

SOUTH CAROLINA GATEWAY



8099 FIVE CHOP ROAD, SANTEE, SC 29142
(HWY 301 & I-95)

BUILD-TO-SUIT OPPORTUNITY | 120K SF-1.6M SF

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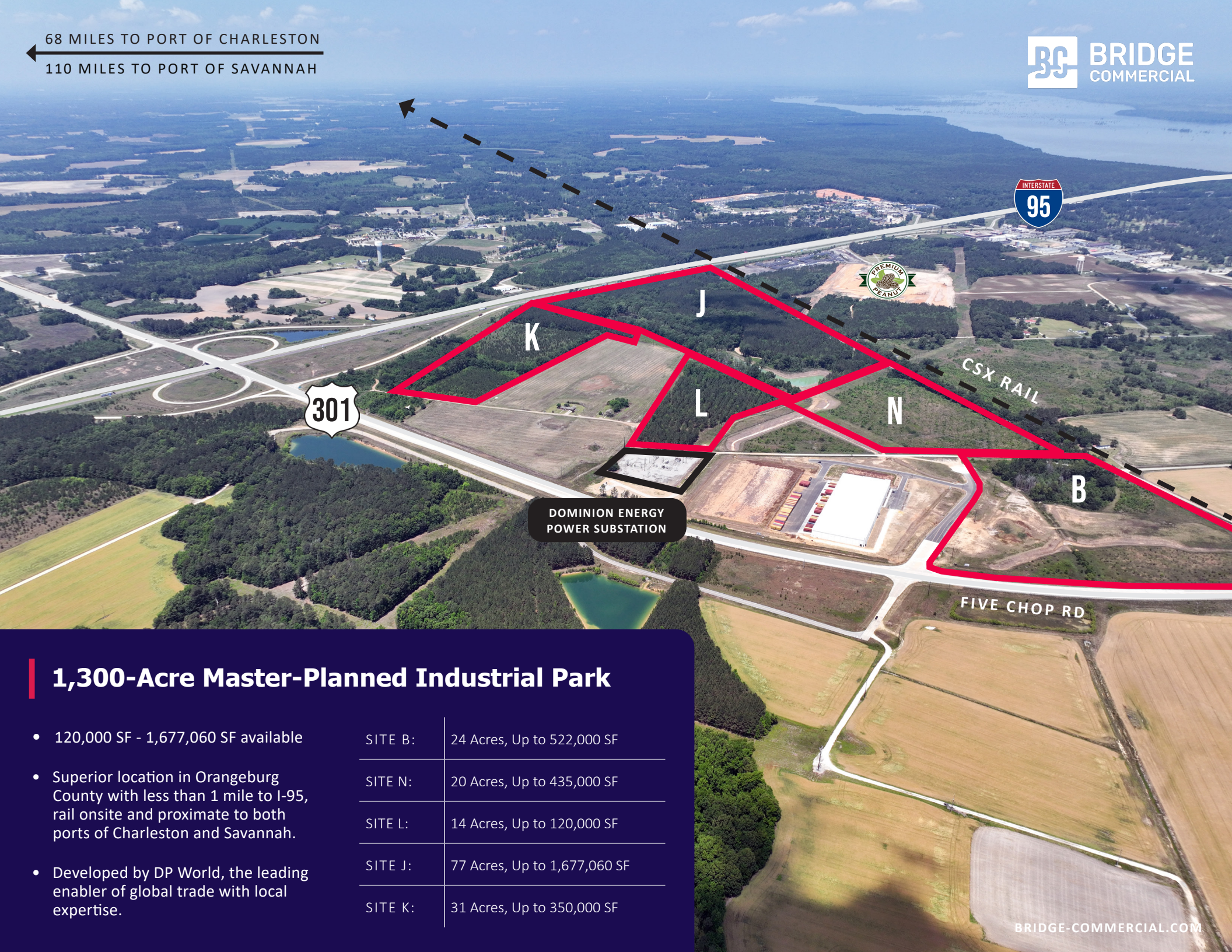
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BRIDGE-COMMERCIAL.COM

68 MILES TO PORT OF CHARLESTON

110 MILES TO PORT OF SAVANNAH



1,300-Acre Master-Planned Industrial Park

- 120,000 SF - 1,677,060 SF available
- Superior location in Orangeburg County with less than 1 mile to I-95, rail onsite and proximate to both ports of Charleston and Savannah.
- Developed by DP World, the leading enabler of global trade with local expertise.

SITE B: 24 Acres, Up to 522,000 SF

SITE N: 20 Acres, Up to 435,000 SF

SITE L: 14 Acres, Up to 120,000 SF

SITE J: 77 Acres, Up to 1,677,060 SF

SITE K: 31 Acres, Up to 350,000 SF

100

As one of South Carolina's largest available rail-served industrial parks, South Carolina Gateway is paving the way for bold new possibilities. Situated within Orangeburg County's Global Logistics Triangle at the four-way interchange of Highway 301 & I-95, the park offers 1,300 developable acres with the ability to accommodate a dozen world-class industrial facilities ranging in size from 50,000 SF to 1 million square feet.



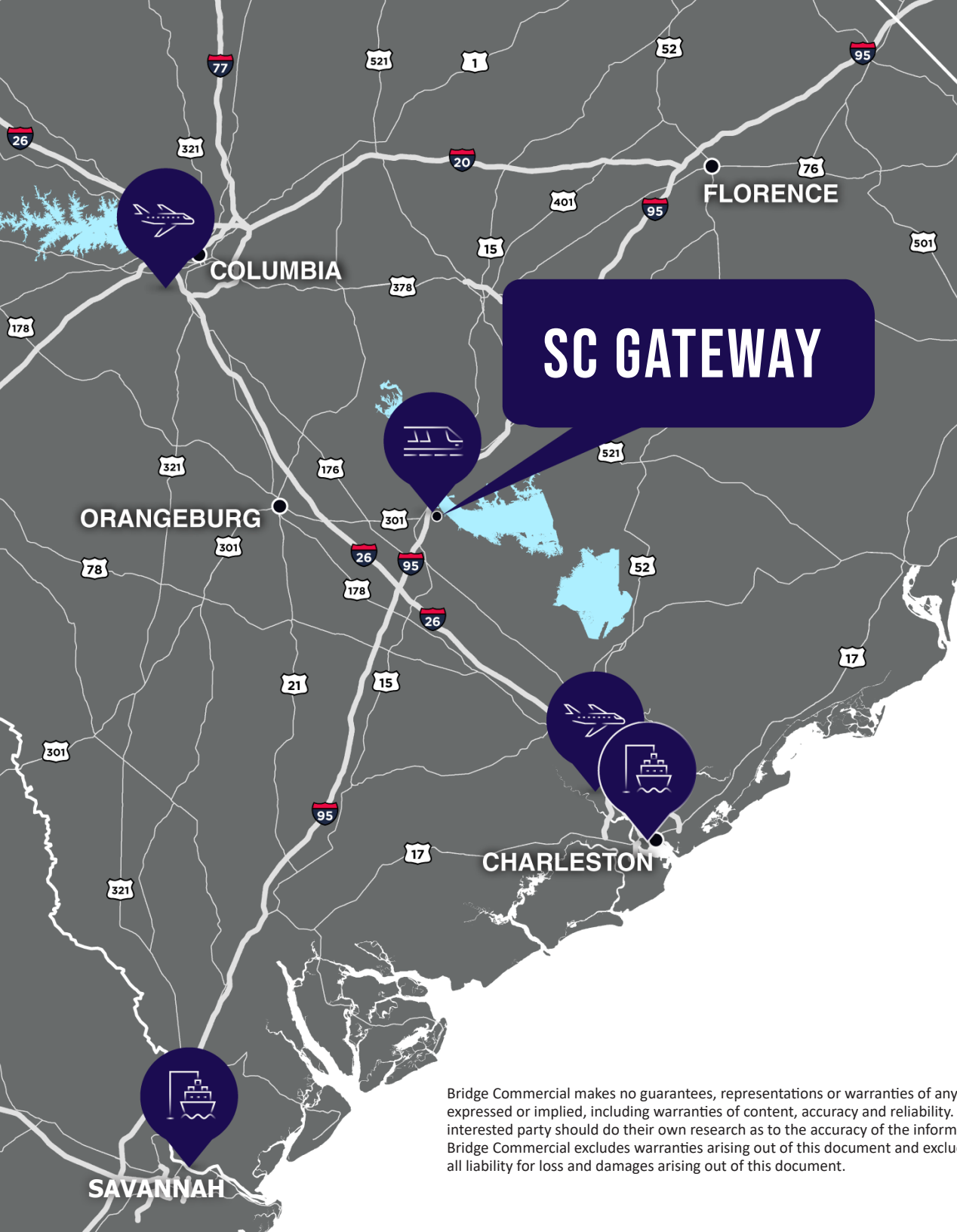
Site B
24 ACRES
UP TO 522,000 SF

Site N
20 ACRES
UP TO 435,000 SF

Site L
14 ACRES
UP TO 120,000 SF

Site J
77 ACRES
UP TO 1,677,060 SF

Site K
31 ACRES
UP TO 350,000 SF



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Superior Logistics Location

PROXIMATE TO INTERSTATES, PORTS, AND MAJOR CITIES

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-95	<1	1 min
I-26	14	16 min
I-77	58	59 min
I-20	72	1 hr 10 min

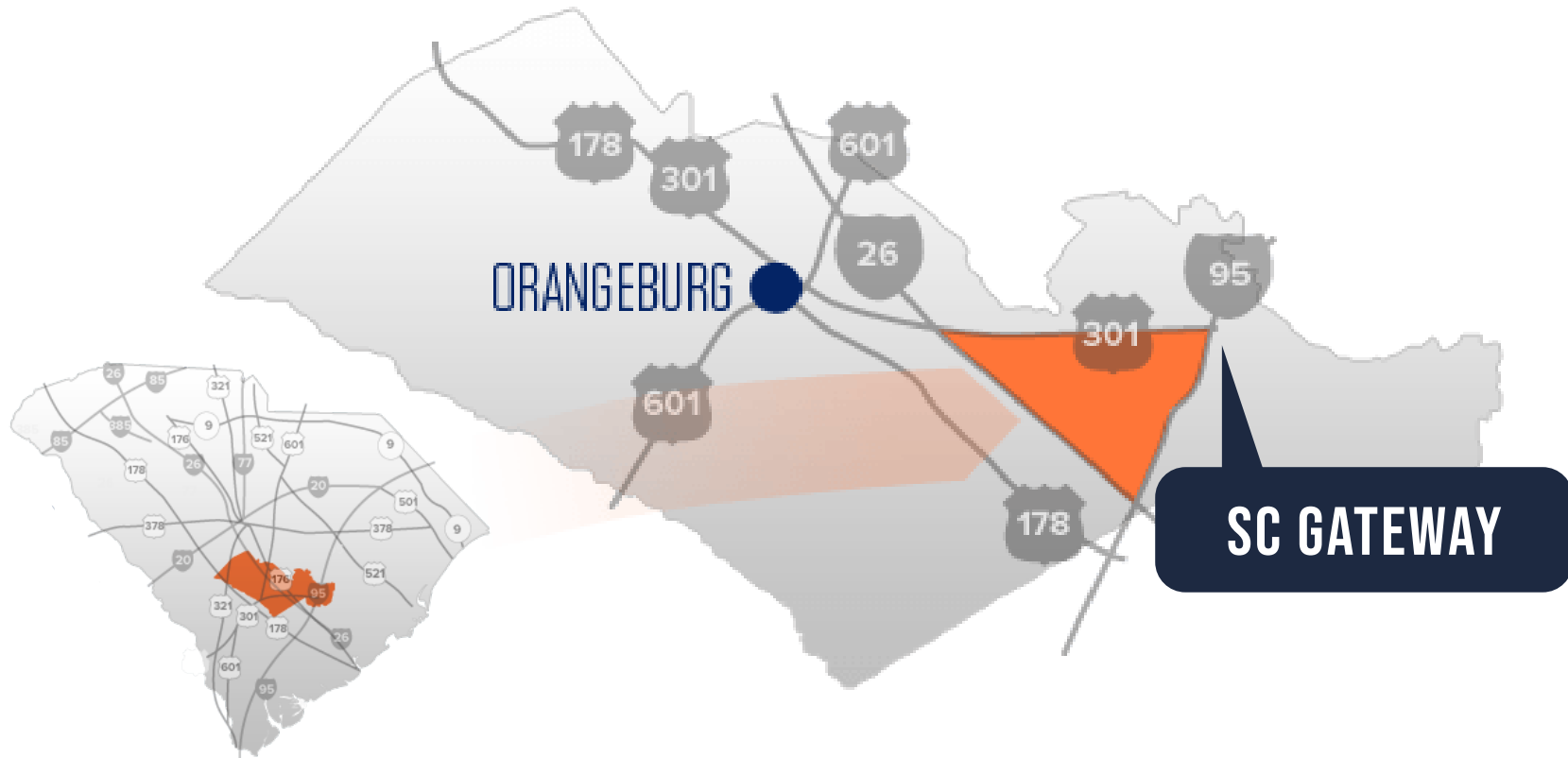
PORT	DISTANCE (mi)	DRIVE TIME
Charleston	62	59 min
Savannah	110	1 hr 48 min

CITY	DISTANCE (mi)	DRIVE TIME
Charleston	67	1 hr 9 min
Columbia	68	1 hr 10 min
Charlotte	159	2 hr 30 min
Atlanta	248	4 hr 1 min

DIRECT ACCESS TO CSX RAIL

- Direct access to CSX mainline, which has active and regular service to multiple local and regional industries.
- Centrally located within CSX's 23 state/21,000 track mile network, and nearby to the "A" line (Atlantic Coastline) which runs along the entire eastern seaboard between Florida and New York.
- Access to CSX's network provides rail connectivity to nearly 2/3rd of the US population in addition to access to every major east coast port including 70 river, lake, and ocean terminals.

Located in SC's Global Logistics Triangle

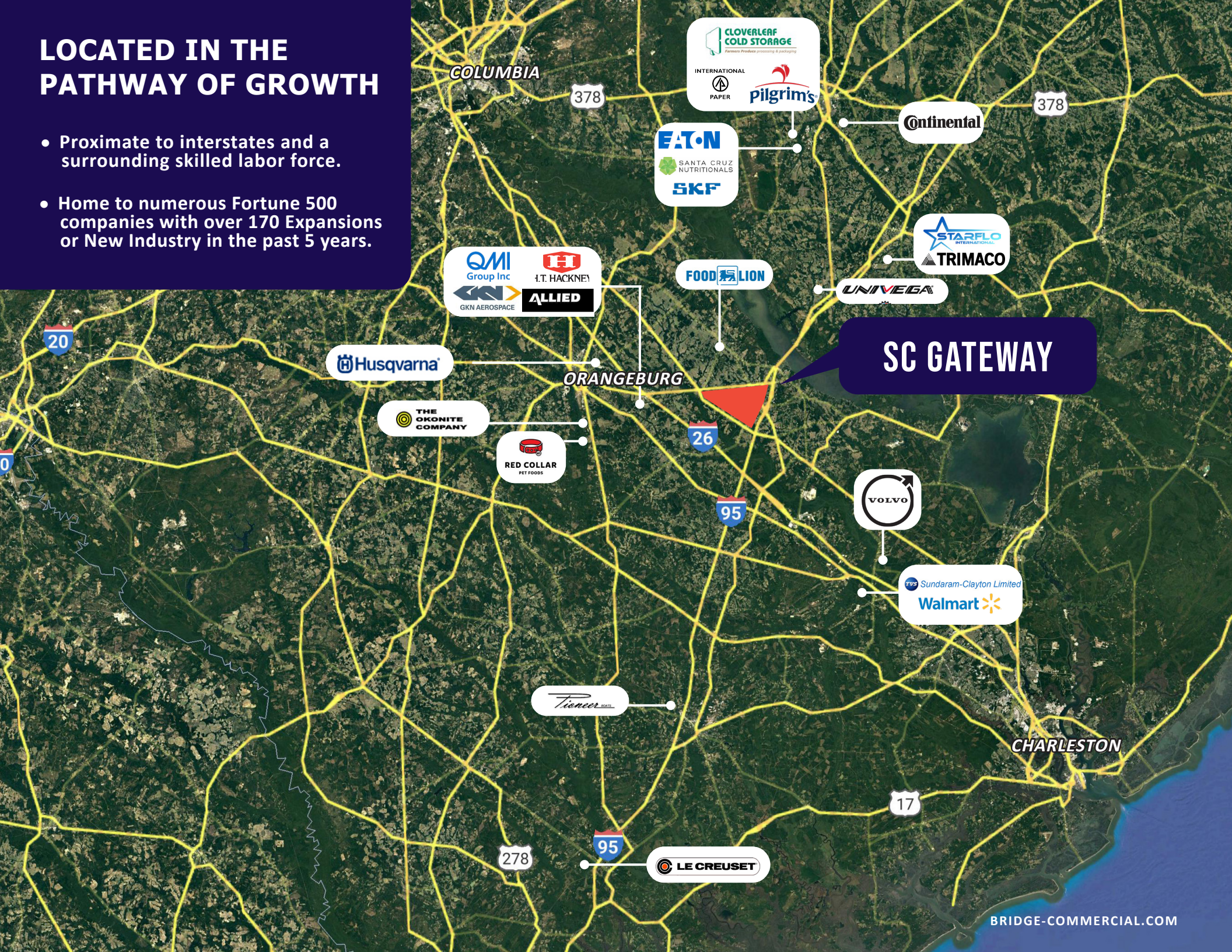


- The Global Logistics Triangle (GLT) is a vision to transform South Carolina's Low Country into a regional gateway for the United States.
- The goal is the establishment of a twenty-first century trade and logistics infrastructure that links the world economy to the markets of the southeast and beyond.
- Early projections show the triangular area encompassed by I-95, I-26, and U.S. 301 will become a regional intermodal transportation center over the next decade.
- The (GLT) is a truly innovative development for distribution and light manufacturing that will create an ideal location for distribution centers and other transportation-related businesses, while sparking other economic development and job growth.
- Global Logistics Triangle is also an important component in the future of the Port of Charleston and the Port of Savannah as both class I rail lines traverse the more than 4000 acres of level four certified sights.

Source: ocdc.com

LOCATED IN THE PATHWAY OF GROWTH

- Proximate to interstates and a surrounding skilled labor force.
- Home to numerous Fortune 500 companies with over 170 Expansions or New Industry in the past 5 years.



SC GATEWAY

South Carolina is one of the best states for business



A wide range of economic incentives, together with competitive tax rates, provide an exceptional economic climate for business in the Charleston region. Companies will want to contact the South Carolina Department of Commerce to learn more about the various programs which may apply.
www.SCCommerce.com.

The site has the opportunity for Fee in Lieu of Taxes ("FILOT") and Special Source Revenue Credit ("SSRC"). The FILOT fixes the taxes for a period of time. The SSRC reduces the taxes by a percentage for a certain time.

FEE IN LIEU OF PROPERTY TAX

In South Carolina, counties levy property taxes. Companies with qualifying investments may be able to negotiate a fee in lieu of property taxes, which can greatly reduce their liability by decreasing assessment ratios and fixing millage rates for a specified term of years. This incentive is discretionary and may only be granted by the County in which the project is located. There are multiple types of fee arrangements that vary as to the length of the incentive and the amount of the incentive.

SPECIAL SOURCE REVENUE CREDIT

A County may grant a company a credit against its property taxes or fee in lieu of property taxes in order to offset costs related to the company's infrastructure expenditures. The incentive is discretionary and may only be granted by the county where the project is located.

- **One of the lowest corporate income tax rates in the Southeast.**
- **A business-friendly method to determine income, subject to the state's corporate income tax rate.**
- **Numerous credits and methods to reduce and eliminate corporate income tax liability.**



TOP 4
STATES FOR
DOING BUSINESS

AREA DEVELOPMENT ONLINE | 2021

#6
TOP STATE
BUSINESS CLIMATE

SITE SELECTION | 2021

\$200
BILLION IMPACT ON STATE
FROM MANUFACTURING

SC FUTURE MAKERS &
SC MANUFACTURERS ALLIANCE | 2021

#6
BEST STATES
FOR BUSINESS

CHIEF EXECUTIVE | 2021

Source: odc.com

Proximate to two of the fastest growing ports



PORT OF CHARLESTON

TOP 10
BUSIEST CONTAINER
PORT
in the U.S. (2021)

52'
DRAFT
Deepest in Southeast
& regularly handles
Post-Panamax ships

8TH
LARGEST MARITIME
HUB
in the U.S. (2022)

3
PORT LOCATIONS
Charleston and inland
ports in Greer and Dillon



PORT OF SAVANNAH

TOP 3
& FASTEST GROWING
CONTAINER PORT
in the U.S. for the last
10 years

DUAL RAIL
SERVED BY BOTH
CSX AND NORFOLK
SOUTHERN

45%
SERVES 45% OF THE
U.S. POPULATION WITH
IMMEDIATE ACCESS TO
TWO INTERSTATES

DISTRIBUTION
LARGEST CONCENTRATION OF
RETAIL IMPORT DISTRIBUTION
ALONG EAST COAST



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