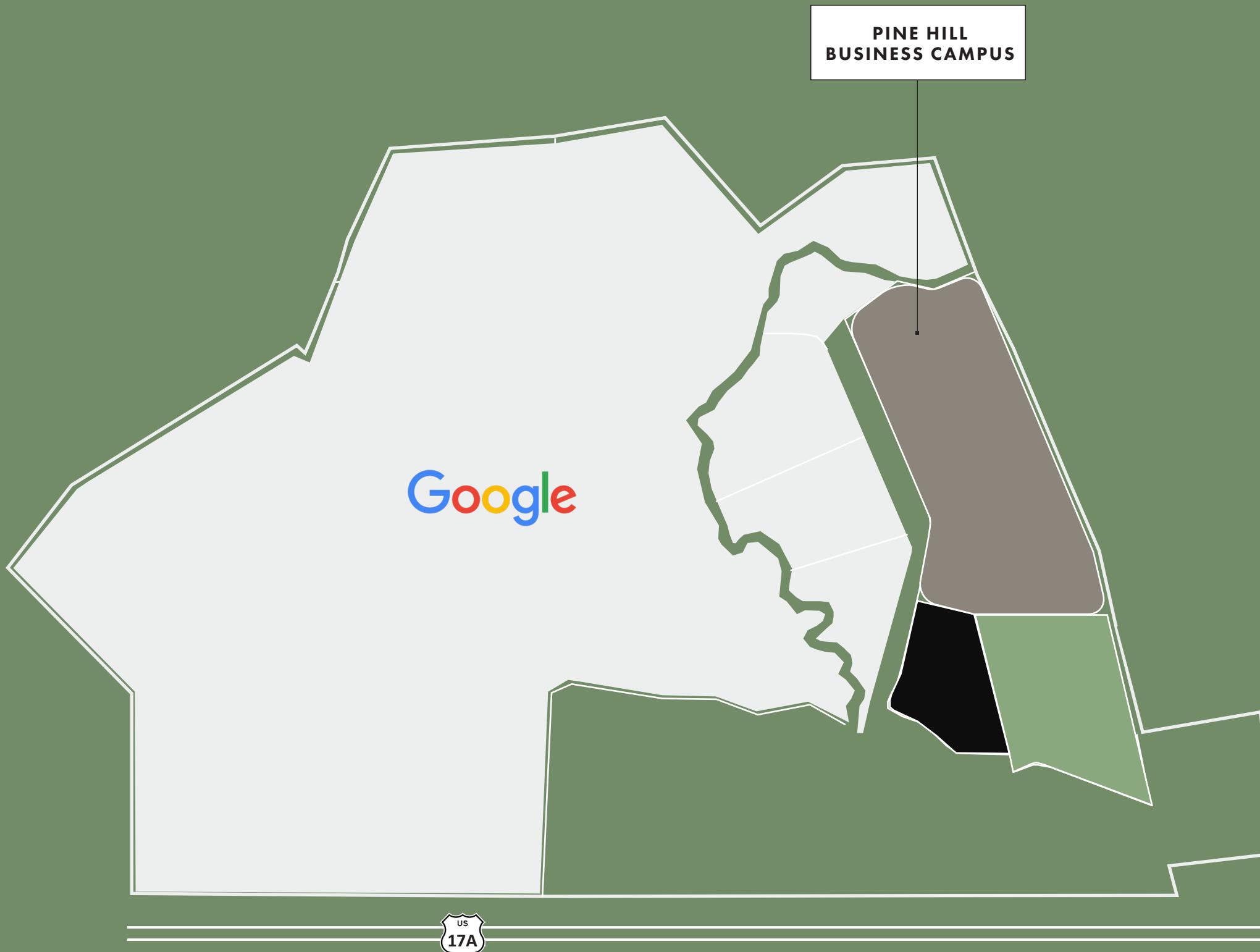
DRIVE-IN DOORS: 2 10' x 10'

ROOF: MEMBRANE



THE PARK

PINE HILL BUSINESS CAMPUS



INFO + TENANTS

Pine Hill Business Campus features 372 scenic acres in a campus setting complete with walking trails and ponds. > Located 10 miles from I-26/Highway 17A interchange in Summerville. Adjacent to new community of Summers Corner, featuring a wide range of residential, business, recreation and educational opportunities.

GOOGLE

Google purchased 231 acres for one of their data centers in the Charleston region. The data center at Pine Hill Business Campus is one of two Google plans to build in Dorchester County. The other would be developed on about 206 acres the company owns near Winding Woods Commerce Park off U.S. Highway 78. Dominion Energy South Carolina, which would supply power to the Pine Hill data center.

PINE HILL BUSINESS CAMPUS

Speculative development of four 90,000 SF Class A light industrial buildings meant to accommodate users between 15,000 - 90,000 SF. Currently in the design and entitlement phase of development.

UNDISCLOSED

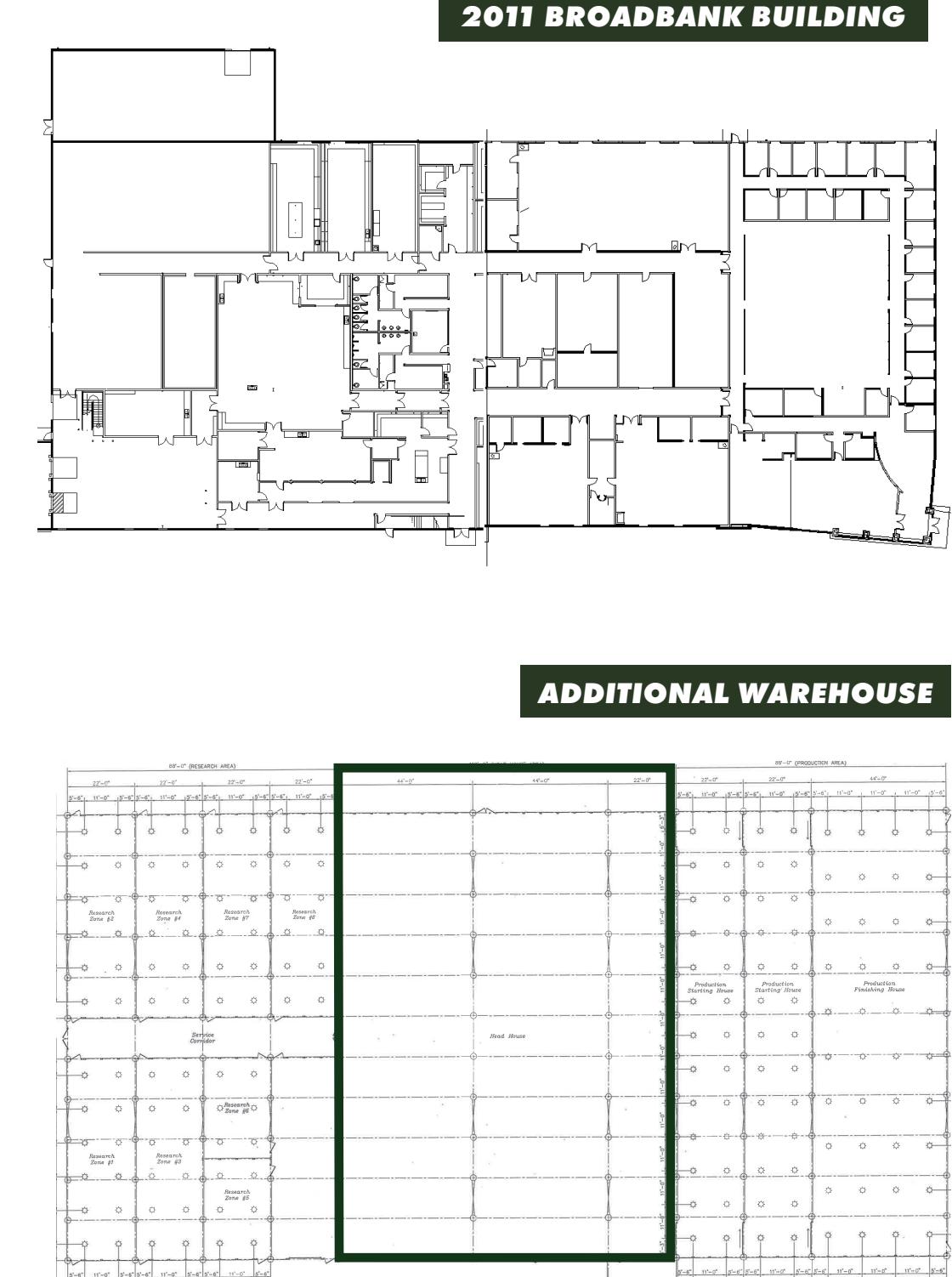
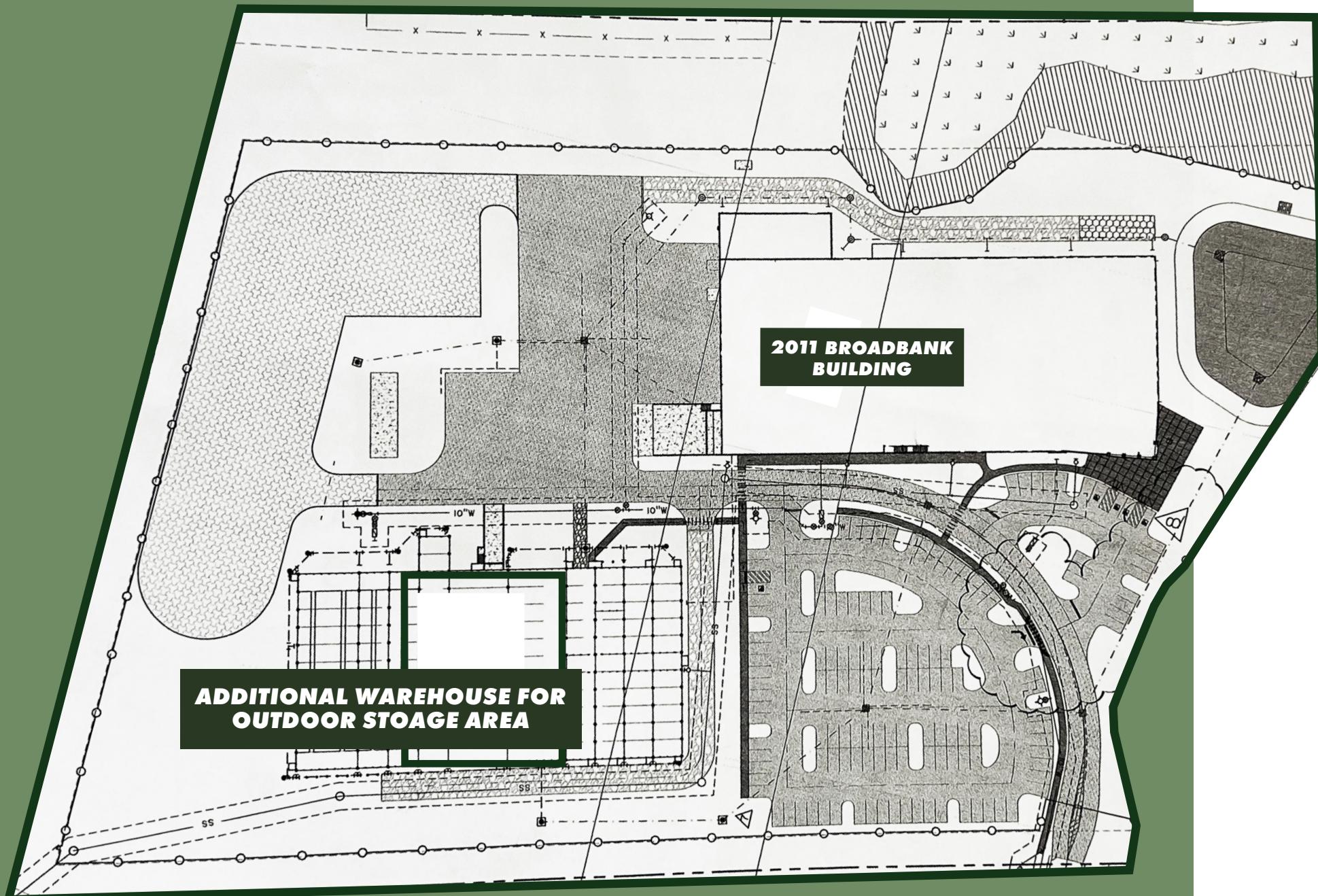
Confidential manufacturing user currently under construction on a 100,000 SF building.

PALMETTO TRIVENTURE

Palmetto Triventure is a joint venture formed with contractors of different trades. Joint venture members also include minority contractors to pursue construction contracts for large datacenters. The primary contracting companies are TW Constructors and Turner Contracting. They have the contract to build the Google datacenter at Pine Hill and are pursuing the Google datacenter to be constructed along Highway 78 near I 95.

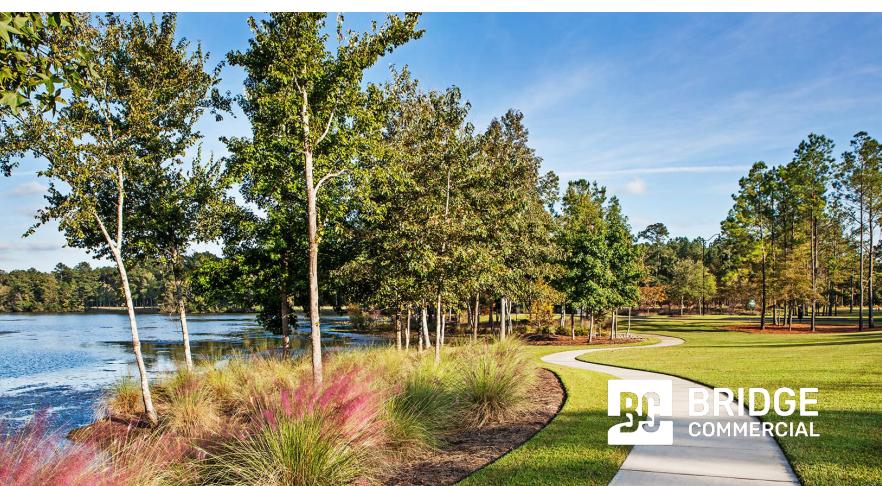
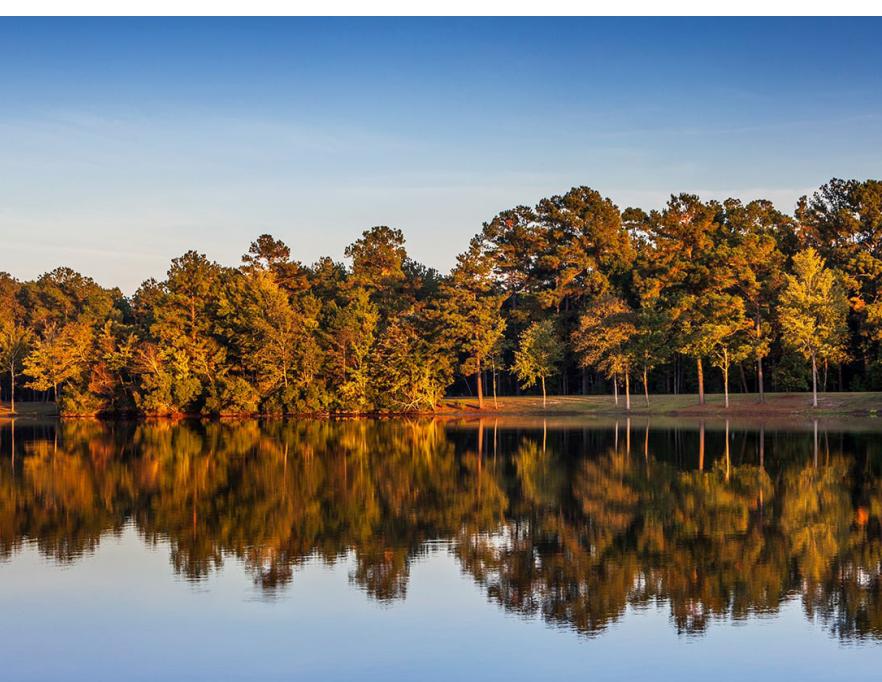
THE PLAN

2011 BROADBANK COURT



PINE HILL

Pristinely landscaped and nestled in the idyllic East Edisto region of Dorchester County just a short drive from I-26, Pine Hill Business Campus affords its users the powerful utility infrastructure of an industrial park, combined with the picturesque charm of a life-sciences campus. Pine Hill is currently home to ArborGen and Google, and Dorchester County proudly purchased the park in 2019. As the master-planned East Edisto/Summers Corner communities continue to develop with shops, restaurants and thousands of homes, Pine Hill is the perfect spot for companies seeking operational strength in a tranquil location.



GOOGLE'S EXPANSION IN DORCHESTER COUNTY



299,000+
SC Businesses

used Google's tools at no cost

\$6.4B
OF ECONOMIC ACTIVITY

\$4.5 B
INVESTMENT IN SOUTH
CAROLINA
SINCE 2007

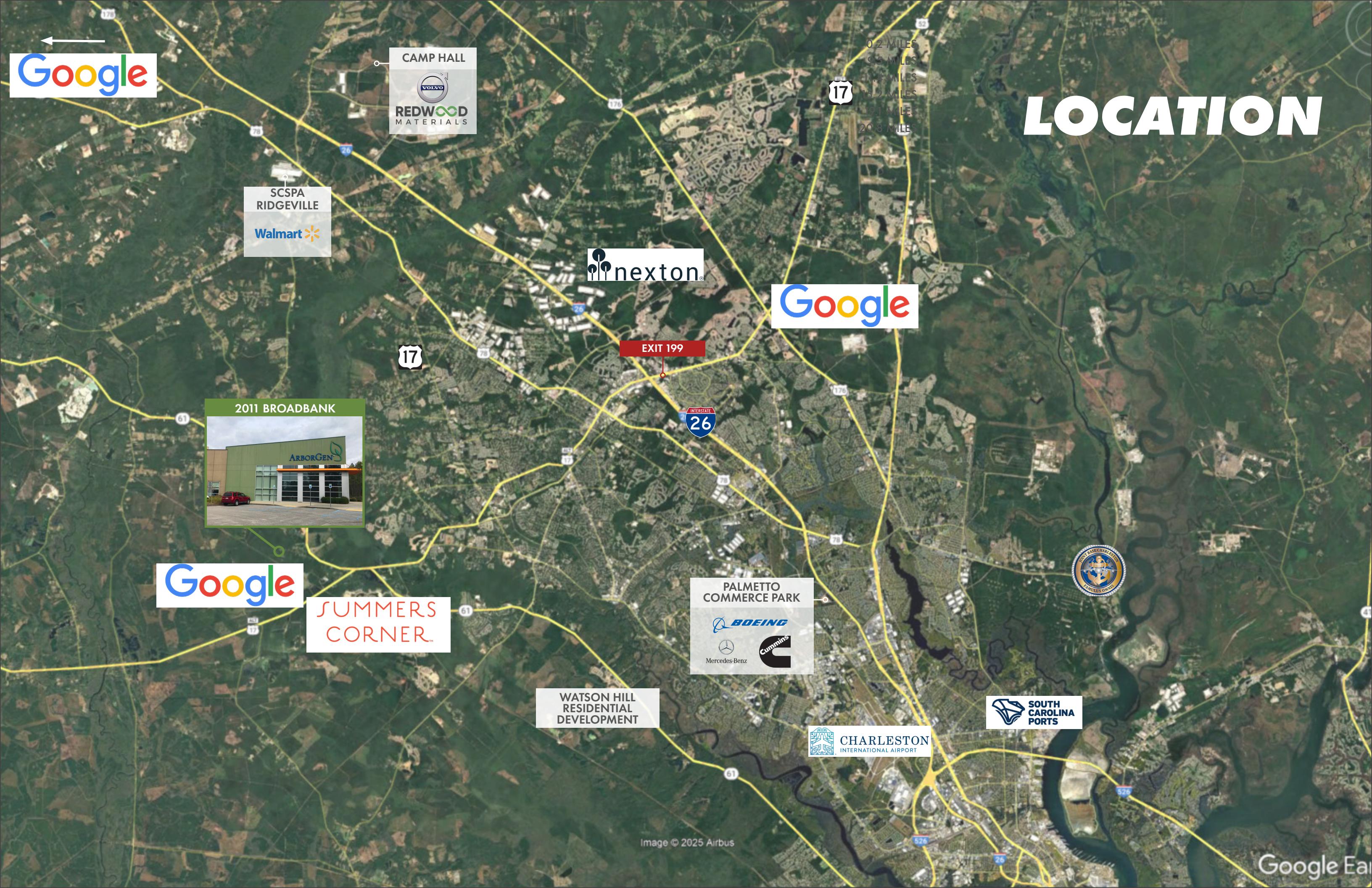
15+ years
in South Carolina

Google's \$9 billion investment in South Carolina will expand the company's cloud and artificial intelligence (AI) infrastructure presence in the state and support local workforce development programs, further establishing South Carolina as a critical hub for America's digital economy.

Google's investment builds on the company's historic 2024 announcement to develop two new data center campuses in Dorchester County—projects that are now under active construction. The expansion will deliver a major increase in local tax revenue, reinforcing the County's ability to invest in its growing communities and strengthening funding for Dorchester County schools.

-Dorchester County Economic Development





NEW DEVELOPMENT IN SUMMERS CORNER

Novant Health developing new healthcare hub in Dorchester County

NOVANT HEALTH



The new campus will include a 32,000-square-foot medical office building offering primary care and specialty services, along with convenient parking to enhance patient accessibility.

Adjacent to the medical office, the 11,000-square-foot emergency department will feature 10 exam rooms, one trauma room and one triage bay, along with advanced imaging services including CT, ultrasound and X-ray. An on-site laboratory will allow for timely diagnostics and faster care decisions.

-Novant Health

Dorchester County Council member Jay Byars announced on Facebook two upcoming developments in Summers Corner: a Publix and Novant medical center. The developments are part of growth in the area, which Byars said will continue into the future.

-Post and Courier

PUBlix UNDER CONSTRUCTION IN SUMMERS CORNER

POST AND COURIER



Charleston, SC Region

NO. 2

MOST RESILIENT MEDIUM-SIZED CITY IN THE U.S.

WORTH.COM

The strength of our diverse economy has allowed the Charleston region to be resilient. Before the pandemic, the Charleston region had a healthy, thriving economy. It is this foundation that will allow for a quick recovery.

- Charleston Chamber of Commerce



BRIDGE-COMMERCIAL.COM



OVERVIEW:

Comprised of three counties – Berkeley, Charleston and Dorchester – the Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles (8,192 kilometers), combines a thriving economy, rich history and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none.

The Charleston metro's economy has transformed over the past decade from service-based to STEM-based, thanks in large part, to Boeing, Mercedes, Volvo and many others calling our region home. Charleston ranks number 20 among the nation's top 100 metros for growth in the Advanced Industry Sector, according to the Advanced Industries Study by the Brookings Institution, which examines growth in STEM-intensive occupations including logistics and transportation, advanced manufacturing and healthcare. The growth of this sector is helping to fuel the region's overall economic growth and transform

the economy from a service-based to skills-based job market. Advanced Industry jobs are among the nation's fastest growing and highest paying.

Charleston Harbor will soon be the deepest port on the East Coast of the U.S. – all in time to welcome Post Panamax ships 24/7. There is no question that the Charleston metro is a profoundly different place than it was 25 years ago when the economy was centered on the nation's third largest Navy Base. And there is no doubt that we will be profoundly different a decade from now when Boeing, Volvo and Mercedes are all fully operational with their supply chains in place and our airport and port are offering thriving logistics and transportation options to reach the global supply chain. Charleston has earned its place on the global map as a visitor destination and now we are also recognized as a global business destination.

-Charleston Metro Chamber of Commerce

no. 1
city in the
world

TRAVEL + LEISURE | 2016

11th EMPLOYERS BY
INDUSTRY

MILKEN INSTITUTE | 2025

20TH
IN THE U.S. FOR
ADVANCED INDUSTRIES

BROOKINGS INSTITUTION

NO. 11
best
performing
city

MILKEN INSTITUTE | 2025

40+ NEW PEOPLE
MOVE TO THE REGION EACH DAY

U.S. CENSUS BUREAU | 2025

\$200B

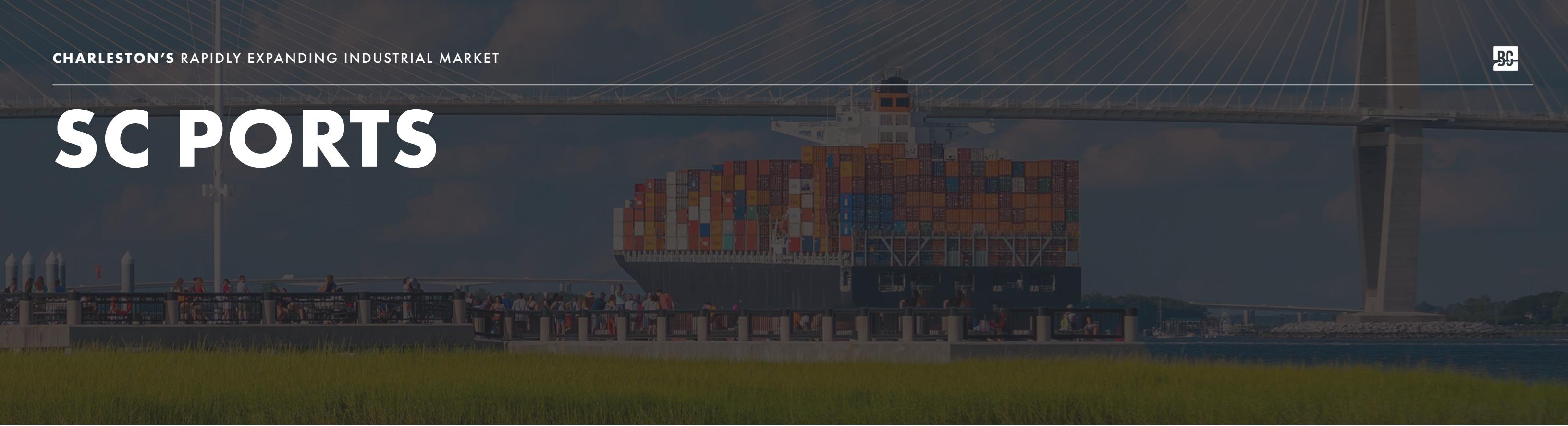
IMPACT ON STATE
FROM MANUFACTURING

SC FUTURE MAKERS &
SC MANUFACTURERS ALLIANCE | 2021

3X
CIVILIAN LABOR
FORCE GREW 3X
FASTER THAN THE
US AVERAGE.

U.S. BUREAU OF LABOR
STATISTICS | 2025

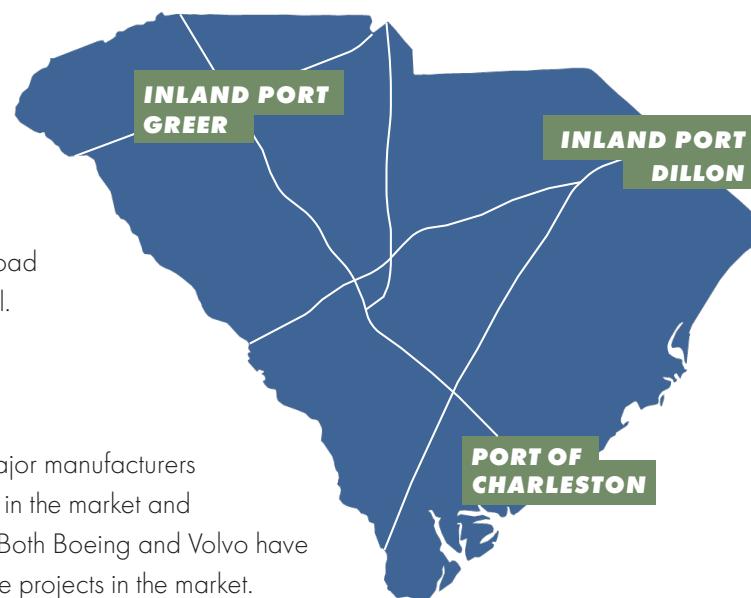
SC PORTS



FOCUS ON 3 SECTORS DISTRIBUTION, MANUFACTURING + DEFENSE

DISTRIBUTION

The SC Ports Authority is investing over \$2.7 billion in infrastructure improvements to improve the efficiency and capacity of its terminals. These projects include deepening the harbor, a new terminal to double capacity (completed in 2021), building a transload rail terminal on site, and additional road infrastructure to reduce turn times for trucks on and off the terminal.



MANUFACTURING

Charleston boasts a robust manufacturing presence with three major manufacturers (Boeing, Volvo, and Mercedes) establishing significant footprints in the market and also bringing tier 1, tier 2, and tier 3 suppliers across the market. Both Boeing and Volvo have announced plans to expand their current footprint to take on more projects in the market.

DEFENSE

The defense sector is a large part of Charleston with \$3-\$5 Billion defense contracts coming from the NIWC base located in Hanahan. As such, some of the largest global defense contractors such as BAE Systems, SAIC, & Lockheed Martin have taken large footprints in the market to service the defense industry.

FOCUS ON 3 SECTORS DISTRIBUTION, MANUFACTURING + DEFENSE

The Charleston Harbor is now the deepest port on the East Coast at 52 feet. On Dec. 5, 2022, the Charleston District gathered with stakeholders to celebrate the completion of the Charleston Harbor Post 45 Deepening Project. This project addressed transportation inefficiencies by deepening and widening Charleston Harbor to allow for growth in the shipping industry with the influx of post-Panamax ships calling on the port in the Lowcountry.

- US Army Corps of Engineers

INDUSTRIAL MARKET DRIVERS



MERCEDES-BENZ
Vans. Born to run.



BAE SYSTEMS

GILDAN

ManTech
Securing the Future

Gerber Childrenswear

BOEING

BOSCH

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