

NAI READY



VIEW
DRONE
VIDEO

PRIME DOWNTOWN DEVELOPMENT SITE

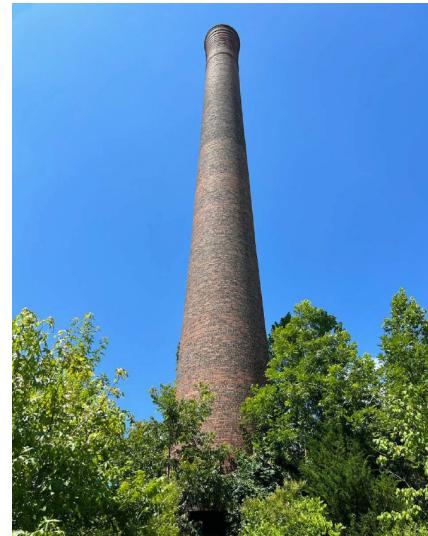
±16 ACRES | WOODRUFF, SOUTH CAROLINA

PROPERTY HIGHLIGHTS

340 Woodruff St. | Woodruff, SC 29388

NAIREADY

- Prime Development Opportunity (\pm 16 Acres)
- Former Site of the "Historic Woodruff Mill"
- Within walking distance from historic Downtown Woodruff, South Carolina
- One mile from the newly announced \$700 million dollar BMW Battery Plant
- Asking Price: Contact Broker for Pricing
- Original Administrative Office Building Intact
- Original Smoke Stack Still Standing
- All Utilities on Site (Water/Sewer/Electric/Gas)
- Excellent Access via Three Streets
- Flat Topography
- Beautiful Nature Landscaping
- Clean Phase I Environmental



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PROPERTY PHOTOS

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PROPERTY AERIAL

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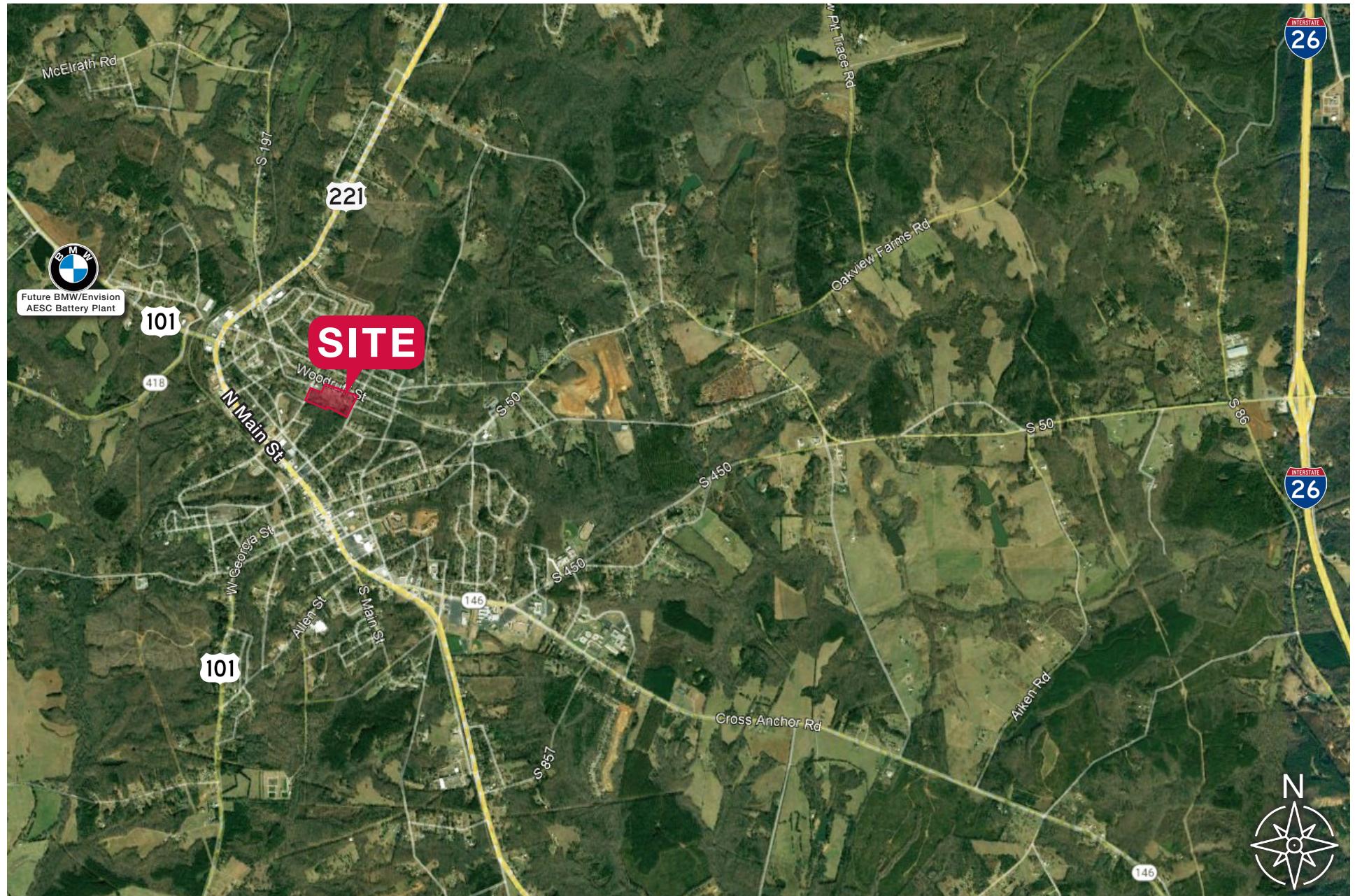
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PROPERTY MAP

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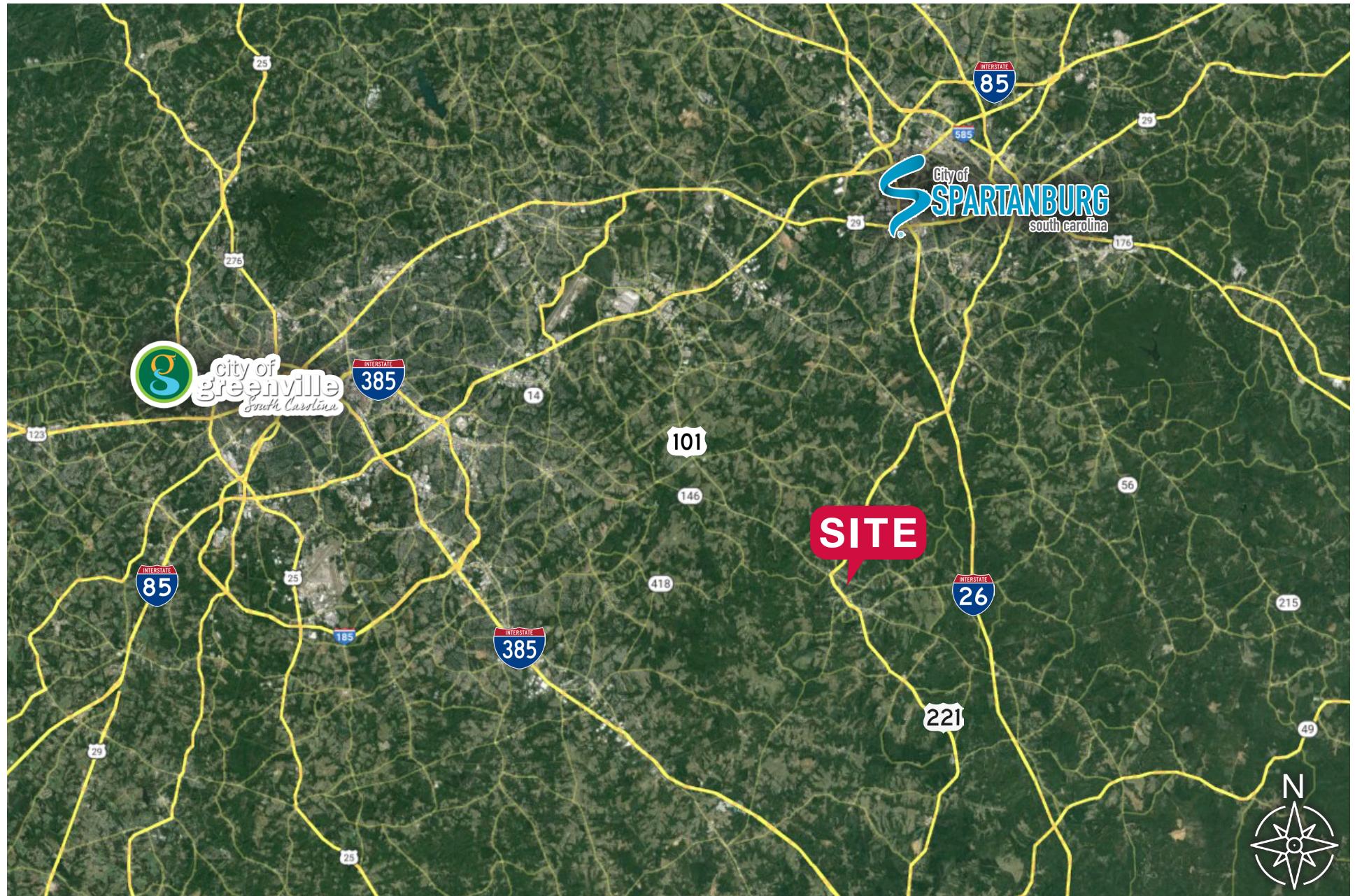
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- BMW Group Announces \$1.7 Billion (USD) Investment to Build electric Vehicles in the U.S. and Signs Agreement with Envision AESC for the Supply of Battery Cells to Plant Spartanburg.
- Envision AESC to Build New Battery Cell Plant in South Carolina to Supply Plant Spartanburg with Newly Developed Round Lithium-Ion Cells for BMW's Next Generation Electric Vehicles.
- \$1 Billion New Investment in Plant Spartanburg to Prepare for the Production of Battery Electric Vehicles in the U.S.
- Additional \$700 Million Investment to Build a New High-Voltage Battery Assembly Facility in Woodruff, South Carolina Expands BMW Group Manufacturing Footprint in the State.
- Envision AESC Battery Cell Plant in SC to Supply Plant Spartanburg.
- In line with the principle of "local for local," the BMW Group aims to purchase battery cells for its electric vehicles where production takes place. The company has found a partner in Envision AESC, which will build a new battery cell factory in South Carolina, to supply Plant Spartanburg.
- Envision will produce newly developed round lithium-ion battery cells, which were specifically designed for the sixth generation of BMW eDrive technology and will be used in the next generation electric vehicles. The annual capacity of the battery cell factory will be up to 30 GWh. The new battery format will increase energy density by more than 20 percent, improve charging speed by up to 30 percent and enhance range by up to 30 percent. At the same time, CO2 emissions from cell production will be reduced by up to 60 percent through the partial use of secondary lithium, cobalt, and nickel material, as well as renewable energy for production.
- The cooperation with Envision AESC is an important step in the BMW Group's plan to strengthen its regional supply chains. The expansion of electric vehicle production in combination with a local battery cell factory will lead to the creation of new supply chains, new networks for sub-suppliers, and new jobs throughout the entire region.
- BMW Group has already announced that four additional battery cell factories will be built in Europe and China to meet its demand for next generation battery cells. The cell factories are being built by partners and will each have an annual capacity of up to 20 GWh.



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