

# JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA



TRINITYCAPITAL



ICONIC EQUITIES



## FOR SALE OR LEASE

### Building 1 621,920 SF

NEW CONSTRUCTION SPEC BUILDING

Multiple access points to I-26 and Hwy 78 via Jedburg Road & Muckenfuss Lane with new signalized entrance

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# Building 1 Specifications

## Building 1

|                 |   |
|-----------------|---|
| SQUARE FOOTAGE  | 621,920 SF                                      |
| DIMENSIONS      | 520' X 1196'                                    |
| OFFICE          | ± 1,612 SF                                      |
| CLEAR HEIGHT    | 36'   |
| COLUMN SPACING  | 52' X 50' WITH 60' SPEED BAYS                   |
| DOCK DOORS      | 124   |
| DRIVE IN DOORS  | 4   |
| AUTO PARKING    | 382   |
| TRAILER PARKING | 177   |
| SPRINKLER       | ESFR  |
| HVAC            | FREEZE PROTECTION AND CODE REQUIRED VENTILATION |
| ELECTRICAL      | 3,000 AMP SERVICE                               |
| LIGHTING        | (1) LED HI-BAY FIXTURE PER BAY                  |

**\*\*Stoplight approved at Park Entrance**

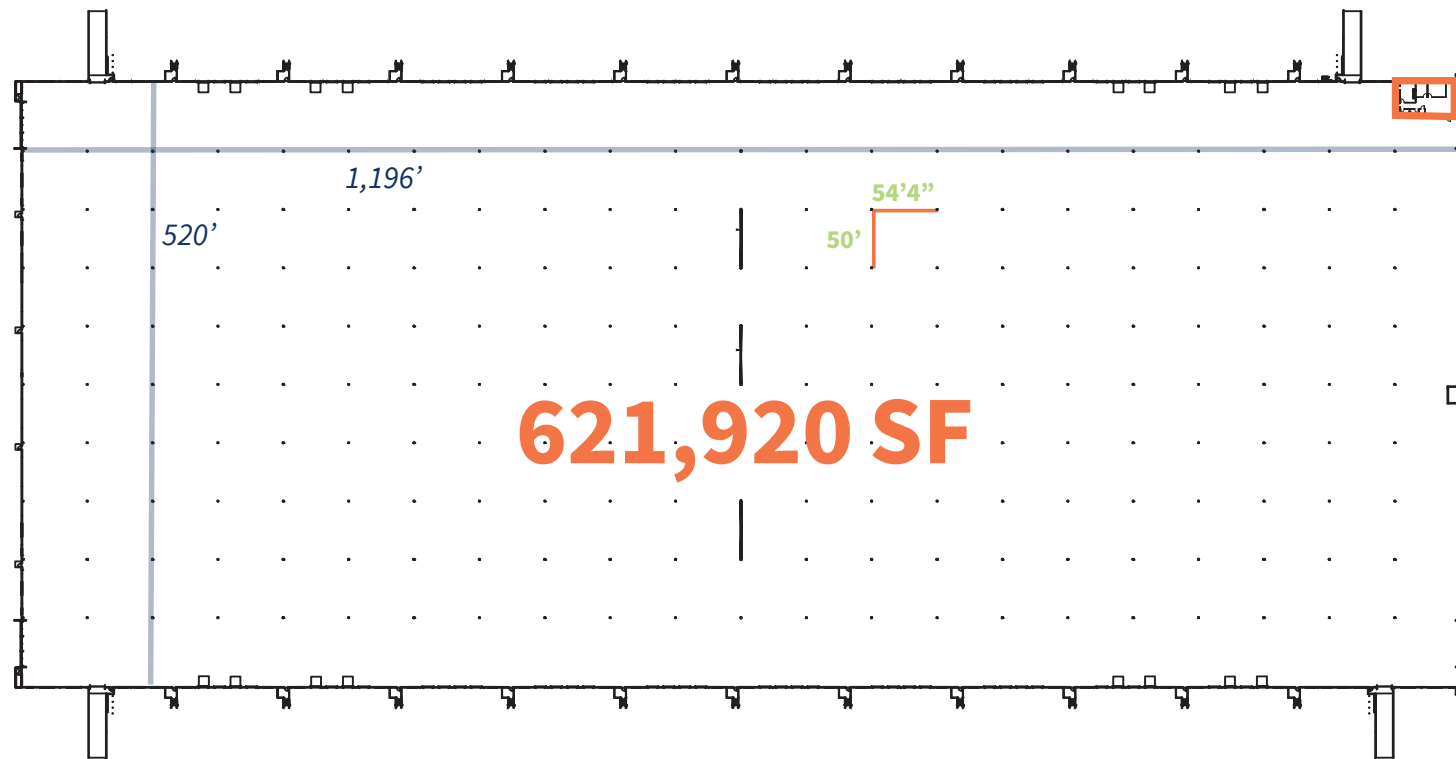


**\*ADDITIONAL TRAILER PARKING AVAILABLE**

# Building 1 Spec Office

## Option 1: ± 1,612 SF

Office delivery Q2 2024

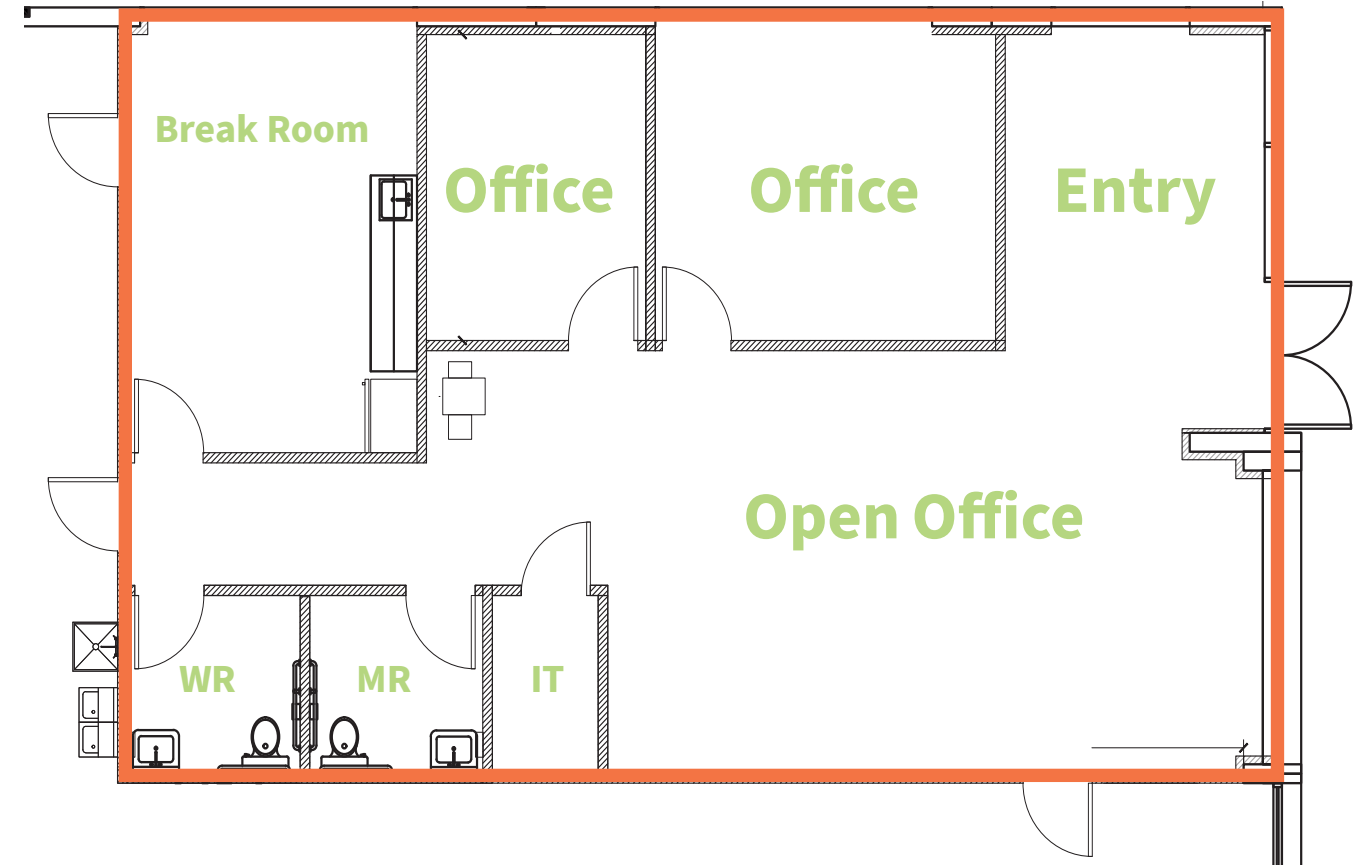


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**\*The spec office is designed to be expanded up to ± 3,468 SF  
with additional workstations and conference rooms**



# Location Access

## Interstate connectivity

|                |           |
|----------------|-----------|
| HIGHWAY 78     | < 1 MILE  |
| INTERSTATE 26  | 2.5 MILES |
| INTERSTATE 526 | 20 MILES  |
| INTERSTATE 95  | 27 MILES  |
| HIGHWAY 17     | 28 MILES  |



# Site Access



80,000+  
Civilian Labor Force



5th Fastest-growing county  
in the state



Access to reliable  
and economical  
utility services  
to accommodate  
diverse operations



The area provides  
Multi-modal  
Transportation options -  
Rail, Ports, and  
The Charleston Airport



Customized Incentive  
Proposals Available

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# Local Economic Drivers

# 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<br>\$1.35 billion |
| Inland Port Greer                   | \$50 million       |  |
| Other infrastructure & IT projects* | \$600 million      |  |
| Harbor deepening to 52'             | \$300 million      | State of South Carolina<br>\$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> |  |



The Hugh Leatherman Terminal is the newest addition to the Port of Charleston. Having opened in March 2021, this new port signifies the first new U.S. container terminal to open since 2009.

## SOUTH CAROLINA ECONOMIC IMPACT

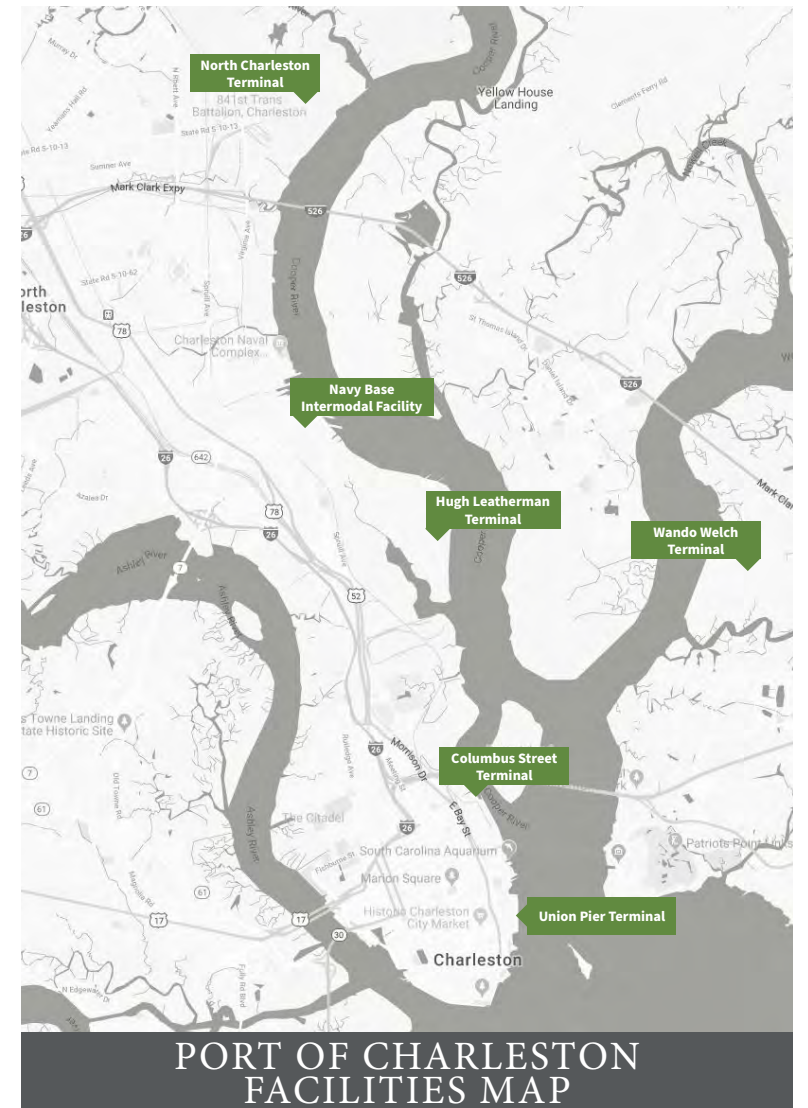
Sourced from the South Carolina Ports Authority

**19%**  
year-over-year volume growth CY 2021

**2.75M**  
20' equivalent container units (TEUs) handled by SC Ports in CY 2021

**1 in 10**  
SC jobs created by port operations

**\$63.4B**  
annual economic impact generated in SC by port operations



## Economic Multiplier Effect

In South Carolina alone, The Port yields an employment multiplier of 2.4, meaning for every 10 SCSPA jobs created, an additional 14 jobs across the state develop. As discussed in Investing in Capital, these new jobs have allowed SCSPA to undergo vast container shipping volume growth over the last decade. Annual TEU throughput capacity for Wando Welch and Leatherman (currently seeing additional capital investment) will total 4.8M once both projects are complete. This capacity is 75 percent more magnitude than all SC Ports processed in CY 2021.

With higher volume comes increased employment growth. Over the last decade, The South Carolina Port saw a 2.8% increase in employment growth and since has emerged as a global competitor in manufacturing sectors such as tire industries, automotive, and aerospace. South Carolina now accounts for one-third of all tire production and exportation with the success of Michelin in the Upstate. Beyond borders, several firms in states including North Carolina, Georgia,

Alabama, Tennessee, and Florida utilize the Port's competitive advantages to accommodate their high-demand business needs. Overall, the economic multiplier effect of The Port is attributed to the direct, indirect, and induced business stipulations within South Carolina. Directly speaking, spending activity, equipment, construction, and technology services, to name a few, all create demand and jobs both for Port employees and its direct suppliers. Indirectly, increased large material purchases from Port industries ripple down through third-party suppliers generating more demand in these smaller sectors. Third-party employees, experiencing more demand, may experience higher wages which in return may be spent locally here in South Carolina leading to an increase in induced spending.



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## ABOUT THE DEVELOPER

Trinity Capital Advisors focuses on the acquisition and development of institutional-quality commercial real estate in the southeastern United States. The firm has invested more than \$3.4 billion acquiring and developing more than 23 million square feet of the most successful workplace real estate projects in North Carolina, South Carolina, Tennessee, and Florida, including CBD office towers, industrial portfolios, suburban office parks, and mixed-use developments. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country's top institutional investors.

 [trinitycapitaladvisors.com](http://trinitycapitaladvisors.com)

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