



For Lease

Bowman Industrial Center

5243 Vance Road
Bowman, SC

- $\pm 707,940$ SF (expandable up to $\pm 1,300,000$ SF)
- Subdividable to $\pm 150,000$ SF
- Industrial spec building
- Unparalleled access to 1/3 U.S. population
- Dual port facility with access to the Savannah and Charleston ports

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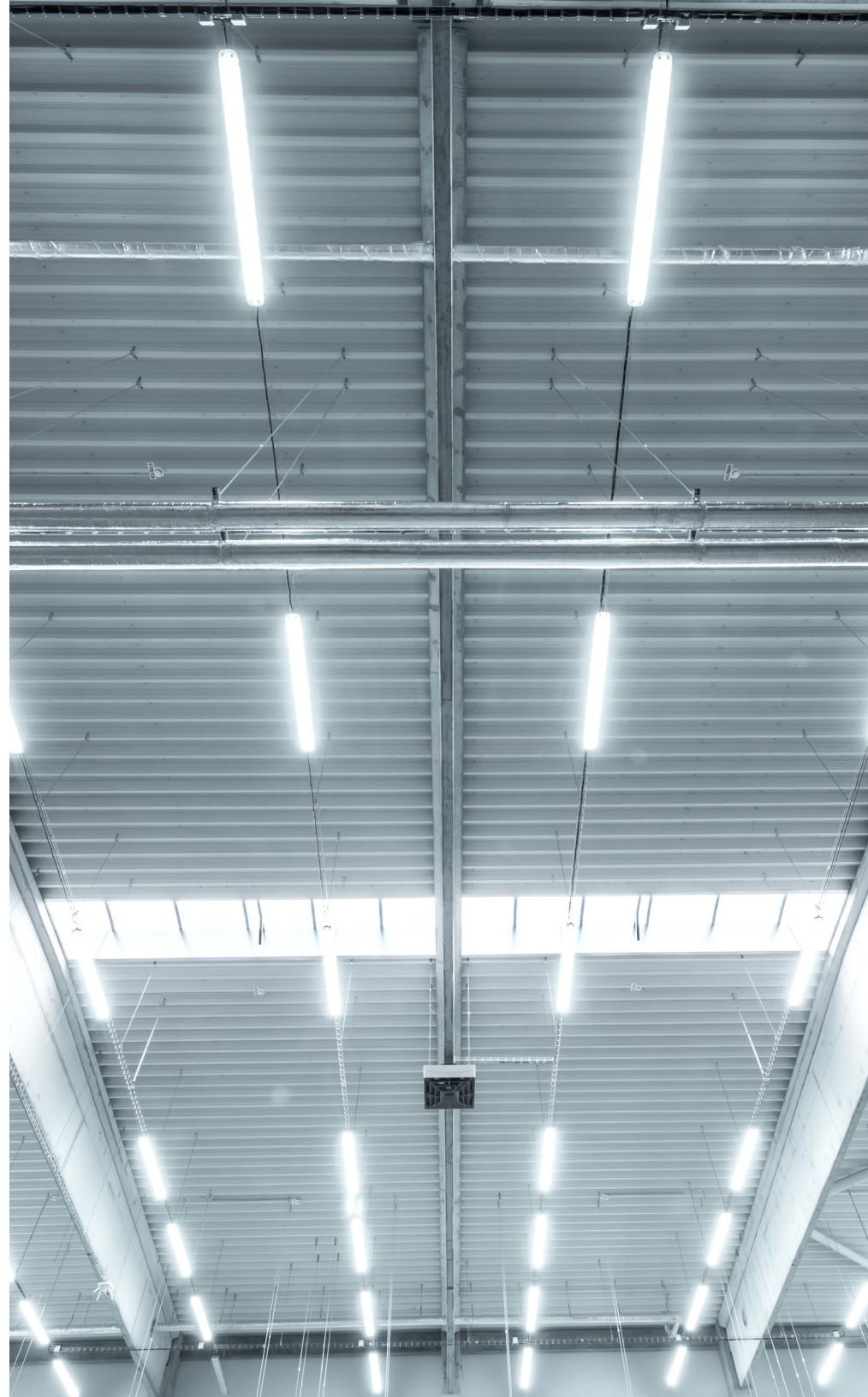
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Building Features

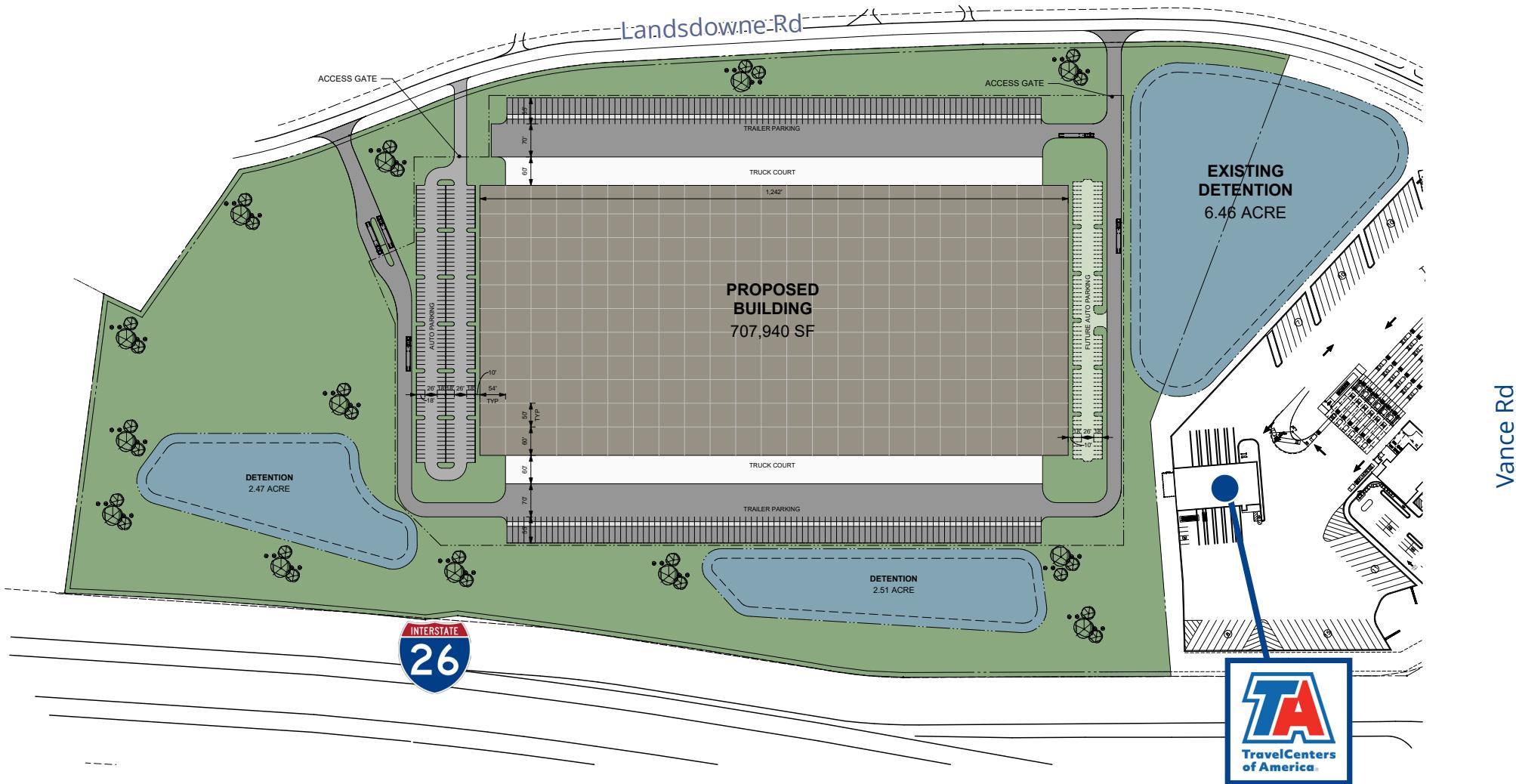
Bowman Industrial Center

Bowman Industrial Center is a speculative industrial distribution facility to be developed at Vance Road in Bowman, SC. The property will be strategically located in Orangeburg County at the intersection of I-26 and I-95 with superb access to the Port of Charleston and Charleston International Airport.

Building Size	±707,940 SF (expandable up to ±1,300,000 SF) Subdividable to ±150,000 SF
Building Dimensions	570' width x 1,242' length
Clear Height	36'
Column Bay Spacing	54' x 50' w/ 60' deep dock bays
Slab Design	6" - 4,000PSI, strategically reinforced
Wall Construction	Tilt up concrete walls with textured paint
Roof System	R-20 roof insulation, 45 mil TPO or EPDM membrane, 15 year warranty
Dock Doors	150 - 9'x10' manual doors
Drive-In Doors	2 - 12'x14' drive-in doors
Fire Protection	ESFR sprinkler protection, electric fire pump
Power	1600A, 480V 3P main service w/ 250A house panel, 100A LV panel
Lighting	LED
Car Parking	240 employee parking spaces
Trailer Parking	188 trailer parking spaces



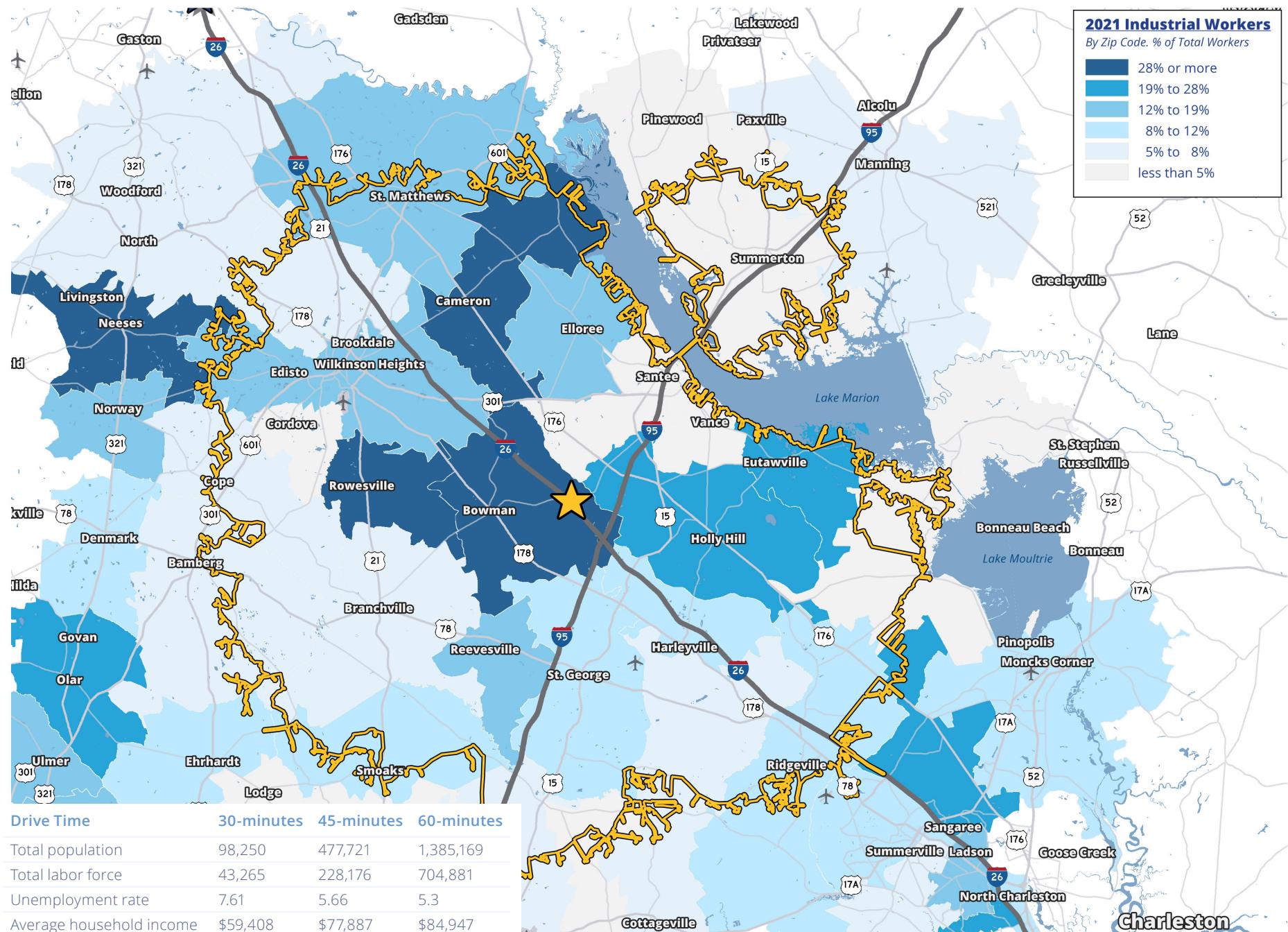
Site Plan



Aerial



Labor Market Map / 30-Minute Drive-Time Analysis



Orangeburg County

Available State and County Incentives as a Tier 4 County

- Business tax stability: eighth lowest per-capita tax burden in the U.S.
- Affordable workers' compensation and unemployment insurance costs
- Corporate income tax credits: tax credits for new job creation, corporate HQ facilities and new production machinery
- Incentives offset property tax: no tax on intangibles or inventory, FILOT agreement approved by Orangeburg County Council and Multi-County Industrial Park designation which allows tenants to claim \$1,000 in tax credits per new job created
- Exemptions from sales tax
- A ten-year corporate income tax moratorium for companies creating new jobs
- Job tax credit against annual corporate income tax liability: determined by the number of jobs and developmental tier of county. Tier IV county providing a credit of \$8,000 per job for five-year period.

The Numbers: Orangeburg County

5%

18.4%

#1

Corporate
income tax

Employed in
manufacturing

Top ranked business
incentive program

±56,000

Employed in manufacturing
within 60min

±704,881

Labor force population
within 60min

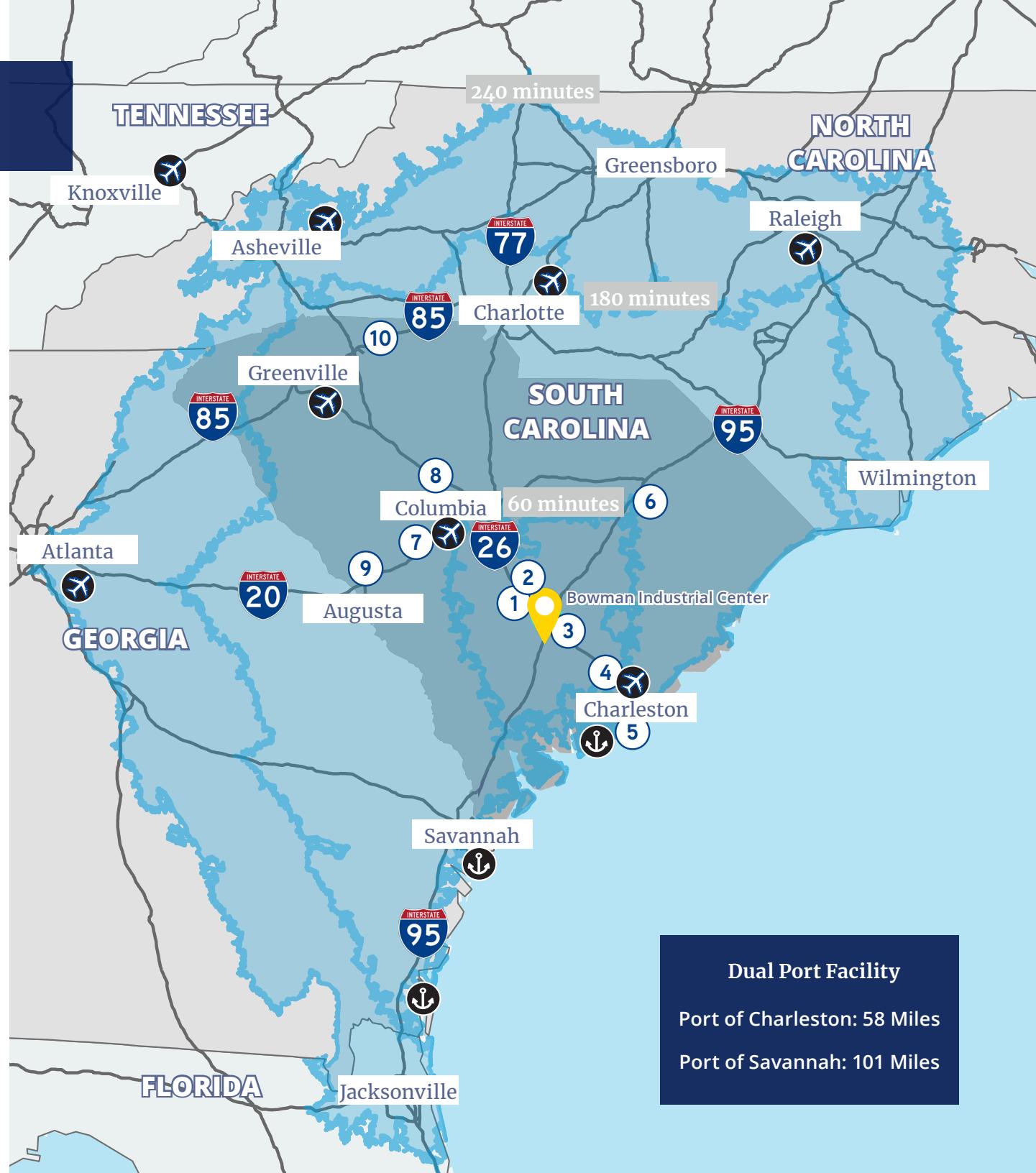
Major Employers in Orangeburg County



Companies locating to Orangeburg county have a logistical advantage due to its location between the state's capital, Columbia, and the state's largest port city, Charleston. The access to I-95 and I-26 as well as access to one of the United States top ranked ports, Port of Charleston, connects Orangeburg to the world. The area also offers a robust labor force of ±704,881 within a 60 minute drive.

Drive Time Map

1	ALLIED	14min
2	Husqvarna	19min
3		28min
4		46 min
5	 BOEING	49 min
6		1hr 3 min
7	 MICHELIN A BETTER WAY FORWARD	1hr 9min
8		1hr 21min
9	 BRIDGESTONE	1hr 37min
10		2hr 28min





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