



WEST BRANCH

COMMERCE PARK

FOR LEASE

INDUSTRIAL BUILD-TO-SUIT OPPORTUNITIES

Moncks Corner, South Carolina

- **New construction** in ± 1.8 mm S.F. **class A** industrial campus
- **3 Buildings** available ranging from **50,000 S.F. - 582,200 S.F.**
- **Rail served**
- **All site due diligence completed**
- **Building 1 delivered** August 2020



CAMPUS PLAN



CONSTRUCTION PHASE I LEASED

BUILDING 1	Build to Suit
Total s.f.	615,000

BUILDING 2	Build to Suit
Total s.f.	385,000
Dimensions	410' x 940'

CONSTRUCTION PHASE II

BUILDING 3	Build to Suit
Total s.f.	338,500
Dimensions	410' x 850'

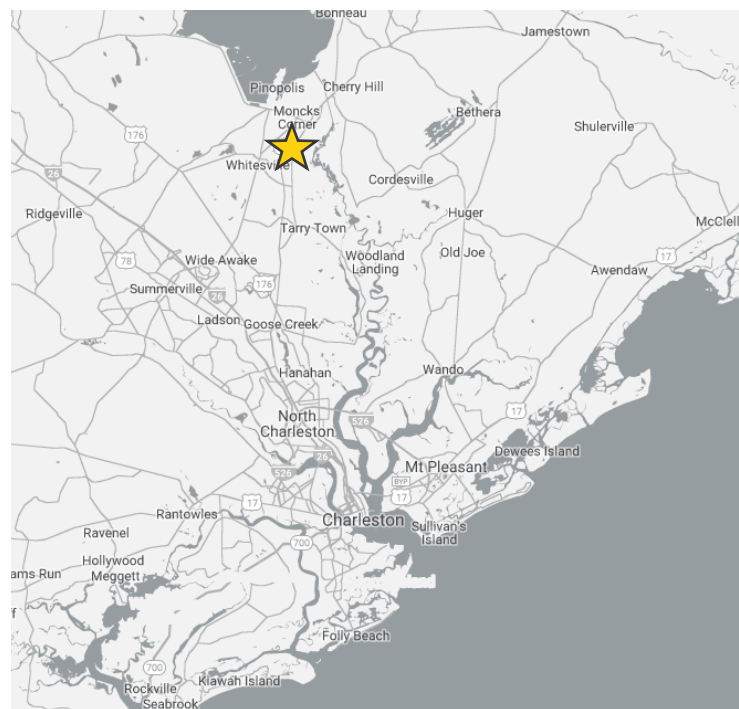
BUILDING 4	Build to Suit
Total s.f.	582,200
Dimensions	410' x 1,420'

BUILDING 5	Build to Suit
Total s.f.	500,000
Dimensions	410' x 1,220'

Total BTS opportunities 1,420,700 S.F.

SITE DETAILS

- Class-A industrial campus
- 1,420,700 S.F. of build-to-suit opportunities
- Located at the epicenter of Charleston's MSA growth
- Building 1 delivered August 2020
- Within 35 miles to all the area's major economic drivers



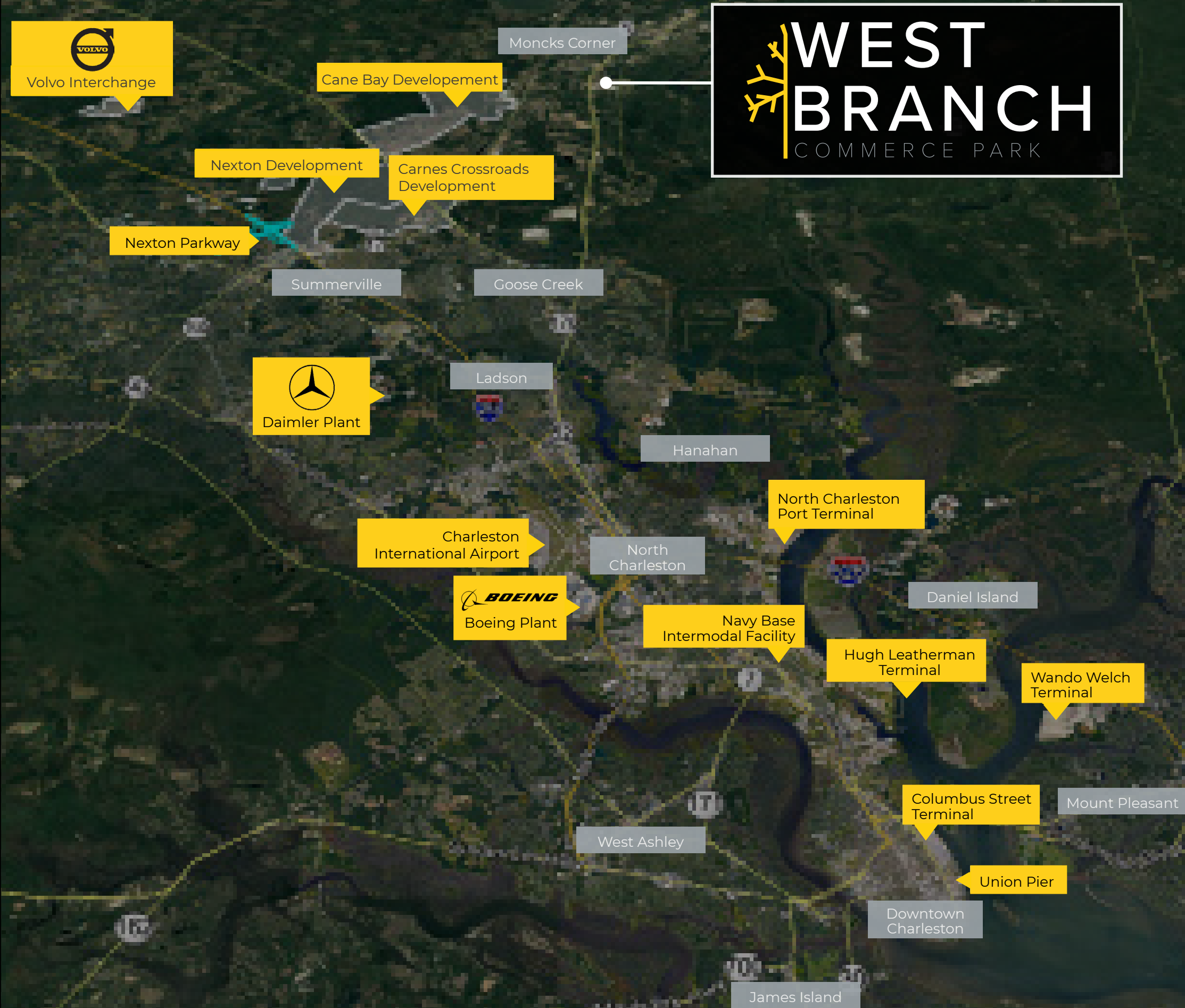
SITE PLAN

A CLOSER LOOK



ECONOMIC DRIVERS

ECONOMIC DRIVERS	DISTANCE TO WEST BRANCH COMMERCE PARK (MILES)
Carnes Crossroads Development	10.0
Cane Bay Development	11.5
Nexton Development	13.1
Volvo Interchange	16.5
Nexton Parkway	17.2
Daimler Plant	19.5
North Charleston Port Terminal	20.8
Boeing Plant	21.9
Charleston International Airport	22.2
Navy Base Intermodal	23.1
Hugh Leatherman Terminal	26.6
Columbus Street Terminal	28.4
Union Pier Terminal	29.6
Wando Welch Terminal	31.4



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.

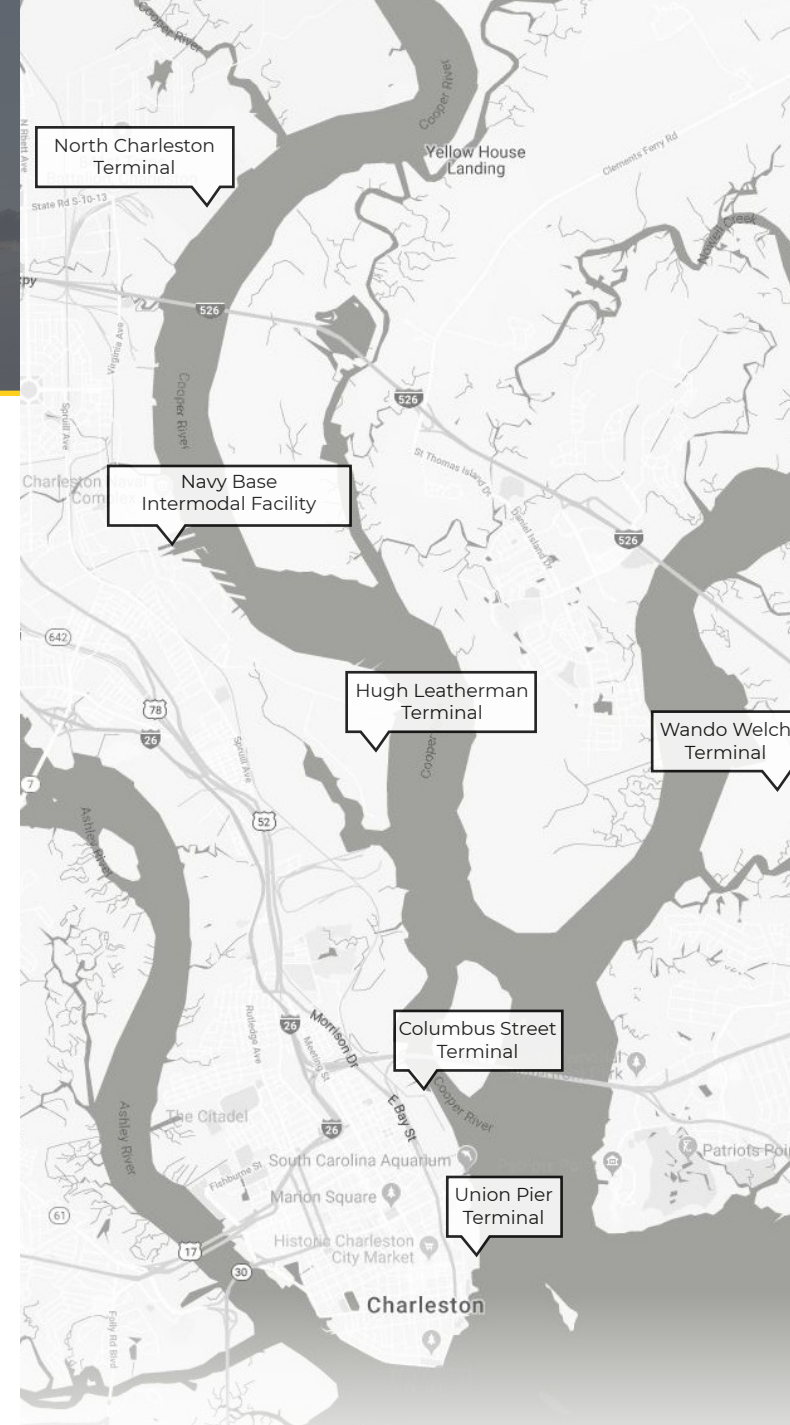
Modernization efforts are also ongoing at the three-berth Wando Welch Terminal in Mount Pleasant, S.C., to handle record-breaking vessels and cargo volumes. Additionally, an expansion of rail-served Inland Port Greer is underway in Upstate South Carolina, and a rail-served cargo yard is planned near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

Harbor Deepening Project

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. This will allow all post-Panamax ships to be served 24 hours a day. The deepening project gives Charleston the ability to serve the largest container ships to reach the East Coast.

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	
Total CAPEX commitment	\$2 billion	



PORT OF CHARLESTON FACILITIES MAP

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

SOUTH CAROLINA PORTS ECONOMIC IMPACT

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

SOURCED FROM THE SOUTH CAROLINA PORTS AUTHORITY

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