



# 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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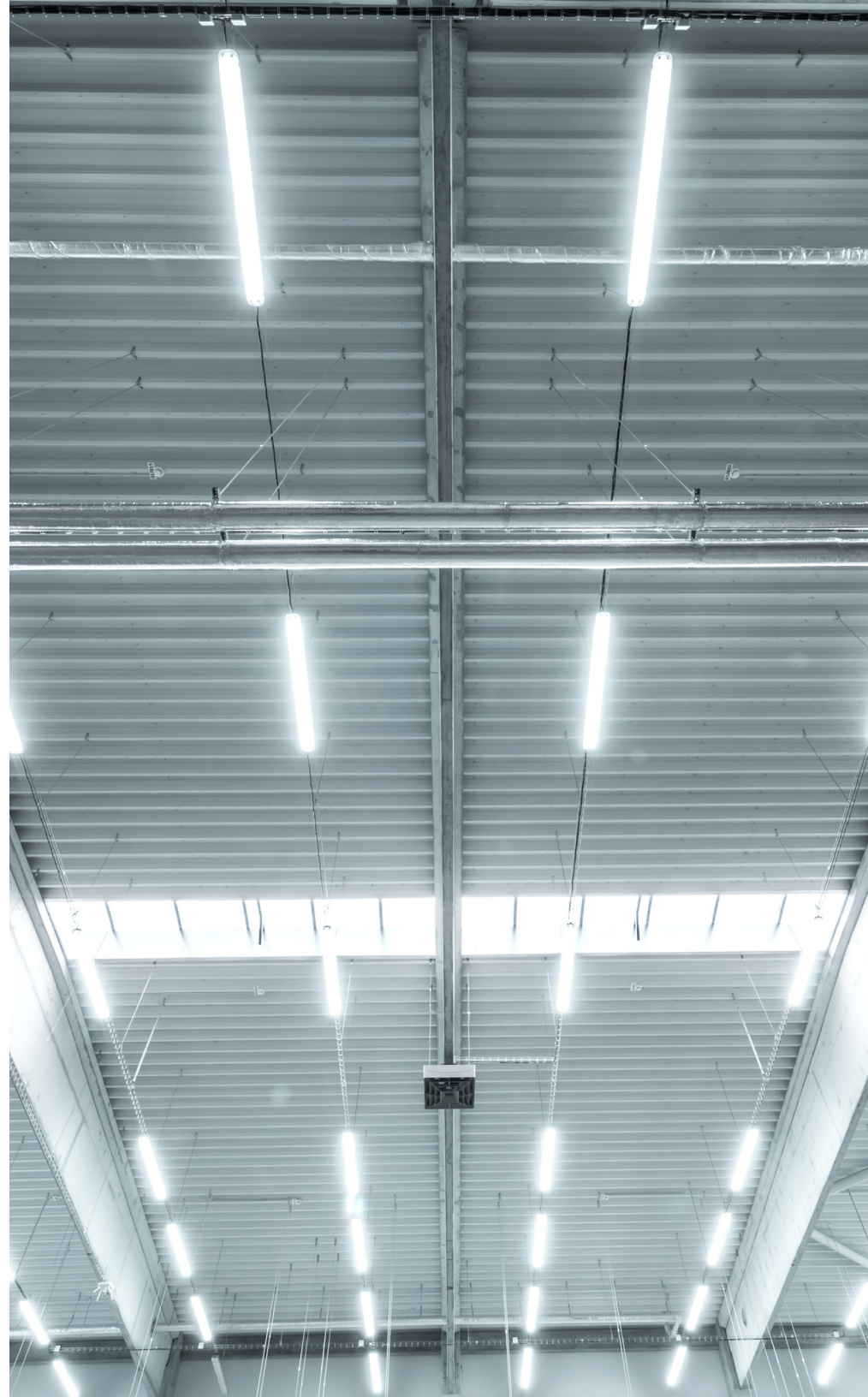
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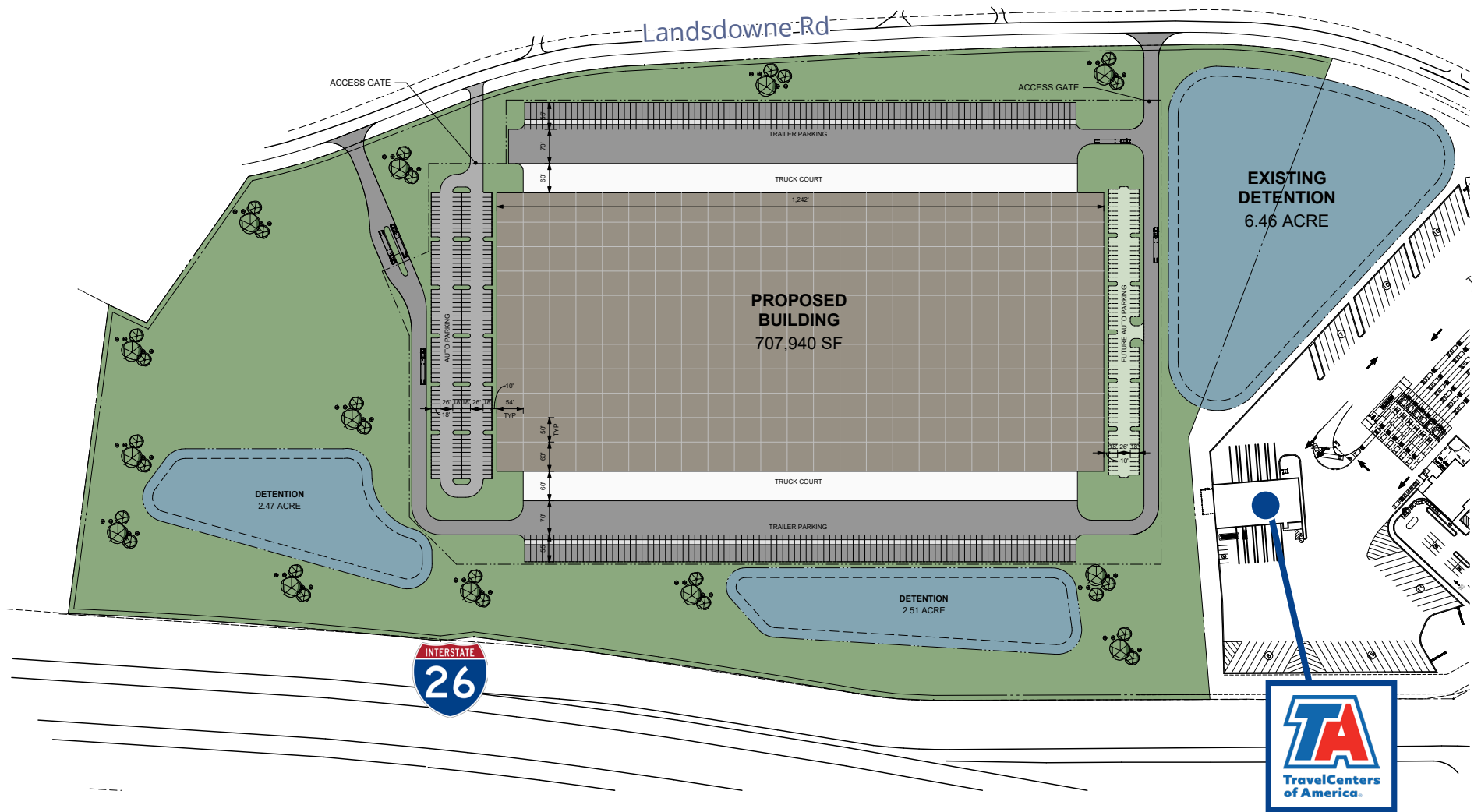
# Building Features

## 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.

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





Vance Rd



Site Plan

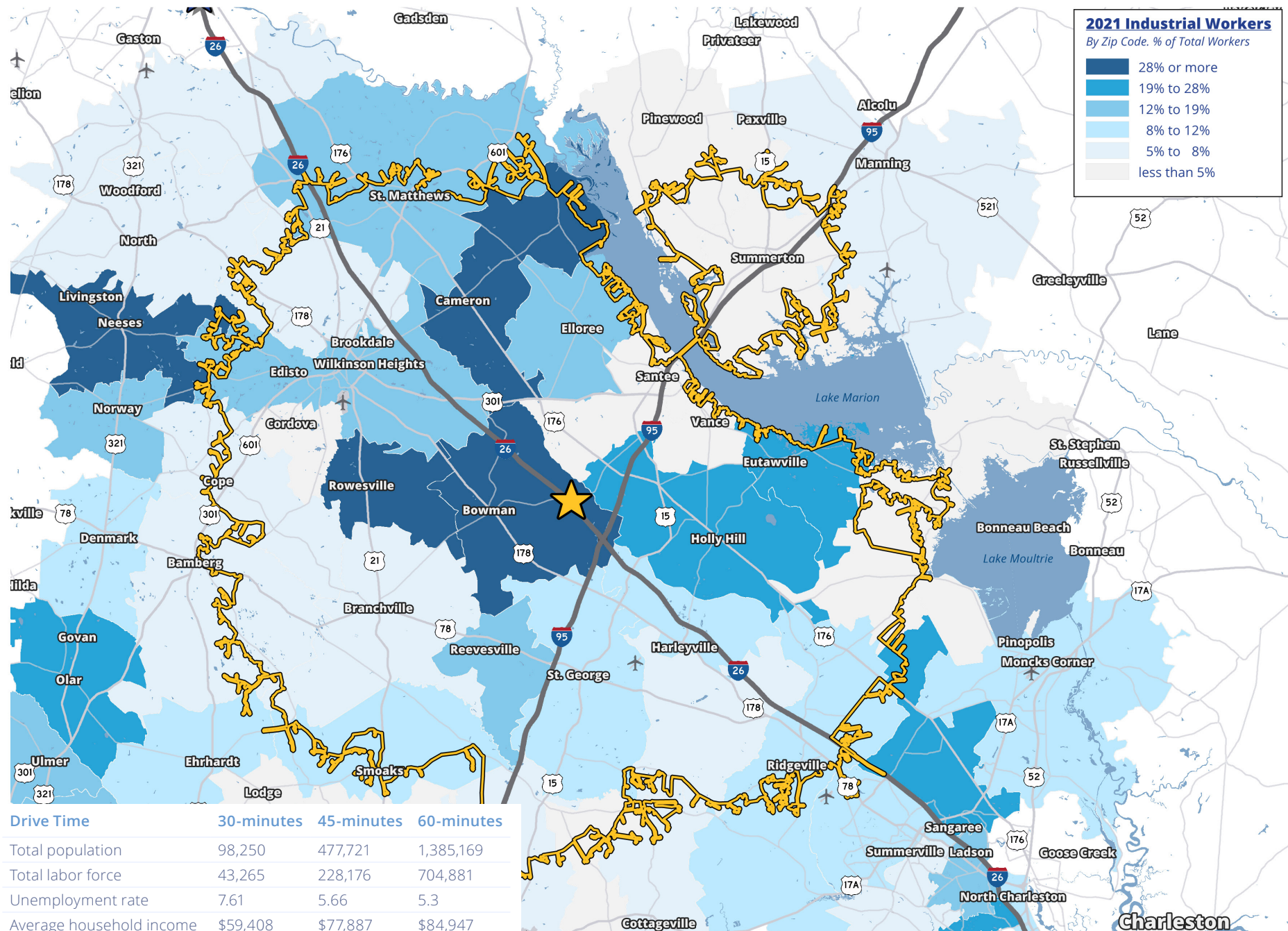


# Aerial





# 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.

## Major Employers in Orangeburg County



### The Numbers: Orangeburg County

5%

Corporate  
income tax

18.4%

Employed in  
manufacturing

#1

Top ranked business  
incentive program

±56,000

Employed in manufacturing  
within 60min

±704,881









Labor force population  
within 60min

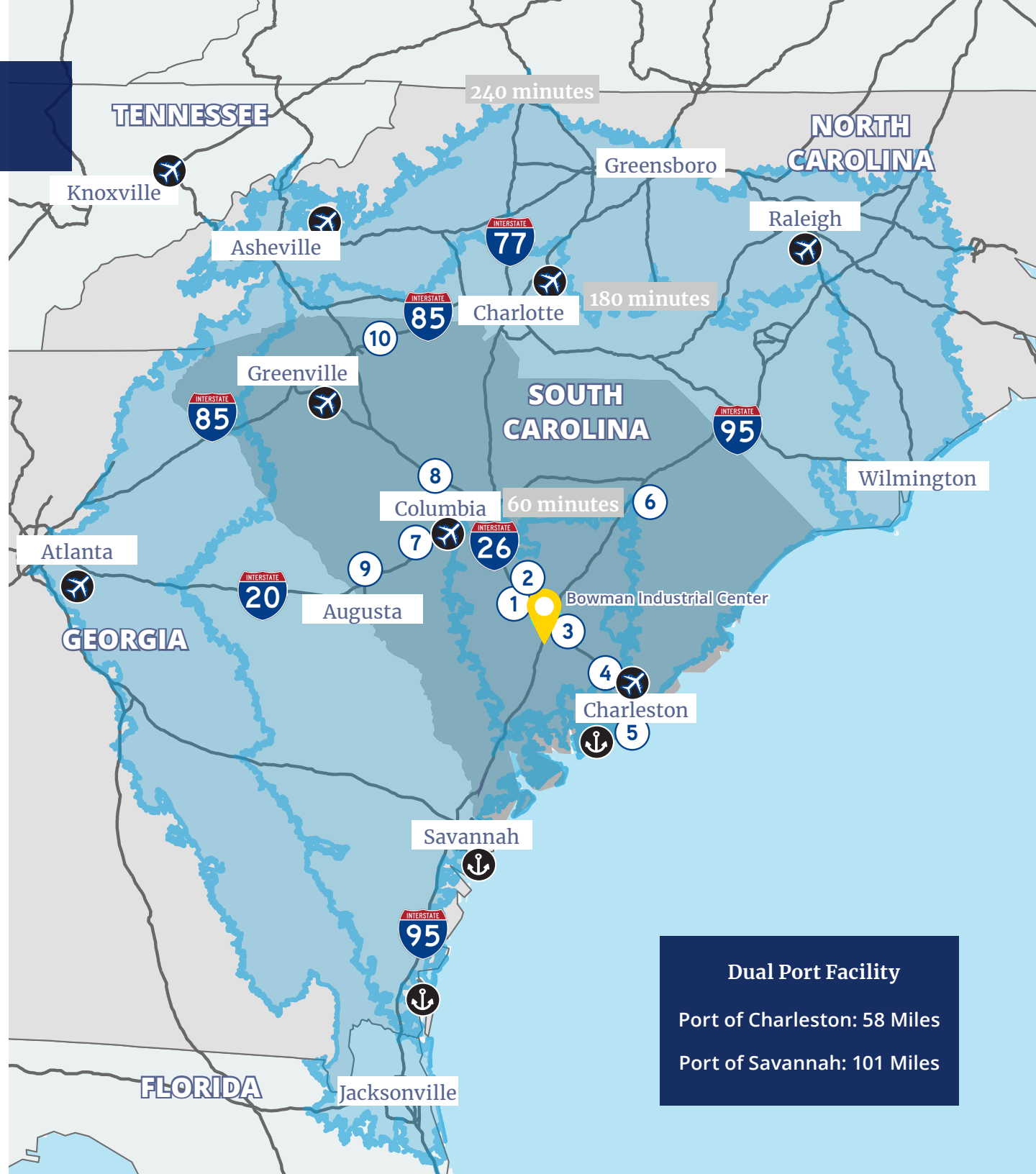
Companies locating to Orangeburg county have a logistical advantage due to its location between the state's capital, Columbia, and the state's largest port city, Charleston. The access to I-95 and I-26 as well as access to one of the United States top ranked ports, Port of Charleston, connects Orangeburg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

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# Drive Time Map

- ① **ALLIED**™ 14min
- ② **Husqvarna**® 19min
- ③  28min
- ④  46 min
- ⑤  49 min
- ⑥  1hr  
3 min
- ⑦  1hr  
9min
- ⑧  1hr  
21min
- ⑨  1hr  
37min
- ⑩  2hr  
28min



**Dual Port Facility**

Port of Charleston: 58 Miles

Port of Savannah: 101 Miles





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