CAMPUS

CAMP HALL – RIDGEVILLE, SC

NOW READY FOR OCCUPANCY

3 Buildings For Lease

Building A: 971,302 SF | Building B: 275,271 SF | Building C: 183,757 SF

DIRECT ACCESS TO I-26 VIA VOLVO INTERCHANGE

LEASING:

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CAMP HALL

Childress Klein

JLL

CAMPUS 8 SITE PLAN

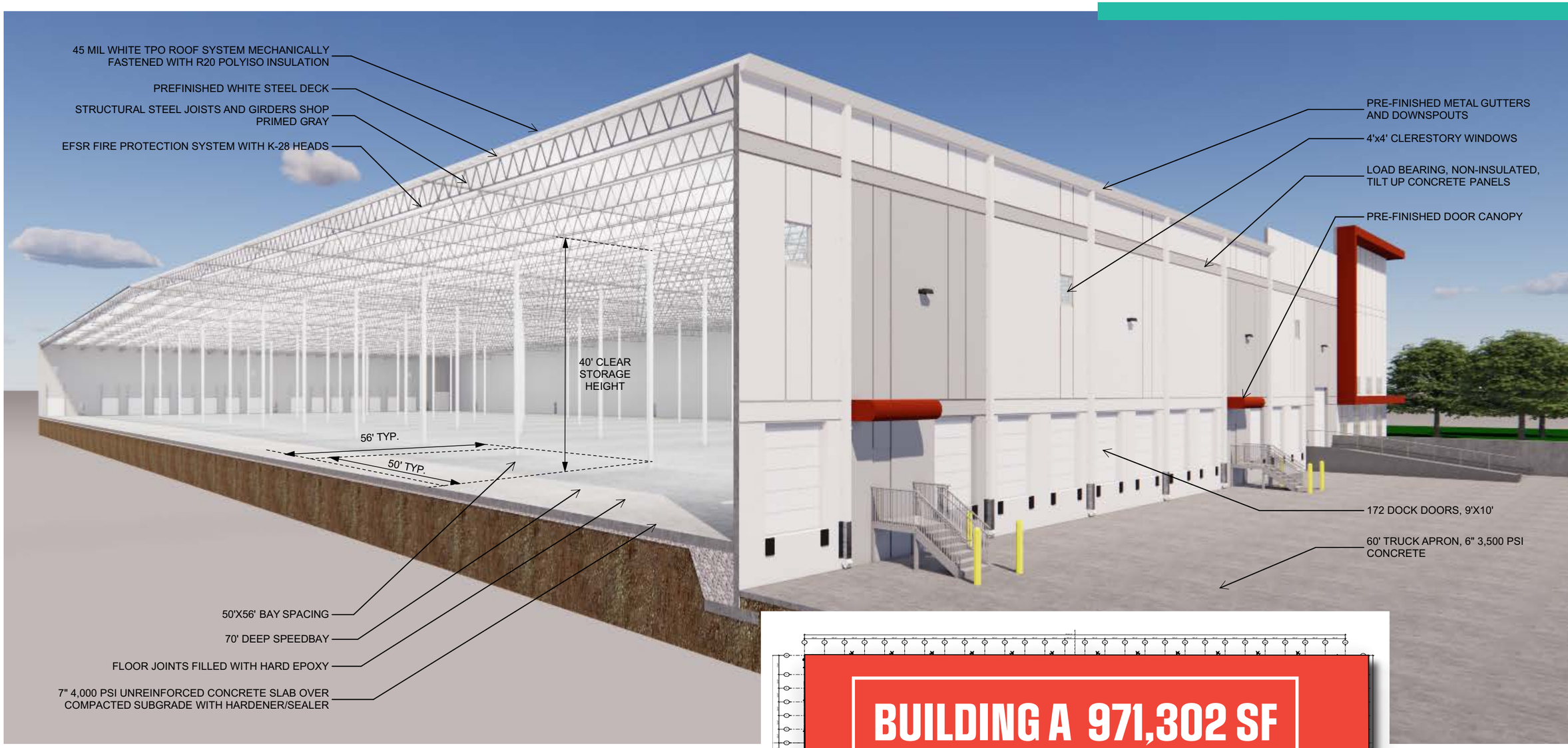
BUILDING A - 1125 CAMP HALL BLVD

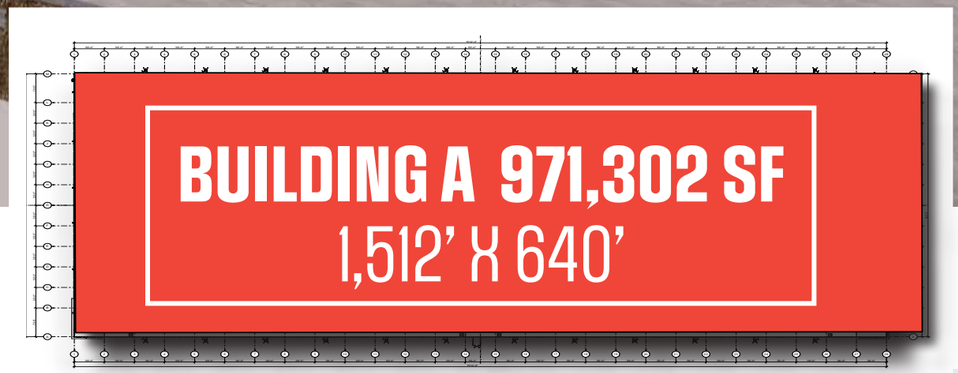
BUILDING B - 1129 CAMP HALL BLVD

BUILDING C - 912 AUTONOMUS DRIVE

CAMP HALL MASTER PLAN

BUILDING A OVERVIEWS/SPEC



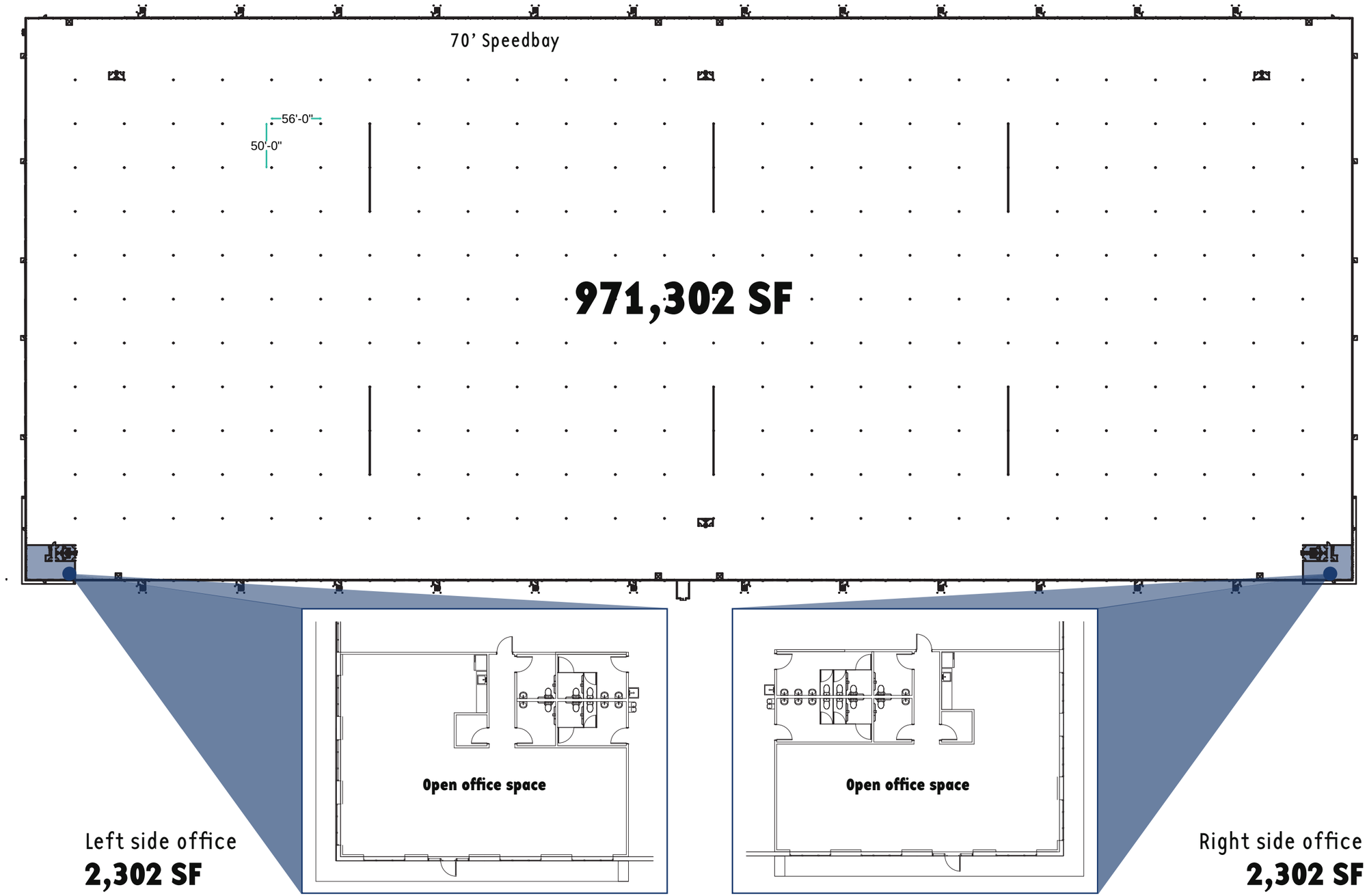


BUILDING A - DELIVERED 2024

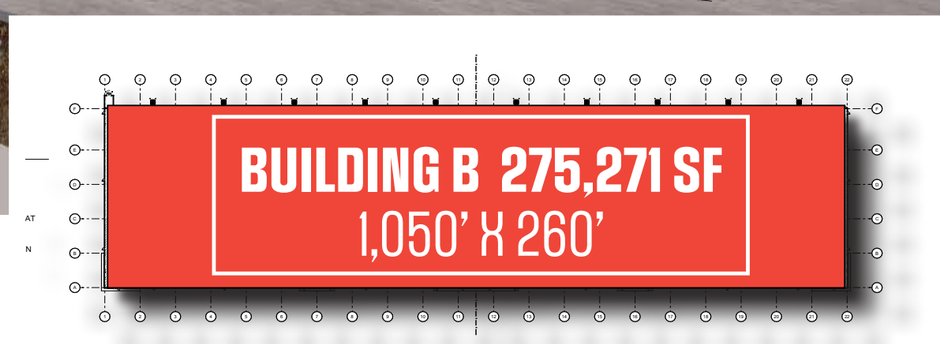
SQUARE FOOTAGE	971,302 SF
DIMENSIONS	1512' X 640'
DOCK CONFIGURATION	CROSS DOCK
CLEAR HEIGHT	40'
COLUMN SPACING	56' X 50' WITH 70' SPEED BAYS
DOCK DOORS	(172) 9' X 10'
DRIVE IN DOORS	(4) 12' X 14'
TRUCK COURT	185'

AUTO PARKING	697
TRAILER PARKING	258
SPRINKLER	ESFR
SLAB THICKNESS	7" 4000 psi
ELECTRICAL	TRANSFORMER #1 - FEEDS 2000 A SERVICE POWER TRANSFORMER #2 - FEEDS 2000 A SERVICE POWER
ROOF TYPE	45mil TPO

BUILDING A | 4,604 SF SPEC OFFICE



BUILDING B OVERVIEWS/SPEC

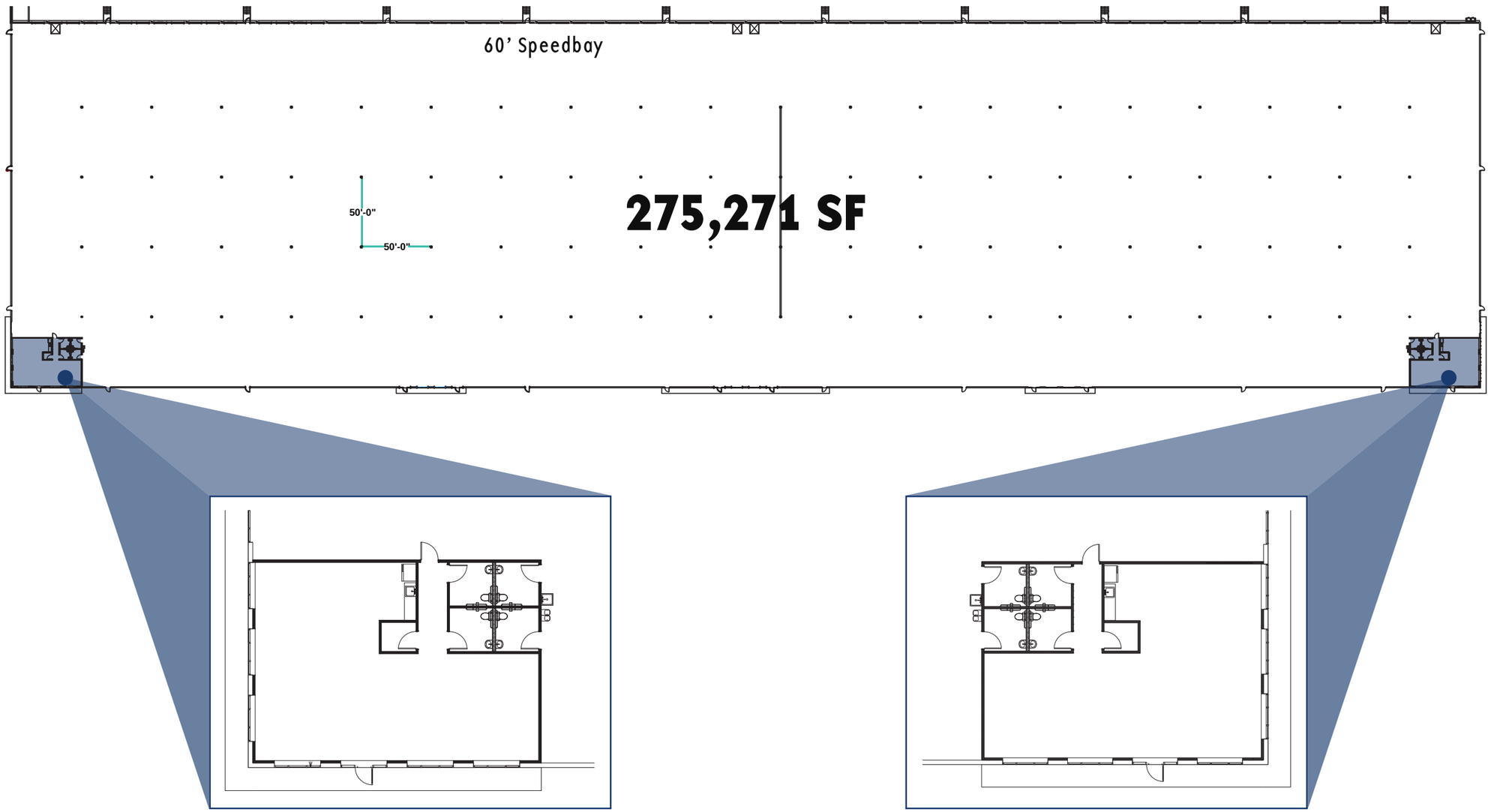


BUILDING B - DELIVERED 2024

SQUARE FOOTAGE	275,271 SF
DIMENSIONS	1050' X 260'
DOCK CONFIGURATION	1050' X 260'
CLEAR HEIGHT	36'
COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS
DOCK DOORS	(70) 9' X 10'
DRIVE IN DOORS	2
TRUCK COURT	185'

AUTO PARKING	194
TRAILER PARKING	81
SPRINKLER	ESFR
SLAB THICKNESS	7" 4000 PSI
ELECTRICAL	TRANSFORMER #1 - FEEDS 800 A SERVICE POWER TRANSFORMER #2 - FEEDS 800 A SERVICE POWER
ROOF TYPE	45MIL TPO

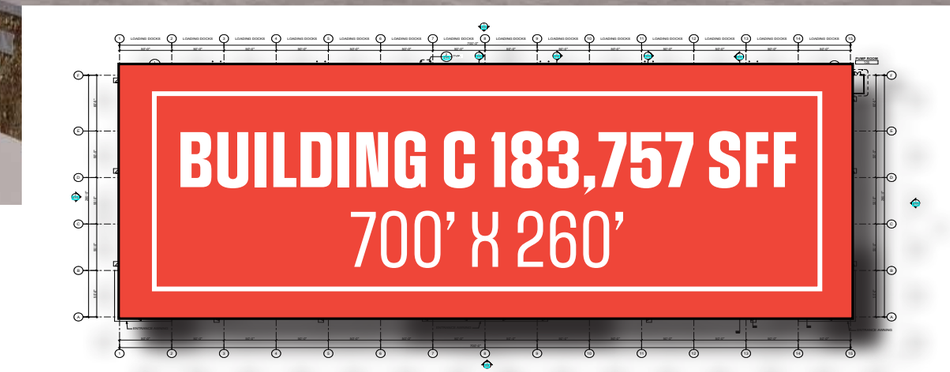
BUILDING B | 3,658 SF SPEC OFFICE



Left side office
1,829 SF

Right side office
1,829 SF

BUILDING C OVERVIEWS/SPEC

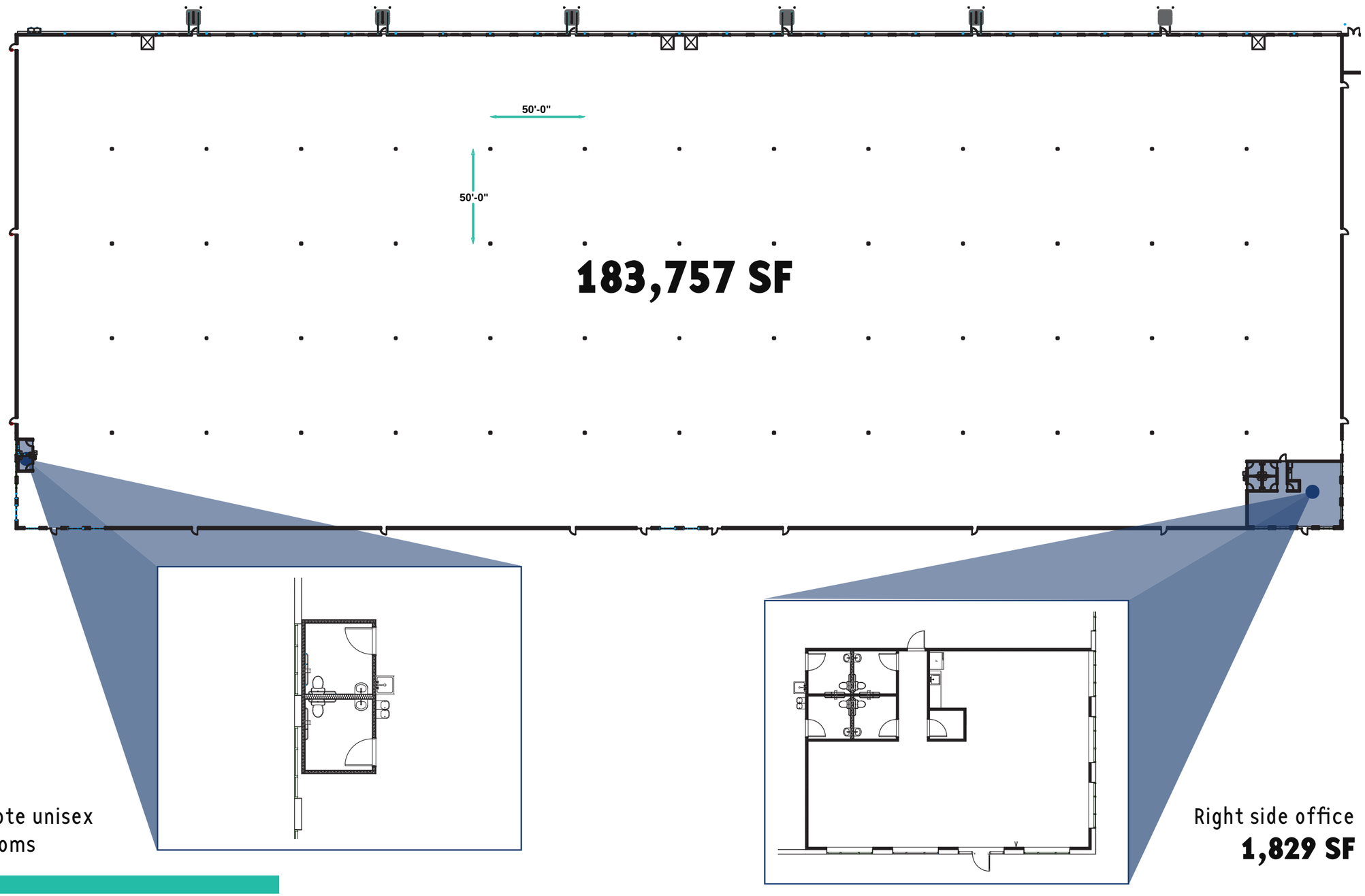


BUILDING C - DELIVERED 2024

SQUARE FOOTAGE	183,757 SF
DIMENSIONS	700' X 260'
DOCK CONFIGURATION	REAR LOAD
CLEAR HEIGHT	32'
COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS
DOCK DOORS	(40) 9' X 10'
DRIVE IN DOORS	2
TRUCK COURT	185'

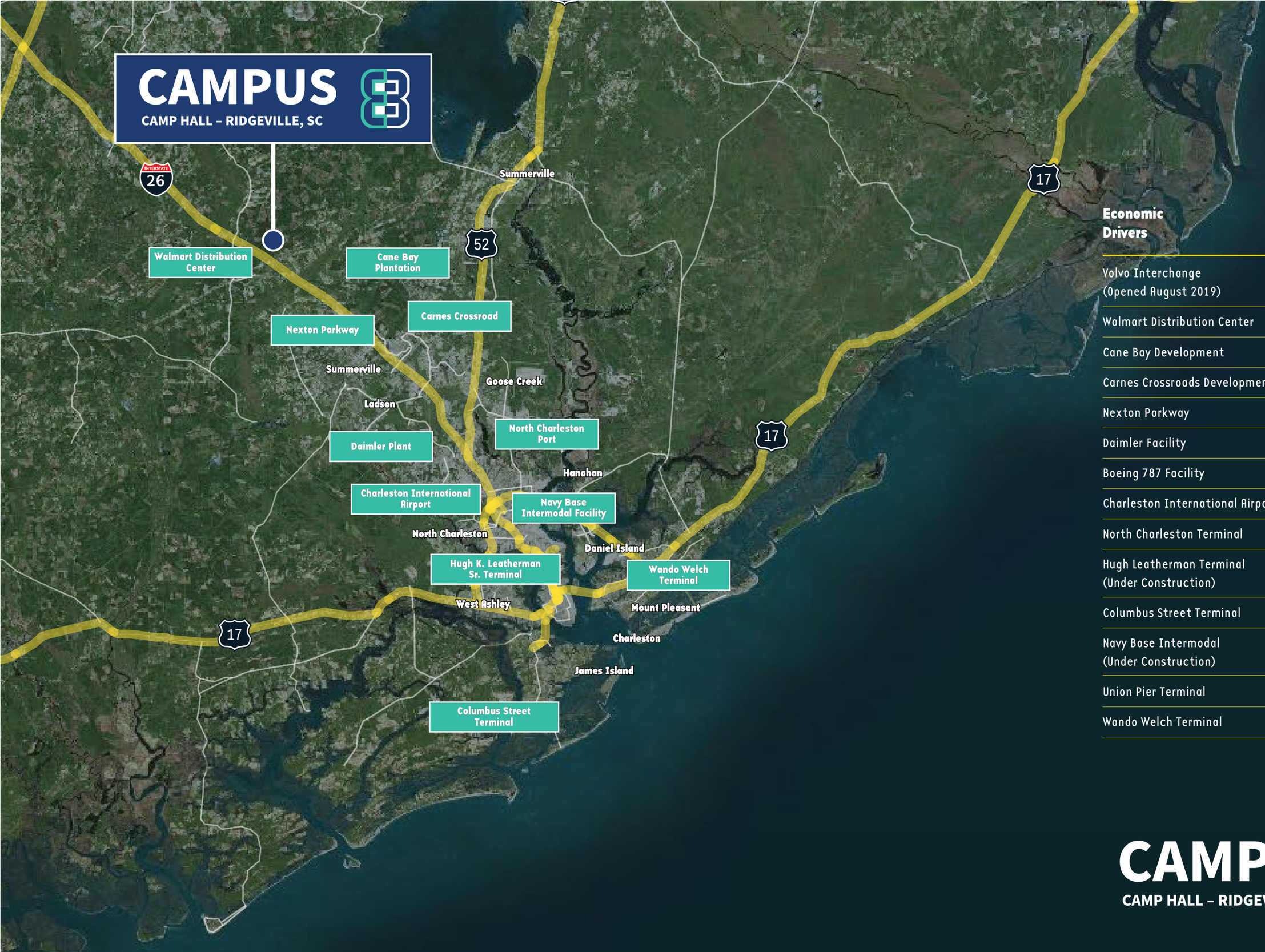
AUTO PARKING	133
TRAILER PARKING	58
SPRINKLER	ESFR
SLAB THICKNESS	7" 4000 PSI
ELECTRICAL	TRANSFORMER #1 - FEEDS 800 A SERVICE POWER TRANSFORMER #2 - FEEDS 800 A SERVICE POWER
ROOF TYPE	45MIL TPO

BUILDING C | 1,829 SF SPEC OFFICE



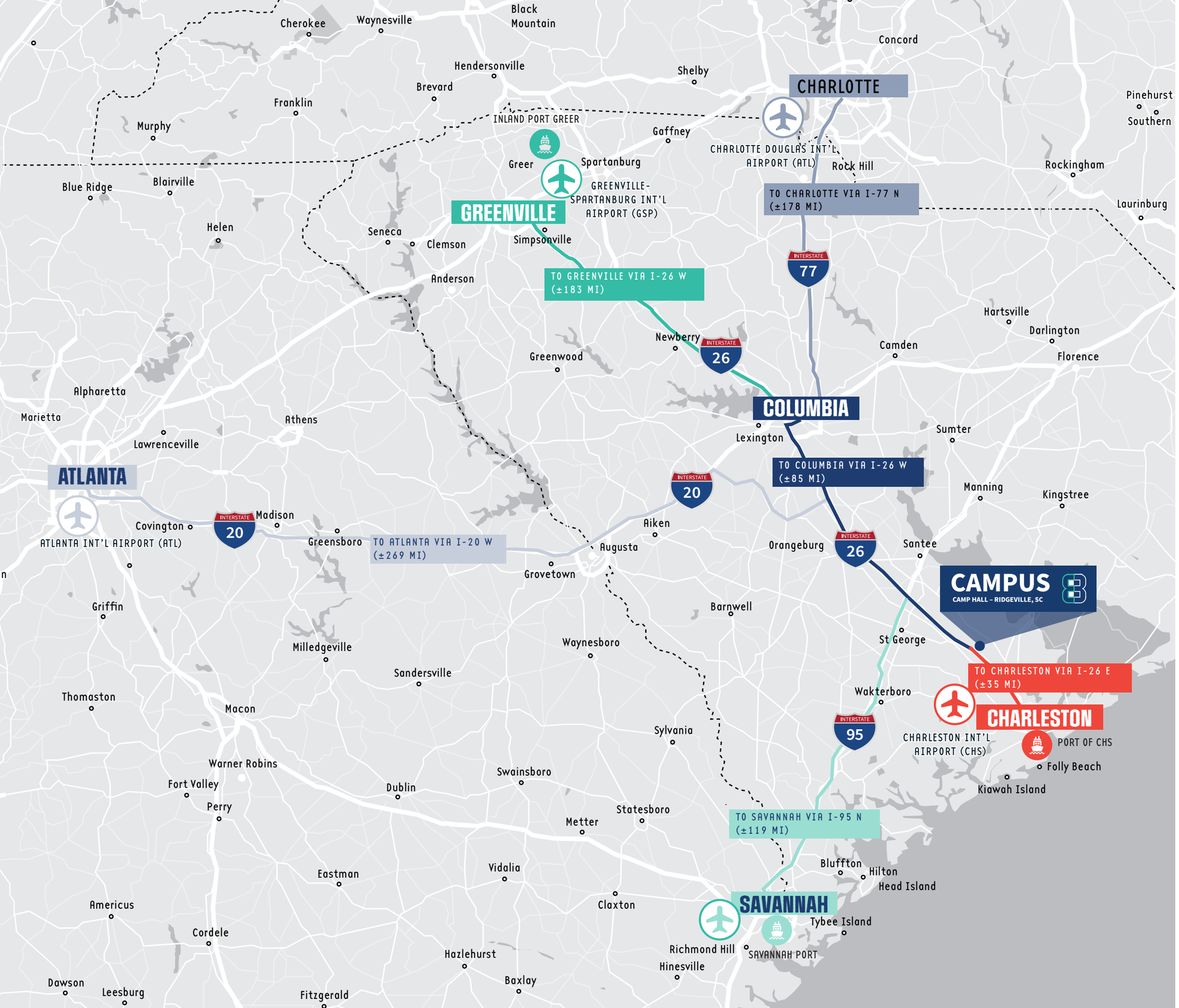
2 remote unisex restrooms

Right side office
1,829 SF



Economic Drivers	Distance to Campus 8 (miles)
Volvo Interchange (Opened August 2019)	2
Walmart Distribution Center	7
Cane Bay Development	13
Carnes Crossroads Development	15
Nexton Parkway	15
Daimler Facility	18
Boeing 787 Facility	25
Charleston International Airport	32
North Charleston Terminal	35
Hugh Leatherman Terminal (Under Construction)	37
Columbus Street Terminal	38
Navy Base Intermodal (Under Construction)	39
Union Pier Terminal	40
Wando Welch Terminal	42

CAMPUS
CAMP HALL – RIDGEVILLE, SC



A STRATEGIC LOCATION

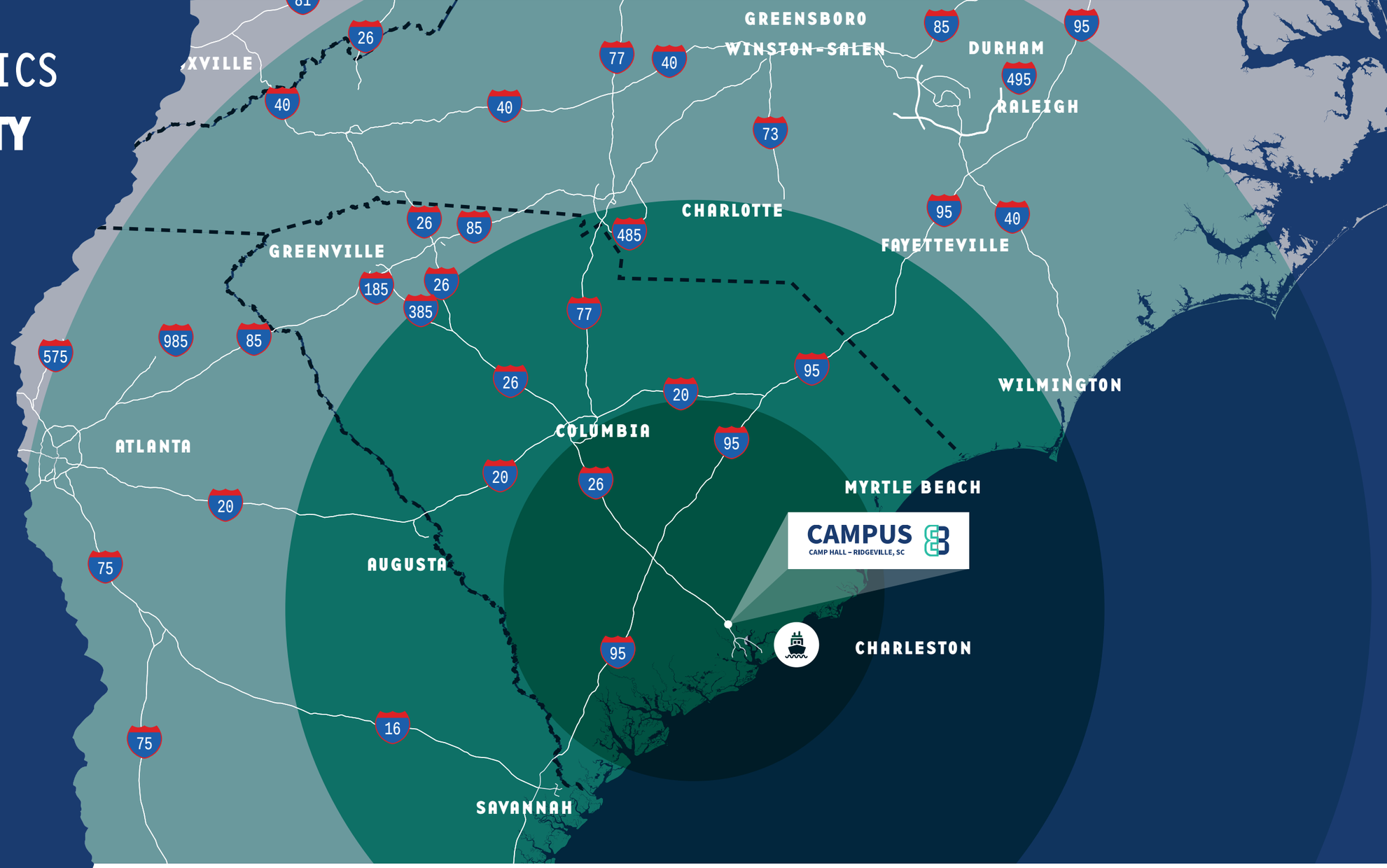
Charleston	± 35 miles
Greenville	± 183 miles
Charlotte	± 178 miles
Atlanta	± 269 miles

Charleston International Airport	± 27 miles
Port of Charleston	± 35 miles
Columbia	± 85 miles
Savannah Port	± 120 miles
Savannah International Airport	± 121 miles
Charlotte Douglas International Airport	± 181 miles
Greenville-Spartanburg International Airport	± 183 miles
Inland Port Greer	± 185 miles
Atlanta International Airport	± 276 miles

LABOR DEMOGRAPHICS
& BERKELEY COUNTY

A well educated region

- Ranked 8th in the nation for attracting talent
- 72% of incoming labor pool have higher education
- 69% incoming labor pool within the ages of 18-44
- 42% have a bachelor's degree or higher
- 30% have a same college or associates degree
- Top 5 Metros of where jobs are
- 11,421 new jobs created
- $5,768,823 billion invested
- berkeleycountysc.gov



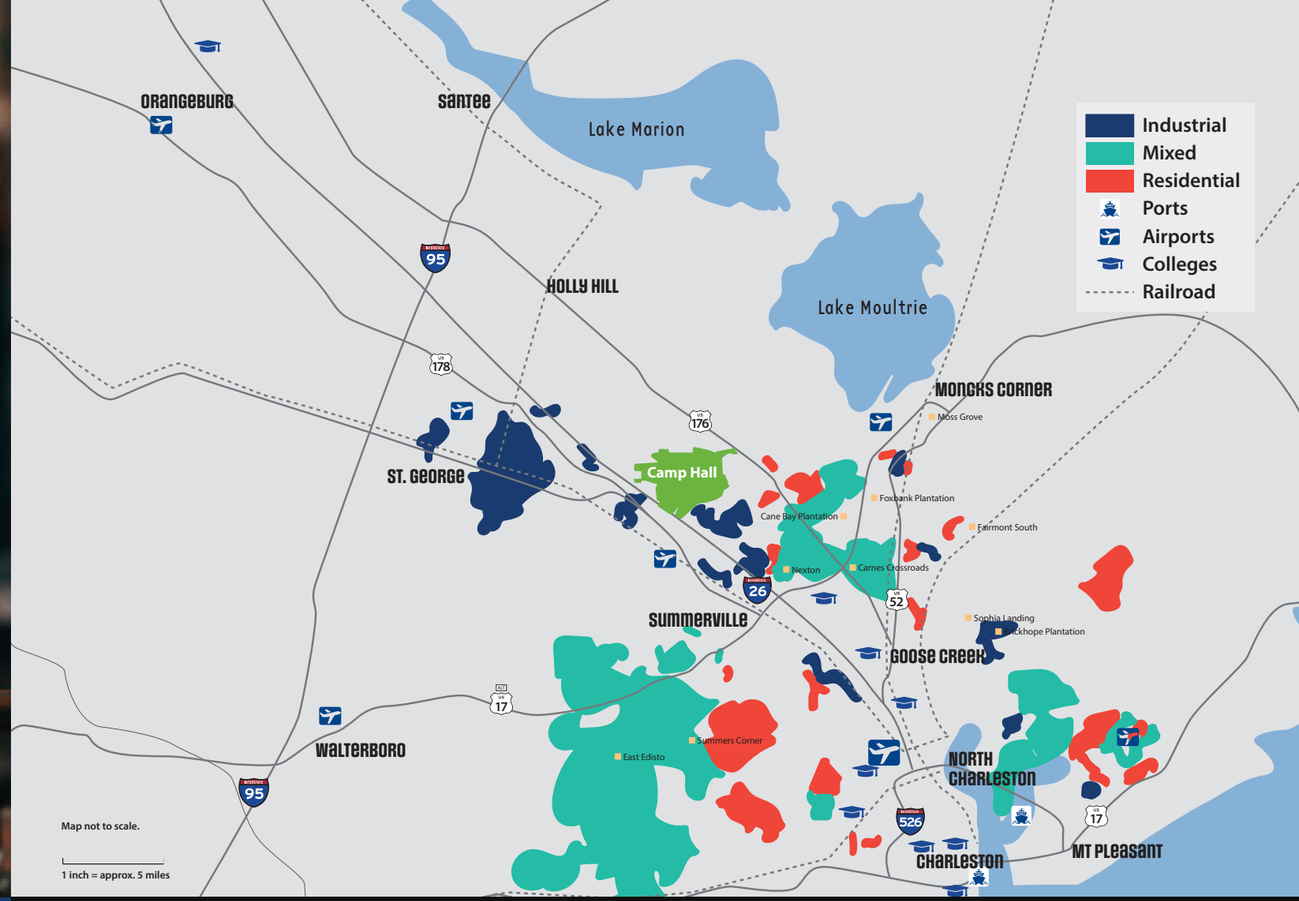
CURRENT LABOR FORCE SNAPSHOT

400K
total metro civilan labor force

#25
Metro for percentage of workforce aged 25-34 who are college graduates

83.5%
prime age (25-54) labor force particiaption rate

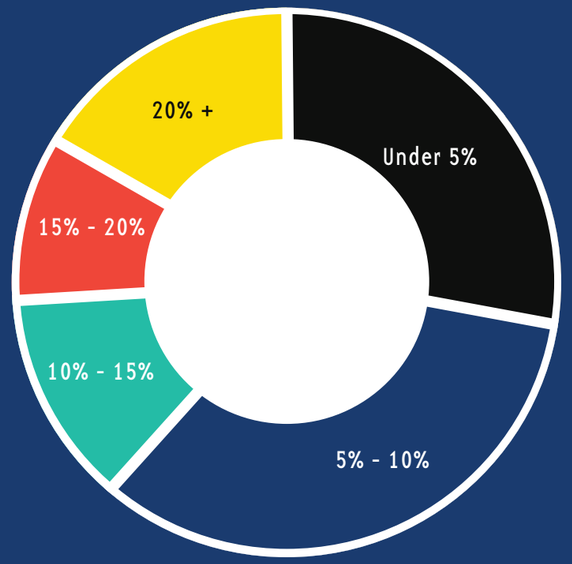
#2
Mid-Size Metro workforce for aged 25-34



EMPLOYEE TURNOVER

IN MANUFACTURING

Approximately 61% of interviewed and surveyed manufacturers reported annual turnover of less than 10%.
Approximately 16.4% of interviewed and surveyed manufacturers in Summerville area reported annual turnover of more than 20%.
*A detailed workforce study is available



STATE & COUNTY INCENTIVES

SALES & USE TAX

Sales & Use Tax
Out-of-State Sales
Out-of-State Purchases

CORPORATE INCOME TAX

Jobs Tax Credit
Corporate Headquarters Tax
Enhanced Corporate Headquarters Credit
Investment Tax Credit

LOCAL PROPERTY TAXES

Local Property Taxes & Incentives
State Discretionary Incentives
Foreign Trade Zones
Opportunity Zones

PORT OF CHARLESTON

Invested in Capacity

The port has experienced outstanding growth in total loaded TEUs over the past decade, most recently reporting record levels of cargo handled during fiscal year 2022 (2.85 million TEUs), as a result of key drivers such as Southeastern population growth, secular shift from West Coast to East Coast ports, and more recently shifts in manufacturing from China to other parts of Asia.

Totaling nearly $2.8 billion, the Port's game-changing expansion program is well underway including the delivery of the new Leatherman Terminal (Mar-2021), a new access road connecting to I-26 and the new, dual access intermodal terminal.

Following its successful completion in December of 2022, the $580 million Charleston Harbor Deepening Project increased the depth of the harbor to 52 feet, making it the deepest seaport harbor on the East Coast. 52' depth ensures mega container ships can access terminals free from tidal restriction. $500 million investment to further modernize the Wando Welch Terminal including three (3) more 155' ship-to-shore cranes and 24 rubber-tired gantry cranes which enable the Port to handle three New-Panamax ships simultaneously.

Charleston is the only Southeast Port of call for ships on the North Atlantic Express (AX1), which considerably expands the Port's connectivity with Northern Europe.

2.85M
TEUs handles in 2022

52 FT
Deepest seaport harbor on the east coast

$500M
Investment to further modernize the port

ECONOMIC MULTIPLIER EFFECT

In South Carolina, the Port has an employment multiplier of 2.4: for every 10 SCSPA jobs created, an additional 14 jobs are generated statewide. This job creation has fueled significant container shipping volume growth over the past decade. Upon completion, the Wando Welch and Leatherman projects will boost annual TEU throughput capacity to 4.8M, 75% higher than in 2021.

Increased volume drives employment growth. Over the last decade, port-related employment grew by 2.8%, establishing South Carolina as a global manufacturing competitor in sectors like tires, automotive, and aerospace. For instance, South Carolina now produces one-third of all tires in the U.S., with Michelin's success in the Upstate playing a key role. Companies in neighboring states also leverage the Port's advantages to meet their business needs.

The economic multiplier effect of the Port stems from direct, indirect, and induced impacts. Direct effects include spending on activities like equipment, construction, and technology services, which create jobs for Port employees and suppliers. Indirect effects arise from increased purchases by Port industries, generating more demand in smaller sectors. Induced effects occur when higher wages from third-party employees are spent locally, further boosting South Carolina's economy.

SOUTH CAROLINA ECONOMIC IMPACT

Sourced from the South Carolina Ports Authority

19%
year-over-year volume growth CY 2021

2.75M
20' equivalent container units (TEUs) handled by SC Ports in CY 2021

1 in 10
SC jobs created by port operations

$63.4B
annual economic impact generated in SC by port operations

CAMPUS

CAMP HALL – RIDGEVILLE, SC

CAMP HALL

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