



For Lease

Bowman Industrial Center

5243 Vance Road
Bowman, SC

- $\pm 707,940$ SF (expandable up to $\pm 1,300,000$ SF)
- Subdividable to $\pm 150,000$ SF
- Industrial spec building
- Unparalleled access to 1/3 U.S. population
- Dual port facility with access to the Savannah and Charleston ports

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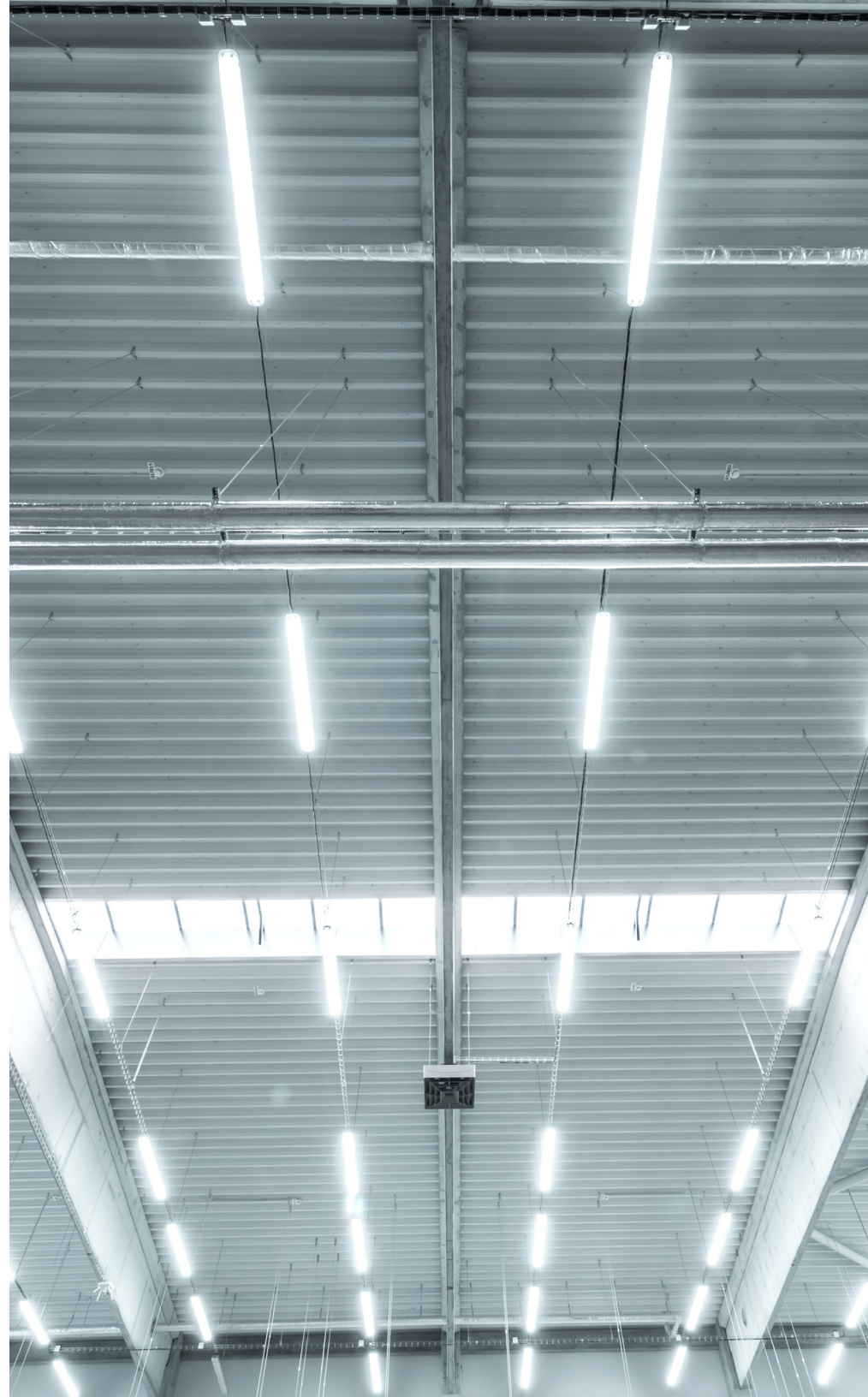


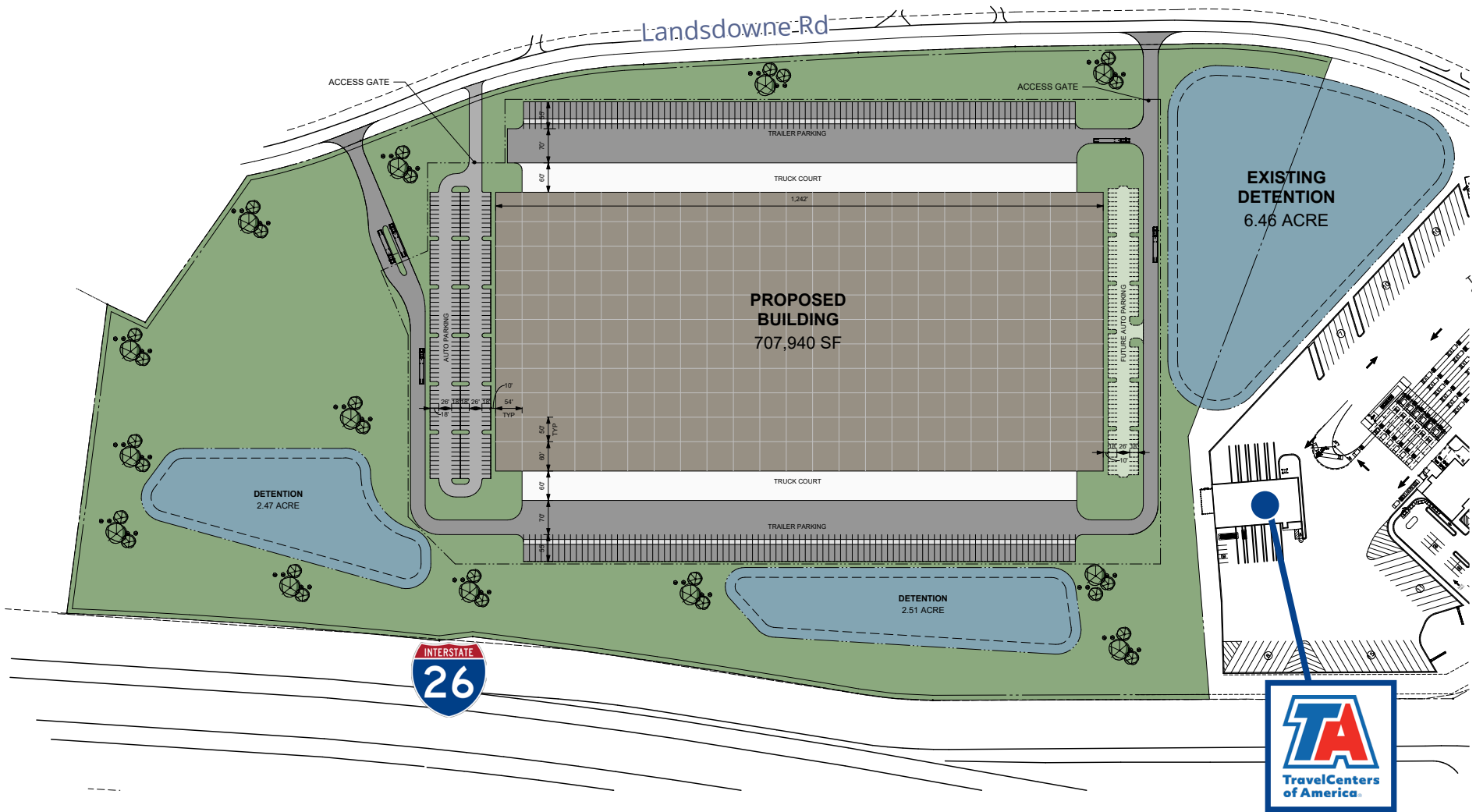
Building Features

Bowman Industrial Center

Bowman Industrial Center is a speculative industrial distribution facility to be developed at Vance Road in Bowman, SC. The property will be strategically located in Orangeburg County at the intersection of I-26 and I-95 with superb access to the Port of Charleston and Charleston International Airport.

Building Size	±707,940 SF (expandable up to ±1,300,000 SF) Subdividable to ±150,000 SF
Building Dimensions	570' width x 1,242' length
Clear Height	36'
Column Bay Spacing	54' x 50' w/ 60' deep dock bays
Slab Design	6" - 4,000PSI, strategically reinforced
Wall Construction	Tilt up concrete walls with textured paint
Roof System	R-20 roof insulation, 45 mil TPO or EPDM membrane, 15 year warranty
Dock Doors	150 - 9'x10' manual doors
Drive-In Doors	2 - 12'x14' drive-in doors
Fire Protection	ESFR sprinkler protection, electric fire pump
Power	1600A, 480V 3P main service w/ 250A house panel, 100A LV panel
Lighting	LED
Car Parking	240 employee parking spaces
Trailer Parking	188 trailer parking spaces





Vance Rd

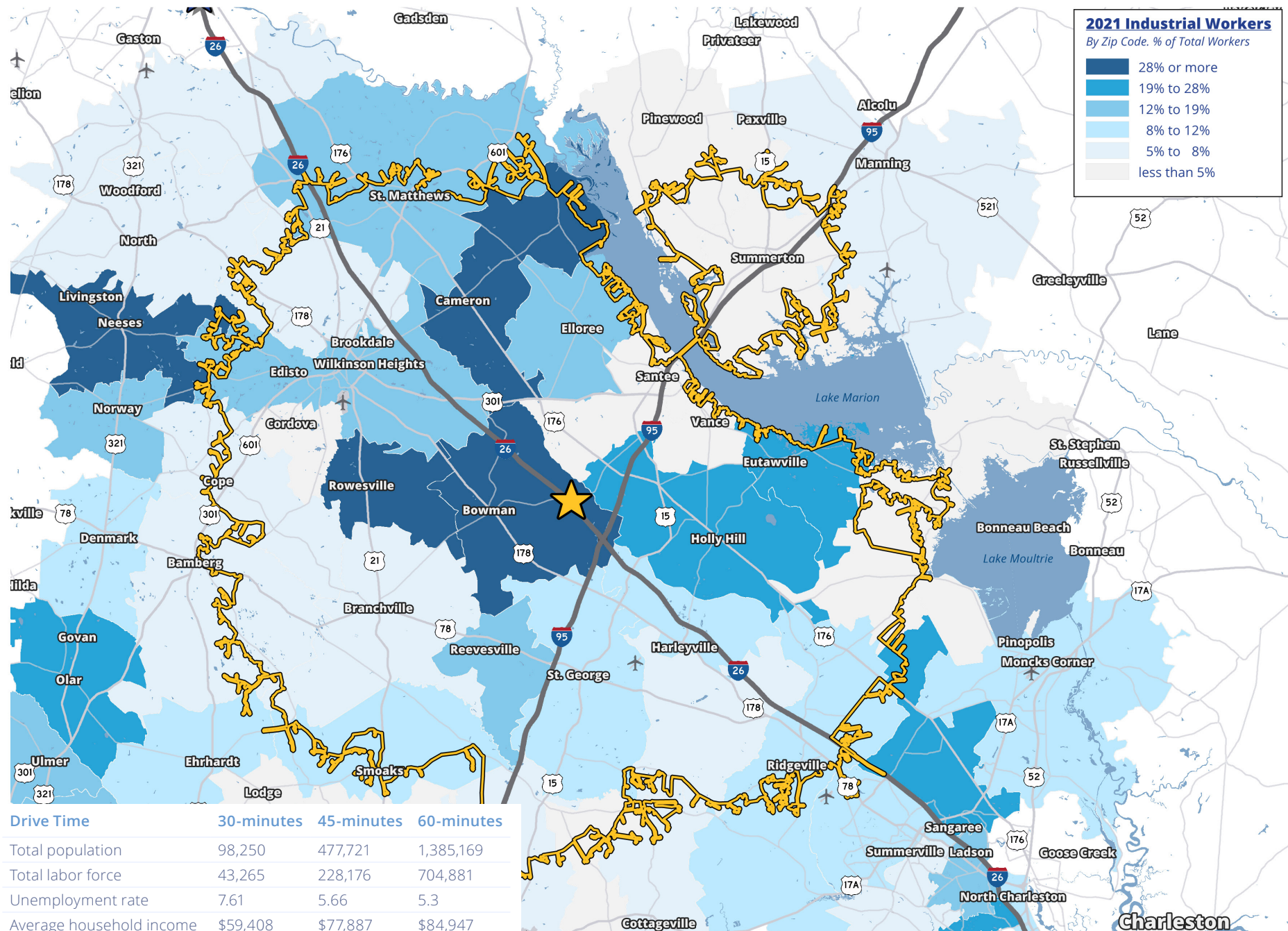


Site Plan

Aerial



Labor Market Map / 30-Minute Drive-Time Analysis



Orangeburg County

Available State and County Incentives as a Tier 4 County

- Business tax stability: eighth lowest per-capita tax burden in the U.S.
- Affordable workers' compensation and unemployment insurance costs
- Corporate income tax credits: tax credits for new job creation, corporate HQ facilities and new production machinery
- Incentives offset property tax: no tax on intangibles or inventory, FILOT agreement approved by Orangeburg County Council and Multi-County Industrial Park designation which allows tenants to claim \$1,000 in tax credits per new job created
- Exemptions from sales tax
- A ten-year corporate income tax moratorium for companies creating new jobs
- Job tax credit against annual corporate income tax liability: determined by the number of jobs and developmental tier of county. Tier IV county providing a credit of \$8,000 per job for five-year period.

Major Employers in Orangeburg County



The Numbers: Orangeburg County

5%

Corporate
income tax

18.4%

Employed in
manufacturing

#1

Top ranked business
incentive program

±56,000

Employed in manufacturing
within 60min









±704,881

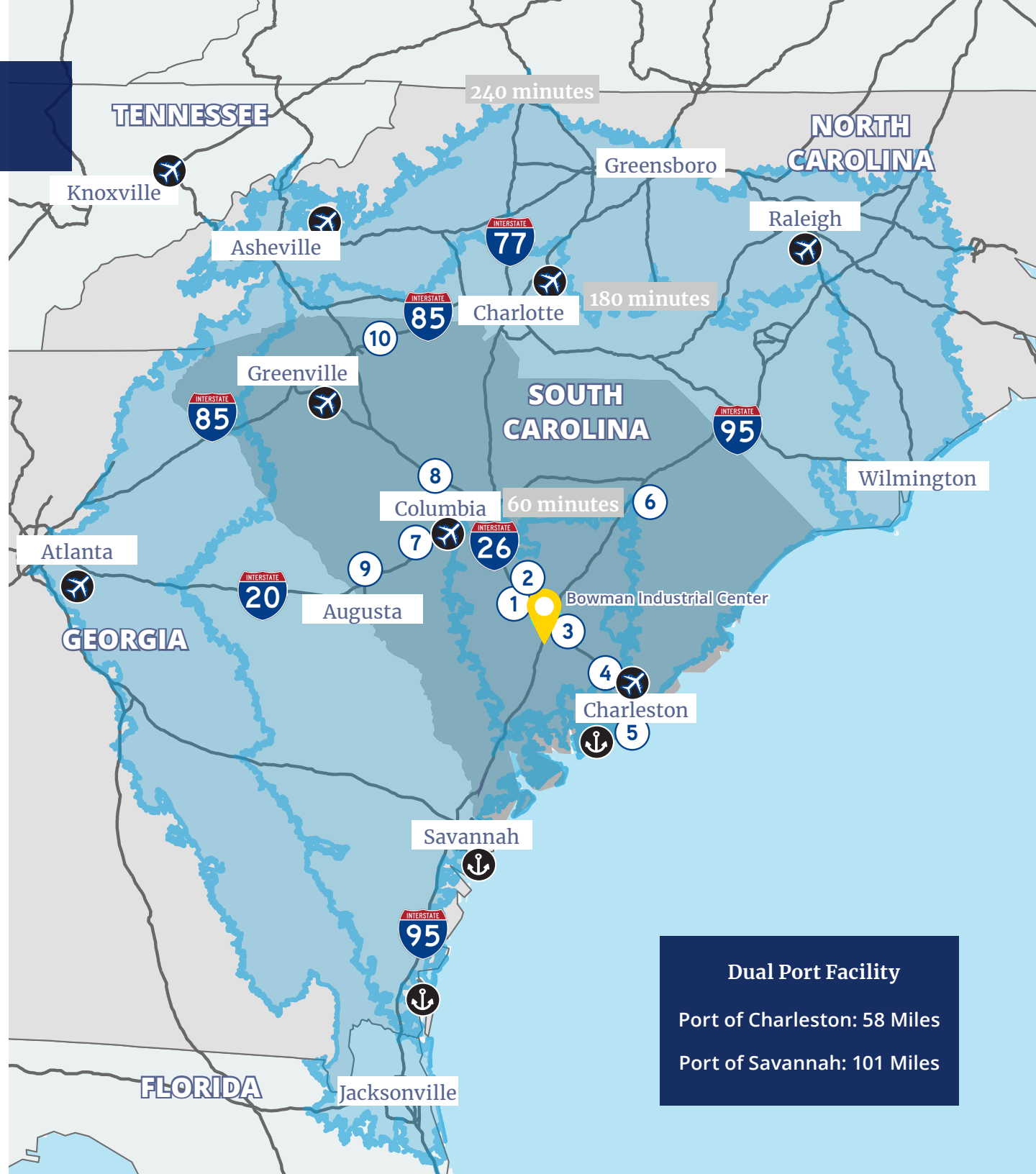
Labor force population
within 60min

Companies locating to Orangeburg county have a logistical advantage due to its location between the state's capital, Columbia, and the state's largest port city, Charleston. The access to I-95 and I-26 as well as access to one of the United States top ranked ports, Port of Charleston, connects Orangeburg to the world. The area also offers a robust labor force of ±704,881 within a 60 minute drive.

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Drive Time Map

- | | | |
|---|---|--------------|
| ① | ALLIED ™ | 14min |
| ② | Husqvarna ® | 19min |
| ③ |  | 28min |
| ④ |  | 46 min |
| ⑤ |  | 49 min |
| ⑥ |  | 1hr
3 min |
| ⑦ |  | 1hr
9min |
| ⑧ |  | 1hr
21min |
| ⑨ |  | 1hr
37min |
| ⑩ |  | 2hr
28min |





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