

**4 Alliance Drive**  
Goose Creek, SC 29445

**±224,640 s.f. available**  
**industrial opportunity**



**BCP**

brookwood  
capital  
partners

**LEE ALLEN**  
Executive Managing Director  
lee.allen@am.jll.com  
+1 843 805 5111

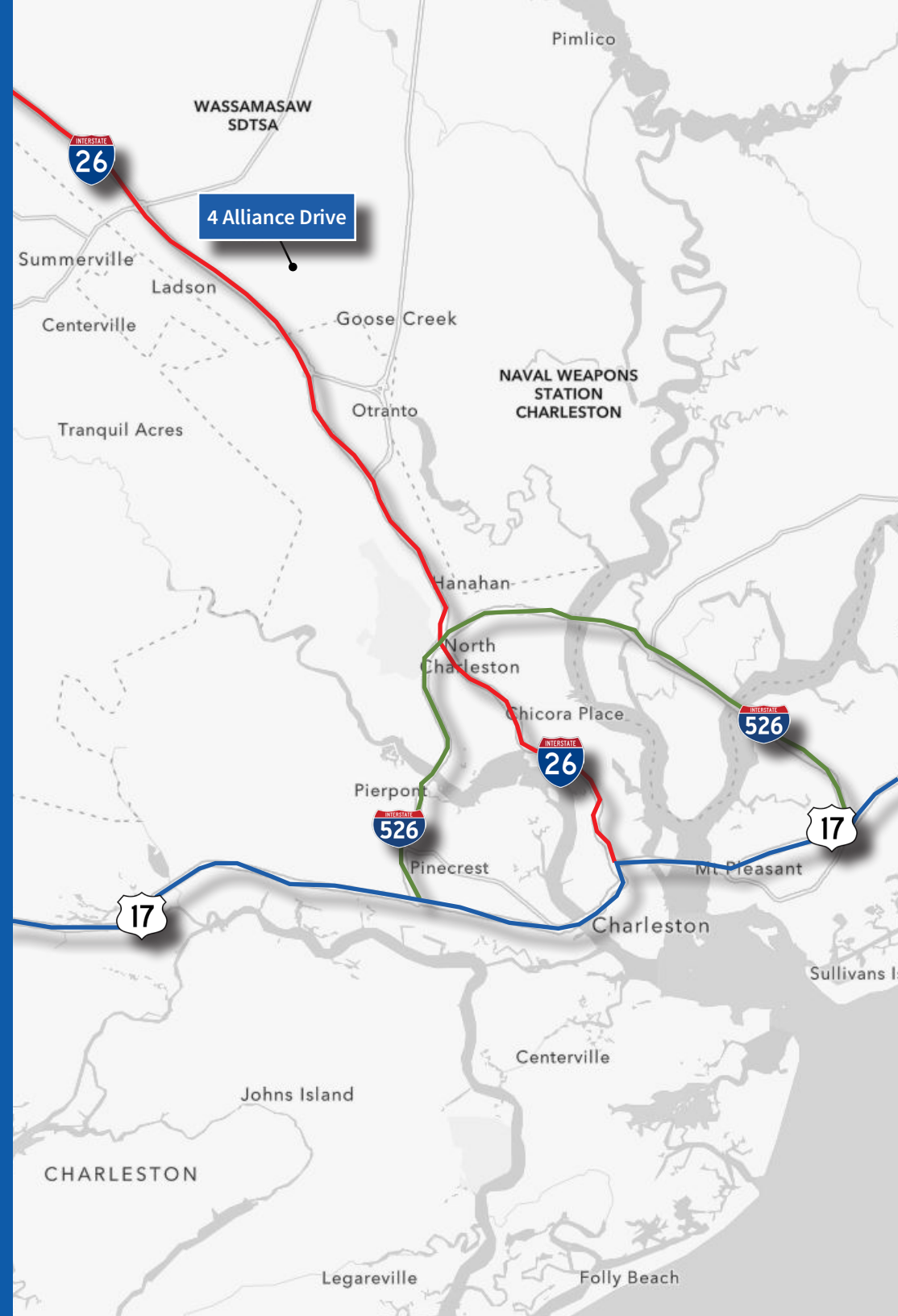
**KEVIN COATS**  
Managing Director  
kevin.coats@am.jll.com  
+1 843 805 5112

**TYLER SMITH**  
Associate  
tyler.smith@am.jll.com  
+1 843 805 5118



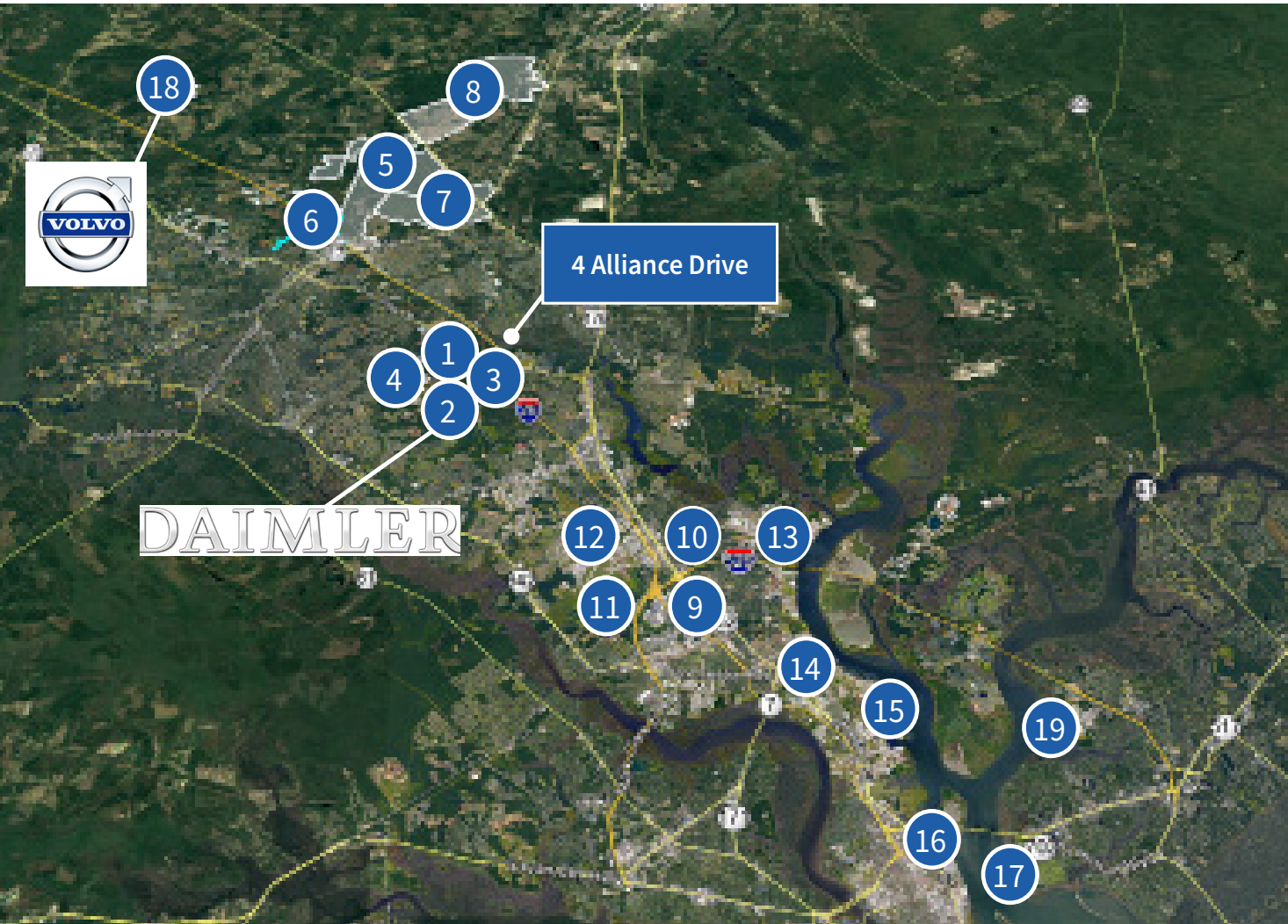
# Property specifications

Building size	±224,640 SF
Parcel size	23 acres
Building dimensions	864' x 260'
Column spacing	50' x 50' with 60' speed bay
Clear height	32'
Truck court depth	185'
Auto parking	190
Trailer parking	46
Zoning	Industrial





# Economic Drivers



#	Economic Driver	Distance to 4 Alliance Drive (miles)
1	Cummins	3.2
2	Daimler Plant	3.4
3	Isringhausen	3.9
4	TIGHTCO	4.7
5	Nexton Development	5.0
6	Nexton Interchange	7.5
7	Carnes Crossroad Development	7.6
8	Cane Bay Development	12.3
9	Verizon	12.6
10	AHT	12.8
11	Boeing Facility	13.2
12	Charleston International Airport	13.5
13	North Charleston Terminal	13.7
14	Navy Base Intermodal	16.0
15	Hugh Leatherman Terminal	17.6
16	Colombus Street Terminal	18.8
17	Union Pier Terminal	22.0
18	Volvo Facility	21.7
19	Wando Welch Terminal	24.9

# Port of Charleston

## Investing in Capacity

South Carolina Ports has invested more than \$2 billion in port infrastructure in recent years to ensure capacity at the state's marine terminals and rail-served inland ports. SC Ports has invested in the necessary capacity, technology and equipment to handle the bigger container ships and cargo volumes seen today.

SC Ports opened Phase One of the Hugh K. Leatherman Terminal in North Charleston, S.C. in March 2021. Leatherman Terminal adds 700,000 twenty-foot equivalent units (TEUs) of capacity and an additional berth to the East Coast port market. Leatherman Terminal is the first greenfield container terminal to open in the U.S. since 2009, making SC Ports the only port in the country to offer a new container terminal to customers dealing with a challenges in the global supply chain.

Modernization efforts are also ongoing at the three-berth Wando Welch Terminal in Mount Pleasant, S.C., to handle record-breaking vessels and cargo volumes. Additionally, an expansion of rail-served Inland Port Greer is underway in Upstate South Carolina, and a rail-served cargo yard is planned near Leatherman Terminal in North Charleston, S.C.

These investments keep the supply chain fluid for companies as more cargo — particularly retail imports — flows through the Port of Charleston than ever before.

New container terminal Phase 1	\$700 million	South Carolina Ports Authority \$1.35 billion
Inland Port Greer	\$50 million	
Other infrastructure & IT projects*	\$600 million	
Harbor deepening to 52'	\$300 million	State of South Carolina \$775 million
Port access road from I-26	\$225 million	
New dual-access intermodal railhead	\$250 million	
<b>Total CAPEX commitment</b>	<b>\$2 billion</b>	

\*Interstate highway expansion, existing facility improvements, container cranes, new IT systems, etc.



## Deepest on the East Coast

The Charleston Harbor Deepening Project is on track to achieve a 52-foot depth in 2022, making Charleston Harbor the deepest on the East Coast.

The additional seven feet of depth will enable mega container ships to call on the Port of Charleston any time, any tide. This greatly increases SC Ports' competitiveness in the era of big ships and further connects South Carolina to global markets.

will allow all post-Panamax ships to be served 24 hours a day. The deepening project is expected to be complete by the end of 2021, giving the ability to serve the largest container ships to reach the East Coast.



# About the Developer



Brookwood Capital Partners specializes in build-to-suit and speculative real estate development, value-add acquisitions, property management, and real estate asset management. We develop build-to-suit and speculative properties with the highest institutional quality. For build-to-suit projects, we come to understand your specific needs and use a creative, flexible approach to establish a custom design for your project. Our speculative projects are designed and developed with our continued level of quality and attention to detail.

***[brookwoodcapitalpartners.com](http://brookwoodcapitalpartners.com)***

**LEE ALLEN**  
Executive Managing Director  
JLL Charleston  
lee.allen@am.jll.com  
+1 843 805 5111

**KEVIN COATS**  
Executive Vice President  
JLL Charleston  
kevin.coats@am.jll.com  
+1 843 805 5112

**TYLER SMITH**  
Associate  
JLL Charleston  
tyler.smith@am.jll.com  
+1 843 805 5118

