

132,980 SQUARE FEET AVAILABLE FOR BUILD-TO-SUIT ON 13 ACRES

CHARLESTON

COLD STORAGE BUILD-TO-SUIT OPPORTUNITY

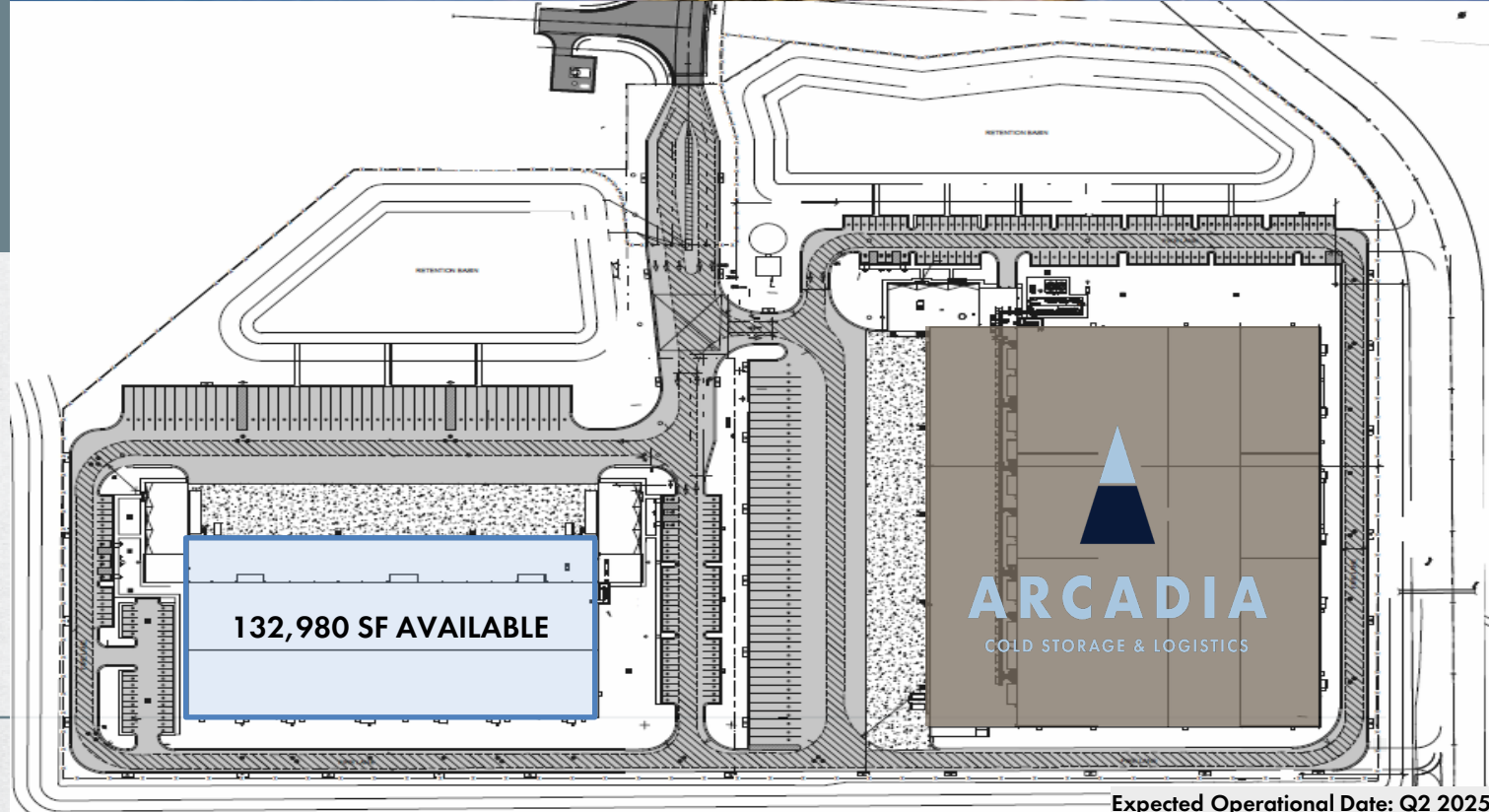
RIDGEVILLE INDUSTRIAL CAMPUS | RIDGEVILLE, SC

STRATEGIC LOCATION

- Ridgeville Industrial Campus is ideal for distribution and manufacturing users seeking direct access to the Port of Charleston
- Located one mile South of I-26 and only 30 minutes from the Port of Charleston
- Proximity to cold storage logistics provider, Arcadia, creates synergies and efficiencies for operations
- Within one-day drive of Atlanta, Baltimore, Charlotte, Jacksonville, Miami, Mobile, Nashville, and Washington D.C., optimal for regional and national distributors
- On-campus rail service provided by Norfolk Southern Rail
- Access to a growing Charleston workforce of 420,000+

PORT OF CHARLESTON

- Consistently ranking among the most productive ports in the world, the Port of Charleston's highly efficient operating environment and advantageous geographic positioning, offers tremendous benefits for users
- The South Carolina Port Authority has deployed over \$1.25B since 2018, supporting numerous expansion projects to meet demand. An additional \$2.5B is planned to be invested over the next decade to further bolster expansion and modernization



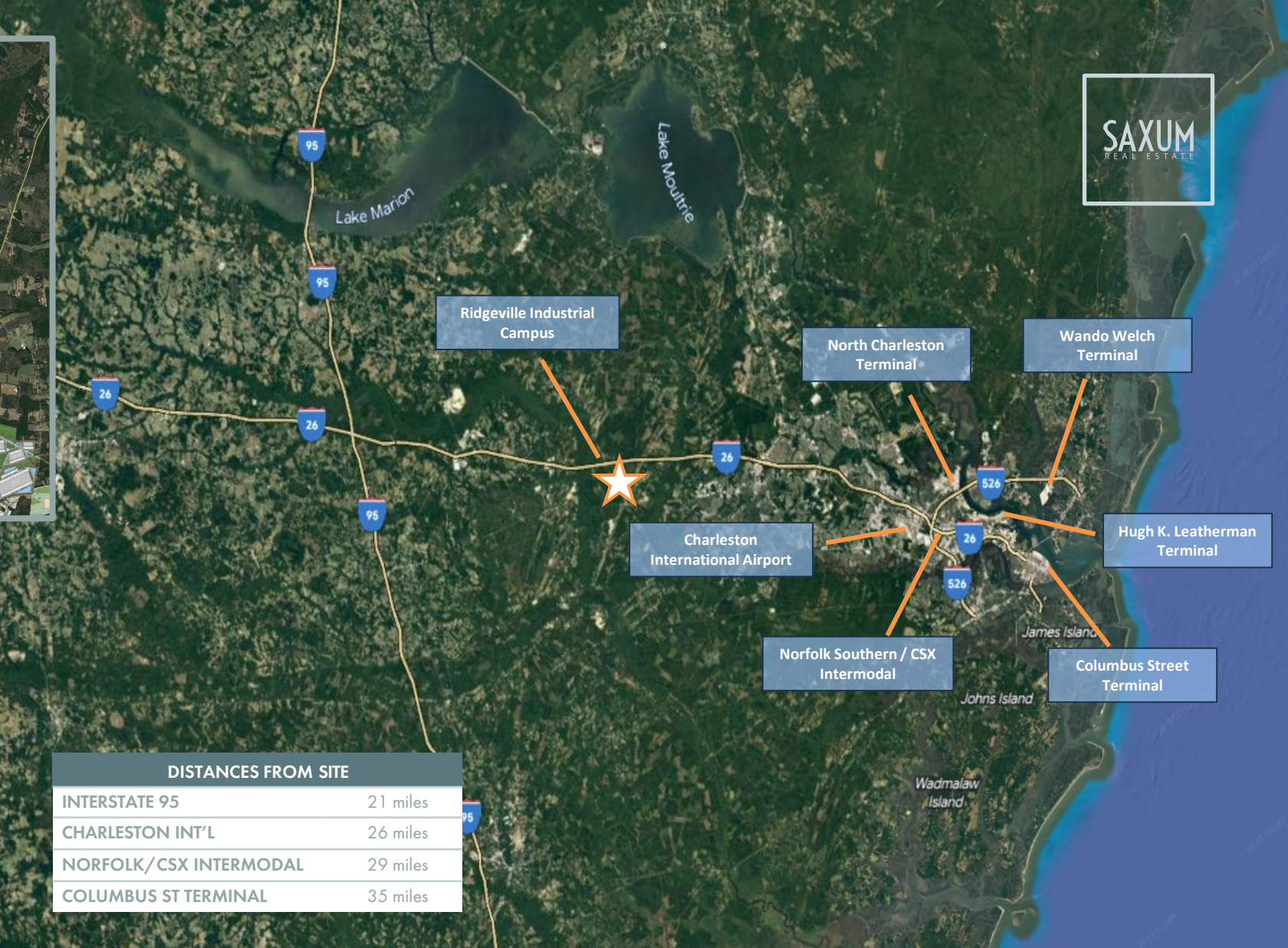
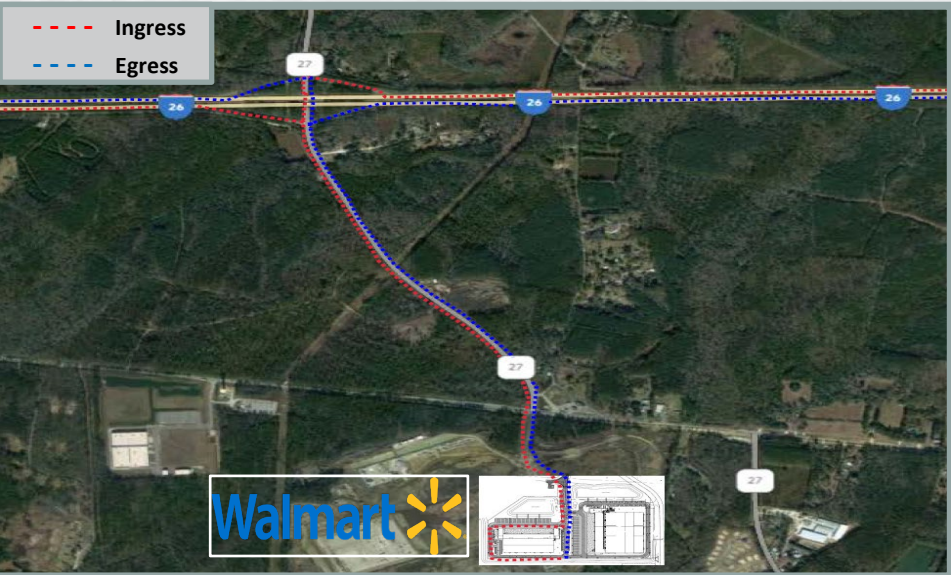
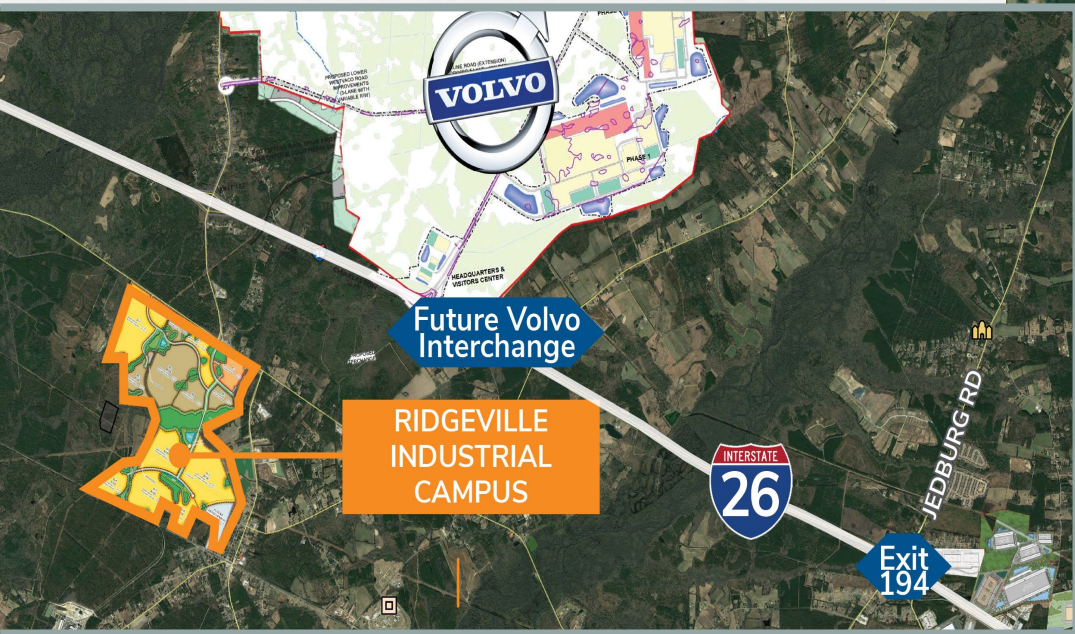
Proposed Specifications*

Square Footage (sf)	132,980
Clear Height (ft)	50
Dock Positions	26
Trailer Parks	41
Auto Parks	109

*Subject to change based on tenant's requirements

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Expected Operational Date: Q2 2025



DISTANCES FROM SITE	
INTERSTATE 95	21 miles
CHARLESTON INT'L	26 miles
NORFOLK/CSX INTERMODAL	29 miles
COLUMBUS ST TERMINAL	35 miles

DRIVE TIMES	
PORT OF CHARLESTON	30 minutes
SAVANNAH, GA	1 hours 45 minutes
CHARLOTTE, NC	2 hours 45 minutes
WILMINGTON, NC	3 hours 30 minutes
JACKSONVILLE, FL	3 hours 30 minutes
ATLANTA, GA	4 hours 15 minutes



CONTACT



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