

CAMPUS 5 | DIVISIBLE TO 200K SF

CAMP HALL COMMERCE PARK



759 AUTONOMOUS DRIVE
RIDGEVILLE, SC



WATCH VIDEO

CERTIFICATE OF OCCUPANCY IN PLACE



± 545,000 SF Available for Lease



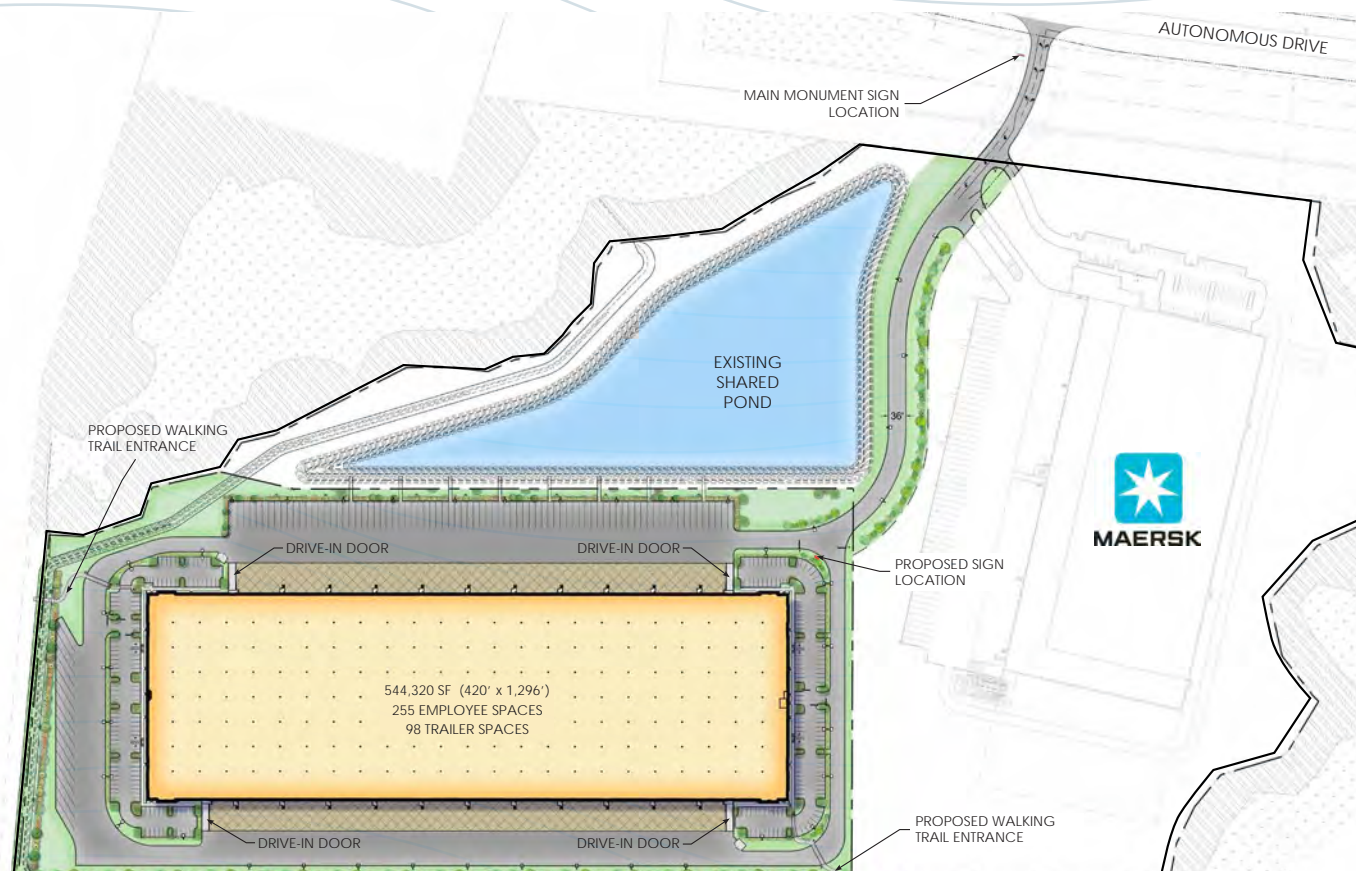
PROJECT SPECS



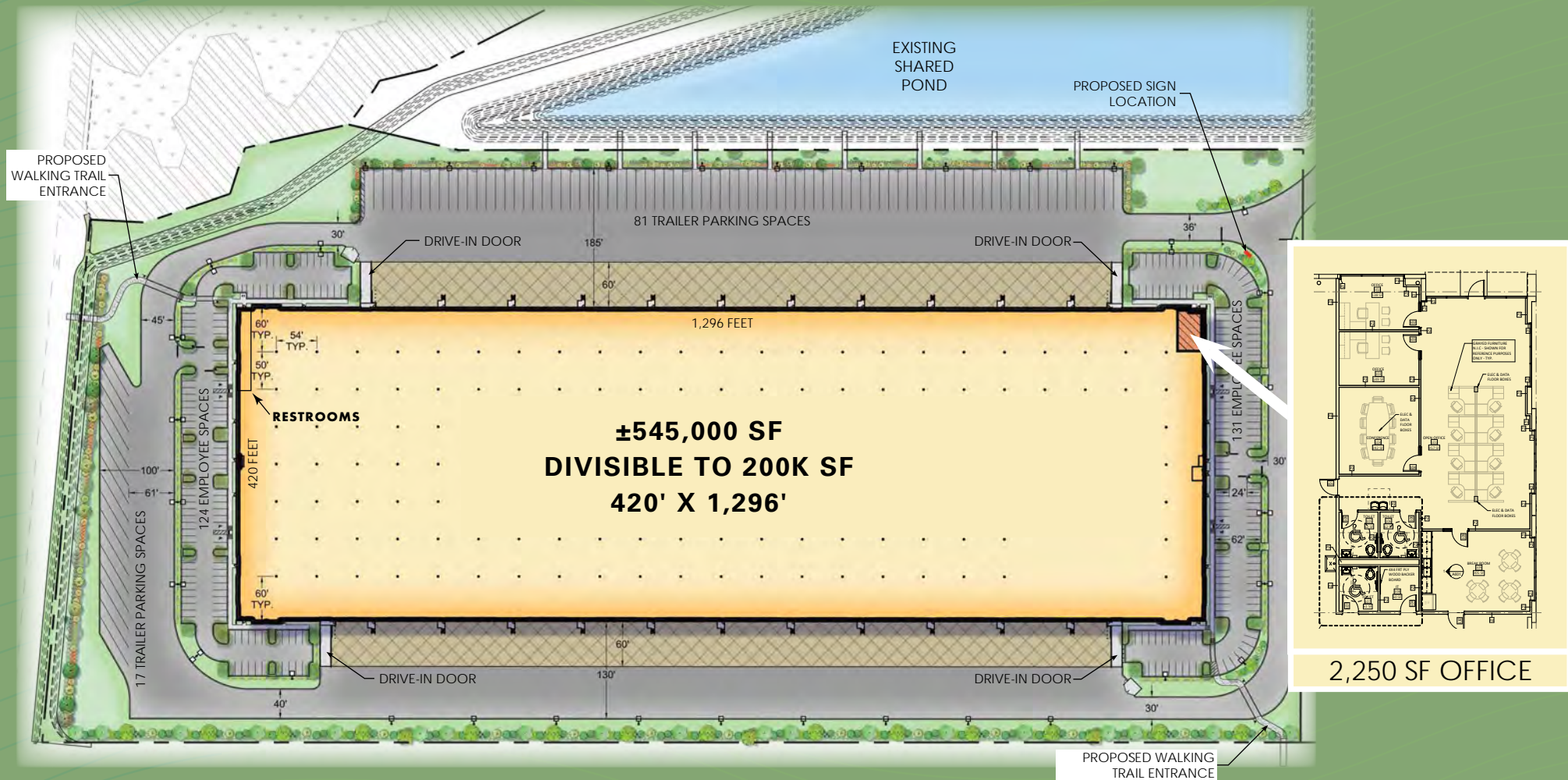
WATCH VIDEO



CONFIGURATION	Cross-dock
DIMENSIONS	420' x 1296'
CLEAR HEIGHT	40'
COLUMN SPACING	54' x 50' 2 - 60' speed bays
DOCK DOORS	83 (9'x10') existing 46 (9'x10') knockouts
DRIVE IN DOORS	4 (12' x 14')
DOCK PACKAGES	35,000 lb mechanical levelers with seals on every third door
POWER TYPE	Three Phase 6,400 amps
SPRINKLERS	ESFR
TRUCK COURT DEPTHS	185' & 130'
AUTO & TRAILER PARKING	255 auto / 98 trailer
LIGHTING	30FC Open Concept
OFFICE	2,250 SF
SLAB	7" unreinforced w/ vapor barrier
LEED	Silver Certification



FLOORPLAN



SITE AERIAL

Walmart 
Distribution Center

TVS  Sundaram-Clayton

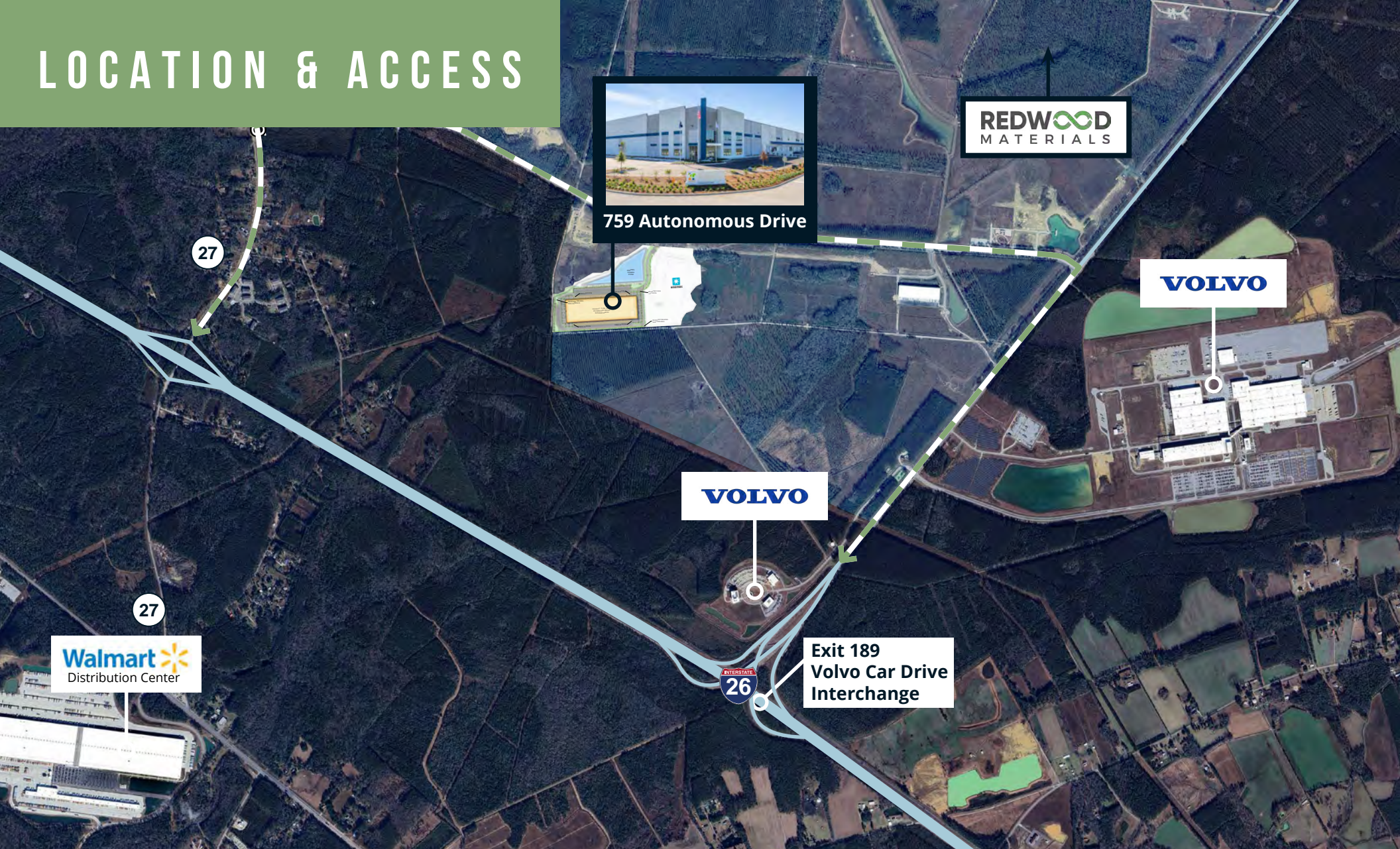


Old Gilliard Road





LOCATION & ACCESS



NEW CLASS A industrial warehouse located in Camp Hall Commerce Park

CONVENIENT ACCESS to I-26 via two interchanges

PROXIMATE TO SKILLED WORKFORCE and Charleston's manufacturing and distribution corridor

CROSS-DOCK FACILITY with 98 trailer drops and 261 parking spaces



759 Autonomous Drive
±545,000 SF AVAILABLE

PROXIMITY HIGHLIGHTS



Drive times

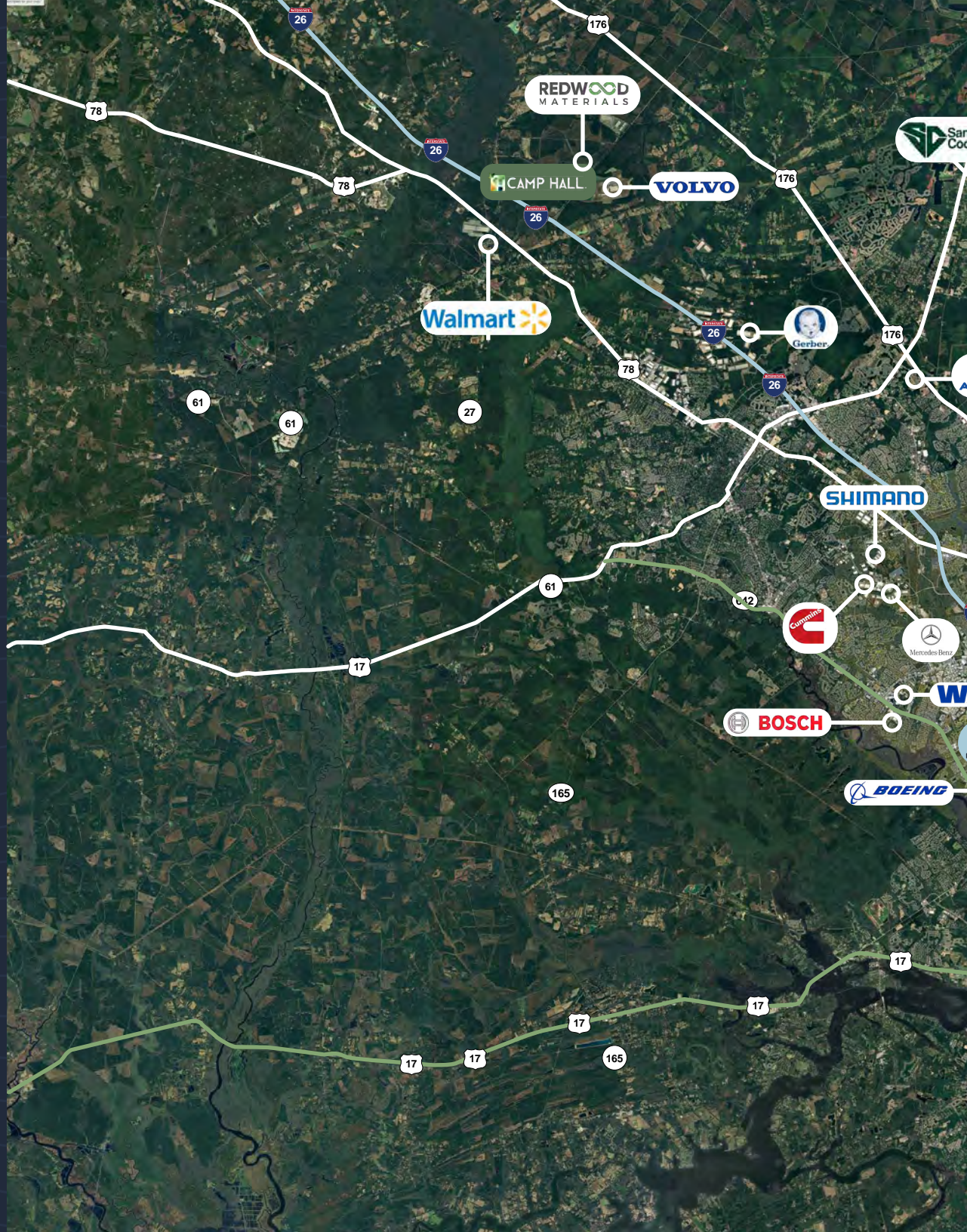
Interstate 26	1 mile
Interstate 95	21 miles

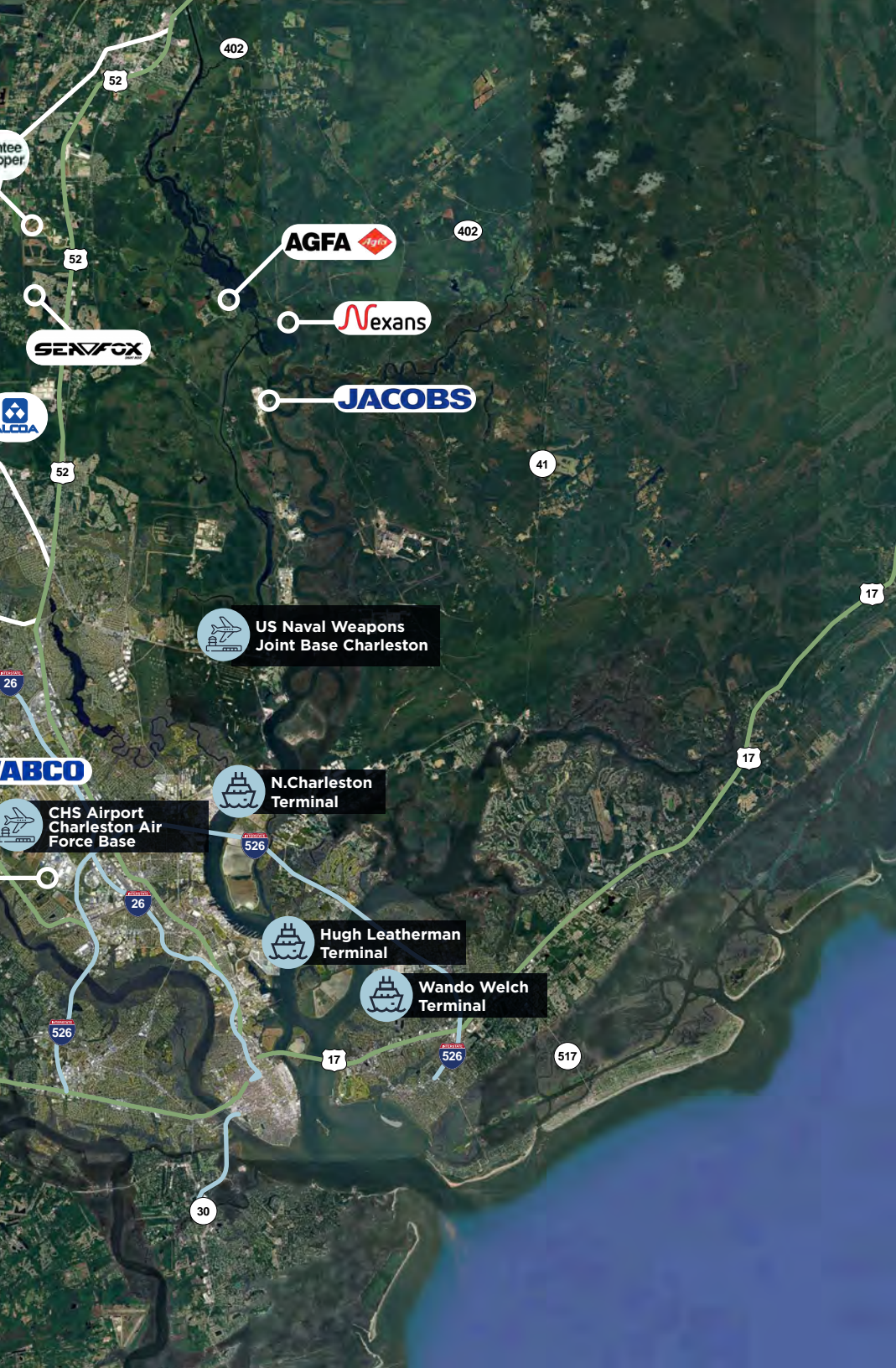


SC Port - Hugh Leatherman Terminal	34 miles
SC Port - N. Charleston Terminal	39 miles
SC Port - Wando Welch Terminal	39 miles
Inland Port Dillon	130 miles
Inland Port Greer	181 miles



Volvo	2.5 miles
Mercedes-Benz	21 miles
Boeing	27 miles





WHY CHARLESTON?

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come.

96.5M
POPULATION
WITHIN 1-DAY DRIVE

244M
POPULATION
WITHIN 2-DAY DRIVE

#1 BEST CITY IN THE U.S.
Condé Nast Traveler | 2022

**#22 FASTEST-GROWING
PLACE IN THE U.S.**
U.S. News World Report | 2022

**#29 BEST PERFORMING
CITY**
Milliken Institute | 2022

**#23 TOP CITY IN THE
WORLD**
Travel + Leisure | 2022

**\$200B MANUFACTURING
IMPACT**
SC Manufacturers Alliance | 2021

SOUTH CAROLINA PORTS

SC Ports drives economic growth in South Carolina, serving as a key competitive advantage for the state. Port operations support the state's thriving business community and spur economic development by connecting South Carolina to global markets.

- SC Ports delivers a \$63.4 billion annual statewide economic impact
- 7.5% increase in containers handled in 2022 (2.55m TEUs)
- Port-supported jobs pay 32% higher than the state average wage
- 1 in 10 S.C. jobs are port related
- \$1.5 billion in improvements completed in 2021 and big ship capability
- Phase one of the Leatherman terminal adds 700,000 TEUs of annual throughput capacity



AREA WORKFORCE

45 MINUTE DRIVE-TIME

+54,000

IN MANUFACTURING
& TRANSPORTATION

684,000

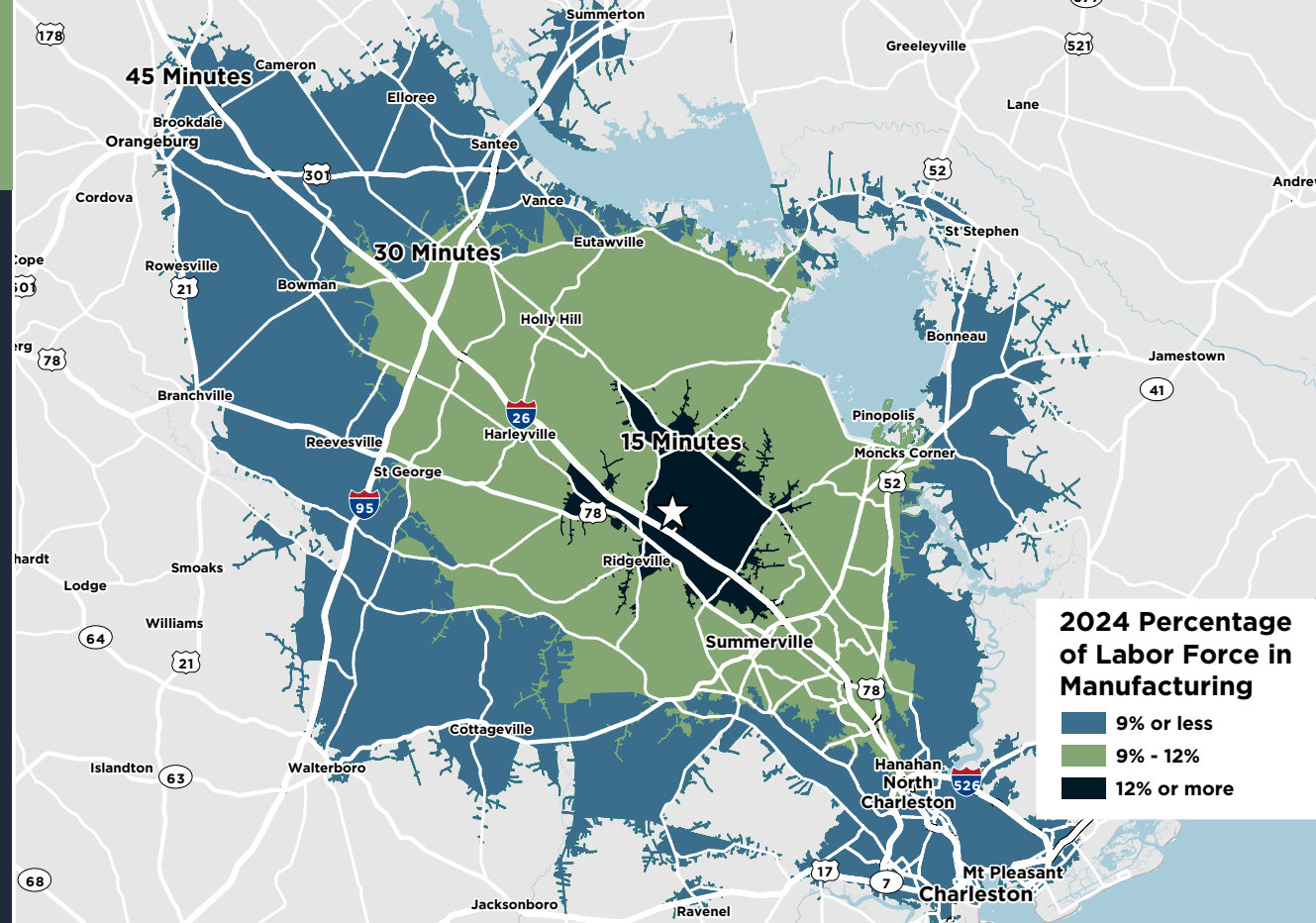
POPULATION

36.7

MEDIAN AGE

35.8%

POP. BETWEEN
20-44 YEARS



AUTOMOTIVE

#1

Mid-sized metro
for workforce
ages 25 - 34

U.S. Census Bureau

#1

South Carolina
named FDI
National
Champion
FDI Magazine

#2

Highest employment
concentration for
transportation
equipment (mid-sized
metros)
Area Development

AEROSPACE / AVIATION

#1

For Aerospace
Product & Parts
Manufacturing
Employment
(among
mid-sized metros)
Avalanche Consulting

#6

"Best Place to
Start a Career"
WalletHub

AEROSPACE NICHE SECTORS:

BOEING SUPPLIERS

SUBASSEMBLY OPERATIONS

ADVANCED MATERIALS
MANUFACTURERS &
FABRICATORS

ABOUT THE DEVELOPER

RealtyLink is a full-service real estate development company specializing in industrial, retail, restaurant, single & multifamily, self-storage, senior living, entertainment, and mixed-use properties. With 80% of our business stemming from repeat clients, we pride ourselves on the accountability, efficiency, and transparency we bring to the deal.

RL Cold brings together some of the brightest minds in the cold storage construction industry under the same roof. As one of the most experienced cold storage developers and builders, we have been providing the best refrigerated warehouse construction and development solutions catering to the needs of our clients. When you combine our expertise with the resources of RealtyLink, you have one incredible partner that is uniquely equipped to help you and your cold storage operation thrive. As part of the RealtyLink family, we have tremendous insight and expertise at our disposal – and all of it can be put to work for you on your next project.



RYAN YOUNG

Senior Director
Industrial Services
+1 803 530 4153
ryan.young@cushwake.com

DREW SCHARF

Associate
Industrial Services
+1 919 264 7691
drew.scharf@cushwake.com

ERIC RIDLEHOOVER

Managing Director
Industrial Services
+1 843 724 0111
eric.ridlehoover@cushwake.com