

151 PLUG IN DRIVE | RIDGEVILLE, SC 29472

MAGNUS CBRE



Vantage Point 2

CAMPUS 1 | CAMP HALL MASTER PLANNED DEVELOPMENT

PROPERTY VIDEO



Available For Lease



152,880 SF

Total Size



IMMEDIATE

Possession



32,760 SF

Subdividable

Camp Hall – Campus 1 Site Details

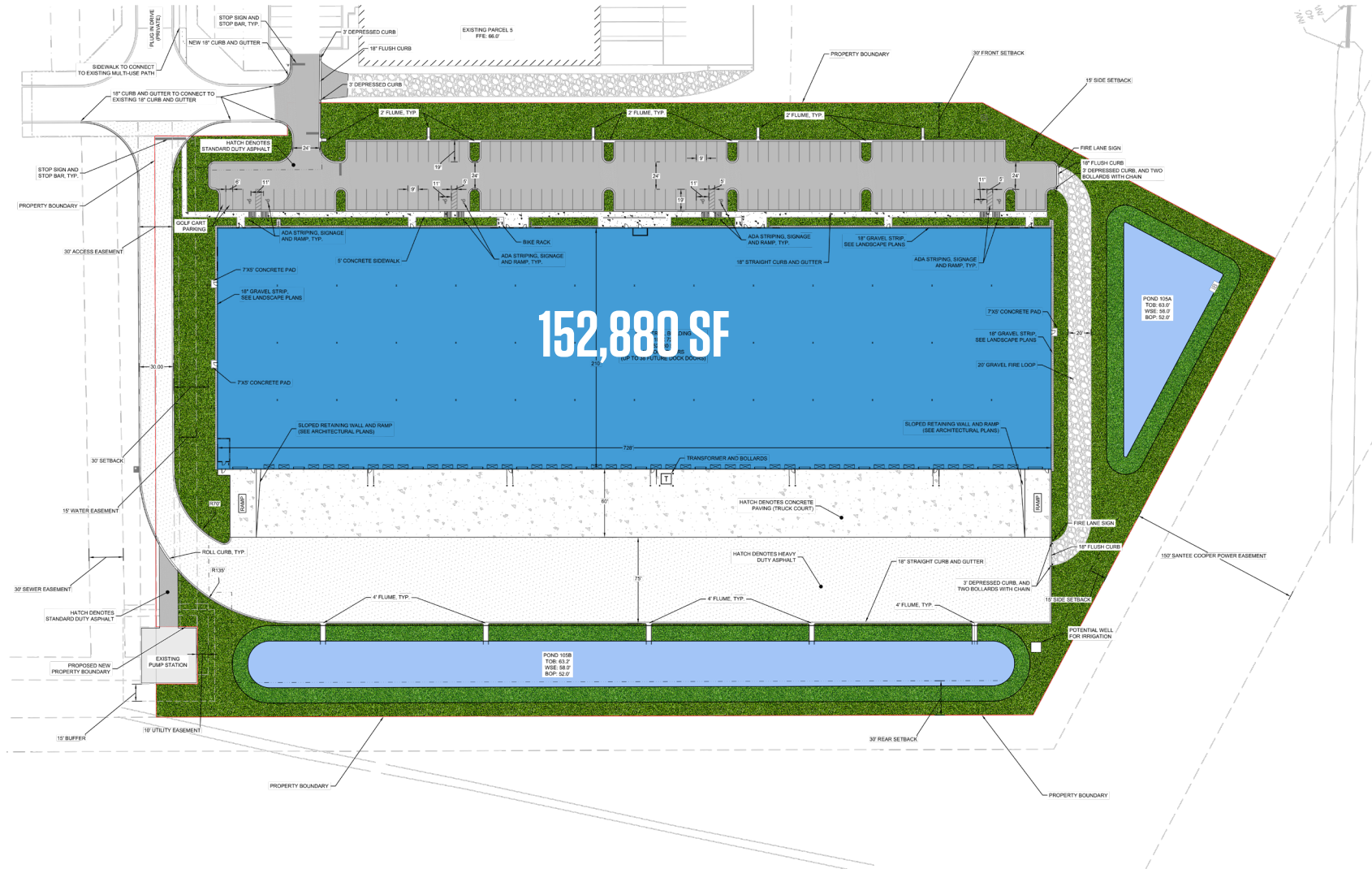
- » On-site Interchange
- » Construction complete
- » 1 mile from I-26
- » Under 4 miles from US-176
- » 2.5 miles from SC Highway 27
- » 18 miles from I-95
- » 27 miles from Charleston International Airport (CHS)
- » 30 minutes from Port of Charleston
- » CSX railroad access coming soon
- » Highly visible location as the first development parcel off I-26
- » Access to Camp Hall multi-use trail network
- » Across from the Village Center
- » Gas Station/convenience store with QSR under construction
- » Closest to the Volvo Plant and Offices
- » Accessible from both Volvo Car Drive and Autonomous Drive
- » Part of FTZ (Foreign-Trade Zone) offering substantial logistics & economic benefits

Building Specs



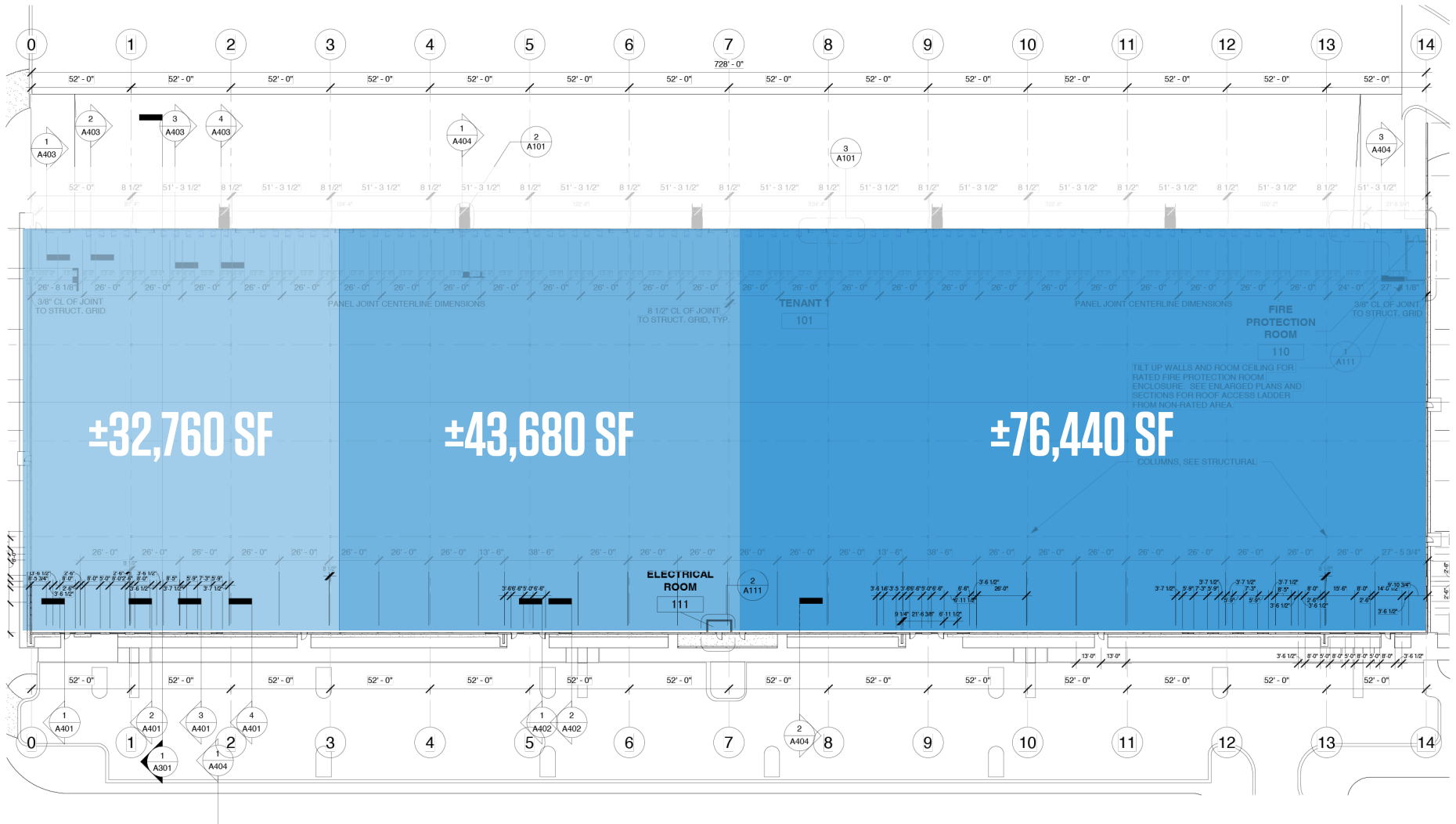
TOTAL SIZE	152,880 SF
DIVISIBILITY	32,760 SF
DIMENSIONS	210' DEEP X 728' LONG
BAY SIZE	10,920 SF
DOCK DOORS	THIRTEEN (13)
DRIVE-IN DOORS	TWO (2) 12' X 14'
CLEAR HEIGHT	32'
COLUMN SPACING	52' X 50'
SPEED BAY	60'
TRUCK COURT	135'
ELECTRIC	400 AMPS EXPLANDABLE
AUTO PARKING	129 SPACES
LIGHTING	25 FCL
LEVELERS	THIRTEEN (13) 35,000 LBS

SITE PLAN



FLOOR PLAN

152,880 SF



Property Photos





Camp Hall Master Plan



6,800+ TOTAL ACRES



2,600+ ACRES OF PRESERVED LAND



VOLVO CAR USA

In 2015, **Volvo Car USA** selected Camp Hall for its **first-ever U.S. manufacturing plant**

A SELECTION THAT WILL ULTIMATELY CREATE NEARLY

4,000 LOCAL JOBS

\$4.8B IN ECONOMIC IMPACT

- **\$1.1 billion** campus at Camp Hall
- S60 Sedan Production **2018**
- XC90 SUV Production **2024**
- Battery Manufacturing Plant **2024**
- Volvo Car University **2022**
- Polestar **2024**

REDWOOD MATERIALS

- » Redwood's New Battery Campus in the heart of the "Battery Belt"
- » Construction Commenced in Q1 2023, and first recycling process running by the end of the year

1,500 LOCAL JOBS

\$3.5B IN ECONOMIC IMPACT



INCENTIVES

- » Automotive manufacturing
- » Consumer goods distribution
- » Refrigerated/frozen exports
- » Transloading resin & grain
- » Tire manufacturing & distribution

STATE INCENTIVES

JOB TAX CREDIT – STATUTORY

- Purpose: Reduce corporate income tax liability for new or expanding companies creating jobs in the state
- Value: Tax credit given annually for 5 years for each new job if requirements are satisfied

CORPORATE HEADQUARTERS CREDITS – STATUTORY

- Income tax credits to partially reimburse for real and personal property expenditures associated with new headquarters related jobs

INVESTMENT TAX CREDIT – STATUTORY

- A one-time credit against a company's corporate income tax of up to 2.5% of a company's investment in new production equipment

PORT VOLUME INCREASE CREDIT – NEGOTIATED AND DESCRESINCARY

- Possible income tax credit or withholding tax credit to manufacturers or distributors or companies engaged in warehousing, freight forwarding, freight handling, goods processing, cross docking, transloading or wholesale of goods

COUNTY INCENTIVES

FEE-IN-LIEU OF PROPERTY TAX – NEGOTIATED

- Purpose: Reward substantial investment by reducing tax burden over the long-term
- Value: Approximately 42% tax reduction annually for 20 years on new capital investment occurring in a 5-year investment window

SPECIAL SOURCE REVENUE CREDIT – NEGOTIATED

- Reduces property taxes paid by business

RECRUITMENT AND TRAINING SUPPORT

READYSC

- No cost recruitment, screening, testing and pre-employment training when hiring 15-20 new production workers; on-the-job training reimbursement possible when hiring less than 15 new employees

ENTERPRISE ZONE RETRAINING CREDITS

- Cash match of up to \$2,000 per employee over 5 years for retraining of existing production employees

CHARLESTON BENEFITS

Did You Know?

- #7 Industrial Park 2022 — Business Facilities
- #1 Economic Development Incentives — Industry Experts
- #4 Best State for Doing Business 2021 — Area Development
- #5 Best State for Business Climate 2019 — Site Selection

Why Charleston

- » Panama Canal expansion is now complete
- » 29 Days from Shanghai to Memphis
- » Consumers are demanding faster, cheaper delivery
- » 80% savings on inland distribution to key Eastern metro areas
- » Improved delivery times and cost for Eastern E-com orders

Key Industrial Influences



Boeing Aviation



Volvo Automotive



Port of Charleston



Walmart Distribution 3M SF

- » 100,000-Lb. GVW limit
- » 72% of US consumers live within a 2-day drive of CHS
- » Max allowable Hours of Service
- » Large-Reliable supply of empty containers
- » OpGrowing Population = Labor Capacity
- » Most productive ports = Low and stable

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