

349 W FAIRFIELD ROAD OFFERING SUMMARY



EXECUTIVE SUMMARY

Bridge Commercial ("Bridge") is pleased to present 349 W Fairfield Drive ("The Property") in Dillon, South Carolina. This 45-acre site includes approximately 30 improved acres of fully developed industrial outdoor storage (IOS), featuring perimeter fencing, site lighting, a security guard gate, and an on-site shop facility. Previous tenants include MRS-CMC and Arris Manufacturing, which leased most of the site for finished product staging.

Strategically located just off Interstate 95, one of the busiest transportation corridors in the United States, the Property sits roughly midway between New York City and Miami, offering direct connectivity to the Eastern Seaboard. Dillon is home to the South Carolina Inland Port – Dillon, a CSX rail-served intermodal terminal that opened in 2018, enhancing the region's logistics capabilities and strengthening its position as a key hub for industrial users in the Southeast.

The Dillon/Florence region has experienced meaningful growth and industrial investment in recent years. Major area employers include Harbor Freight Tools, which operates a large distribution facility in Dillon, and AESC, which recently announced a significant battery manufacturing investment in nearby Florence. The region also benefits from its proximity to Myrtle Beach, the nation's fastest-growing MSA, further driving labor availability, housing expansion, and demand for logistics and industrial services.

The Property's combination of scale, infrastructure, and tenant strength, paired with its location along I-95 and near Inland Port Dillon, positions it as a rare opportunity to acquire a stabilized IOS investment in a high-growth logistics corridor.





THE SUMMARY

02 — THE PLANS

O3 — PHOTOS

O4 — DILLON OVERVIEW

05 — LOCATION PG 12

06 — NESA REGION PG 14

SC PORTS OVERVIEW

THE SUMMARY

Bridge Commercial ("Bridge") is pleased to present 349 W Fairfield Drive ("The Property") in Dillon, South Carolina. This 45-acre site includes approximately 30 improved acres of fully developed industrial outdoor storage (IOS), featuring perimeter fencing, site lighting, a security guard gate, and an on-site shop facility. Previous tenants include MRS-CMC and Arris Manufacturing, which leased most of the site for finished product staging

PROPERTY SPECS

ADDRESS: 349 W FAIRFIELD ROAD DILLON, SC

PARCEL #: 068-00-00-074

ZONING: ID-1, LIGHT INDUSTRIAL

MUNICIPALITY: DILLON COUNTY, SC

SITE SIZE: 45 AC (GROSS)

BLDG SIZE: 16,419 SF

YEAR BUILT: 2018

IMPROVEMENTS: 16,419 OFFICE/SHOP FACILITY AND

METAL CANOPY WITH GUARD SHACK

ELECTRICAL: 600 AMP

HVAC: IN OFFICE

DOORS: 11 DRIVE IN DOORS

DOOR SIZES: (9)- 14' X 16' (1) 10' X 12' (1) 12' X 7'

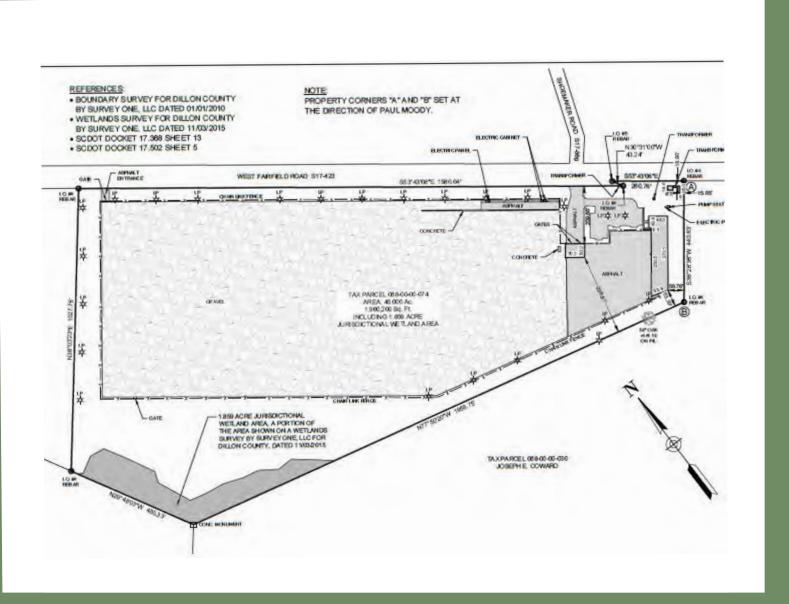




THE PLAN

349 W FAIRFIELD RD

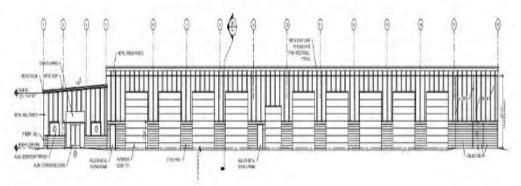
LAND & SITE ANALYSIS



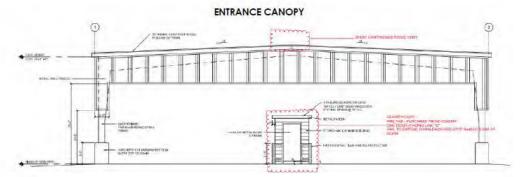
IMPROVEMENTS ANALYSIS



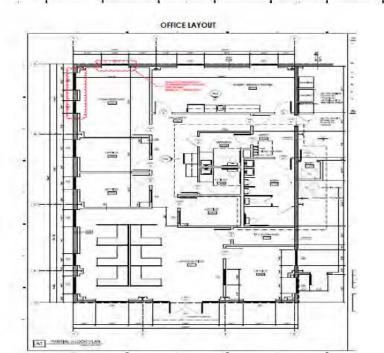
OFFICE/SHOP VIEW



EXTEMORELEVATION GALTERY



PROPOSED OFFICE/SHOP FLOOR PLANS















MAJOR USERS



Honda South Carolina Manufacturing in Florence County is one of the region's largest industrial operations. The plant produces side-by-side (SxS) off-road vehicles and has turned out millions of units since opening, making it a cornerstone of Honda's global powersports network. Its location near I-95 and within reach of Inland Port Dillon provides strong logistics for both inbound components and outbound vehicles.

HARBOR HARBOR FREIGHT FREIGHT

Harbor Freight is the anchor tenant of Inland Port Dillon, operating a massive distribution campus that has expanded to over a million square feet. The facility handles a large share of the company's East Coast logistics, relying on containerized imports moving through Charleston and up by rail to Dillon. Harbor Freight's presence not only drives the port's volumes but also makes it the single largest employer in Dillon County.



Perdue Farms operates a significant poultry processing and distribution facility in Dillon County, giving the region a strong presence in food production and agribusiness. The operation supplies fresh and prepared chicken products across the Southeast, supported by highway and rail access that connect directly with Inland Port Dillon. As one of the area's largest private employers, Perdue helps diversify the industrial base beyond manufacturing and distribution into food processing and cold-chain logistics.



NESA REGION

NORTH EASTERN STRATEGIC ALLIACE

Located halfway between Miami and New York City,
Northeastern South Carolina's transportation and trade
infrastructure makes moving product easy—both domestically
and internationally. The area's two interstate highways, I-95 and
I-20, positioning the region perfectly to move product up and
down the east coast and to many major markets to the west.

With the **lowest union membership rate** in the nation and education/training customized to employers, Northeastern South Carolina has the ideal labor climate for manufacturing operations. Companies utilize the region's well-trained and industrious workforce to produce all-terrain vehicles, engine components, injection-molded plastics, machinery, steel, fabricated metals, packaging products, and much more. Nearly one tenth of the region's labor force is employed in manufacturing operations, which is a concentration rate 10 percent higher than the national average. This is largely the result of South Carolina's nationally recognized workforce training and development programs, comprehensive technical college system, and four-year universities.

Workforce development is one of the state's primary initiatives. Recently, Myrtle Beach MSA was ranked third for prime workforce in the U.S. while Florence County was named in the top 10 in the nation for percent growth with a 3.7 percent increase in employment over the year, representing the highest in the state. Several state-of-the-art training facilities are in Northeastern South Carolina, including the Southeastern Institute of Manufacturing and Technology, two Horry-Georgetown Advanced Manufacturing Centers, and the Continuum. Of course, there are many other assets throughout the region as well, such as three 4-year universities. four technical colleges, and nationally renowned workforce development programs like ReadySC and SC Works.

Incentives

Incentives are offered through the South Carolina Department of Commerce and our county partners. Corporate income tax credits and property tax reductions are generally the most common types of incentives that are awarded. The following is not a comprehensive listing of all available incentive options.

→ JOB TAX CREDITS

Between \$1,500 and \$25,000 credit per employee



Up to \$3,250 cash reimbursement per employee



FILOT and Special Source Revenue Credit

CASH GRANTS

Discretionary funds for qualified expenses



WORKFORCE TRAINING

Northeastern South Carolina combines one-of-a-kind training and education facilities with personalized support services to enhance South Carolina's nationally recognized workforce development program. The result is a well-trained, highly skilled workforce and a sustainable talent pipeline for employers.

Programs Of Interest

READY SC

Established in 1961, readySC™ is one of the oldest and most experienced workforce training programs in the United States. As an integral part of the South Carolina Technical College System, readySC™ develops, implements, and manages custom workforce training programs to support smooth, rapid start-up of operations. They will work with you to screen, recruit, and train employees to meet your demands.

APPRENTICESHIP CAROLINA

Apprenticeship Carolina™, a division of the South Carolina Technical College System, works to ensure all employers in South Carolina have access to the information and technical assistance they need to create demand-driven registered apprenticeship programs. The program offers consultants at no cost to employers.

SOUTHEASTERN INSTITUTE OF MANUFACTURING AND TECH.

A first of its kind advanced manufacturing center located on the campus of Florence-Darlington Technical College, SiMT exists to partner with businesses to provide training and manufacturing technology solutions. Services include manufacturing startup assistance, consulting services, training space, and technology for existing industries.

HORRY-GEORGETOWN TECHINCAL COLLEGE

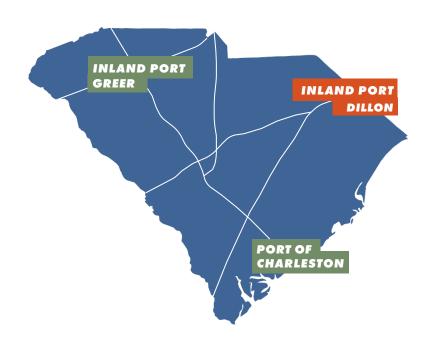
In response to industry demand, two advanced manufacturing training centers offer certifications for service and production careers, including machine tool technology, mechatronics, CNC, and welding.

INLAND PORT DILLON

- Pushes port 160 miles inland
- Served via daily, overnight rail by CSX
- Extended free-time
- Lowers or eliminates variable costs, such as

demurrage & container per diem

- Significantly reduces truck miles & trucking risks
- Next-day container availability
- Outstanding export consolidation point with ample supply of empties



INDUSTRIAL MARKET DRIVERS



























