

BUILDING 1 | BUILDING 2 | BUILDING 3

978,120 SF

MOVE IN READY

241,652 SF

113,652 SF
REMAINING

238,680 SF

BUILD-TO-SUIT
OPPORTUNITY

PORT 95 BUSINESS PARK

CHARLESTON INDUSTRIAL MARKET



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PORT 95 OVERVIEW

I-26/I-95 Location

Located near the nexus of I-26 and I-95, Port 95 Business Park offers close access to both the Port of Charleston and the Port of Savannah, the two busiest ports in the Southeast. The Port of Charleston, which is in the process of doubling its capacity, uses I-26 and then I-95 to connect to the markets of the southeast US. The Port of Savannah is only 80 miles away on Interstate 95.

Infrastructure Rich Park

Port 95 Business Park is the first phase of a development-ready 1300-acre tract in business-friendly Dorchester County named Winding Woods Commerce Park. This park offers expansion space for Port 95 users. All needed infrastructure, including roadway improvements, municipal utilities, electricity, natural gas, a 500,000 gallon water tank and telecom are in place. More improvements are on the way, including expanded electrical capacity and additional roadway improvements including an alternative Spring Road/Hwy 15 connection to I-26. Norfolk Southern can bring rail spurs to Building 1.

Proximity to Market Drivers

Port 95 is only 13 miles from the 3M SF Walmart import distribution center, which receives goods rerouted from West Coast ports to the Port of Charleston. This location supplies regional warehouses serving over 850 Walmart and Sam's Club stores in the southeastern United States. The Port of Charleston has also constructed a container drop facility at this location which will benefit area companies. Another major user, Arcadia Cold Storage, is building a large cold storage operation in the port's park in Ridgeville near Walmart.

Area manufacturers also continue to thrive. The Volvo plant, located 18 miles away off I-26 near Ridgeville, assembles the XC90 SUV and the all-electric EX90 SUV. Second tier suppliers are seeking facilities near the plant in anticipation of the ramp up in vehicle production. Redwood Materials also recently announced a \$3.5 Billion investment to construct a domestic battery factory in Ridgeville.

Area Amenities

Port 95 is also situated less than 3 miles from the St. George Municipal Airport (6J2) that hosts a 3,201' X 60' runway.

Nearby schools within four miles include Dorchester Academy (K-12), Williams Memorial Elementary School (K-5), St. George Middle School (6-8), and Woodland High School (9-12).

INCENTIVES

A wide range of economic incentives, together with competitive tax rates, provide an exceptional economic climate for business in the Charleston region. Companies will want to contact Dorchester County Economic Development and the South Carolina Department of Commerce to learn more about the various programs which may apply.

FEE IN LIEU OF TAXES (FILOT):

Dorchester County has granted Port 95 a FILOT which fixes property taxes going forward. The assessment ratio and the millage rate are fixed for the life of the FILOT.

SPECIAL SOURCE REVENUE CREDIT'S (SSRC's):

As a part of the FILOT agreement with Dorchester County, SSRC's have been granted for the first 10 years after initial development of Port 95.

FILOT Effective Date	March 18, 2019
FILOT Term	30 years (possible future extension to 40 years)
Assessment Rate	6%
Millage Rate	351.7 mills
SSRC's	Yes
SSRC %	Further 25% reduction of FILOT payments for 10 Years
JDC's	Job Development Credits are available with wages at/ or above the county average

LABOR

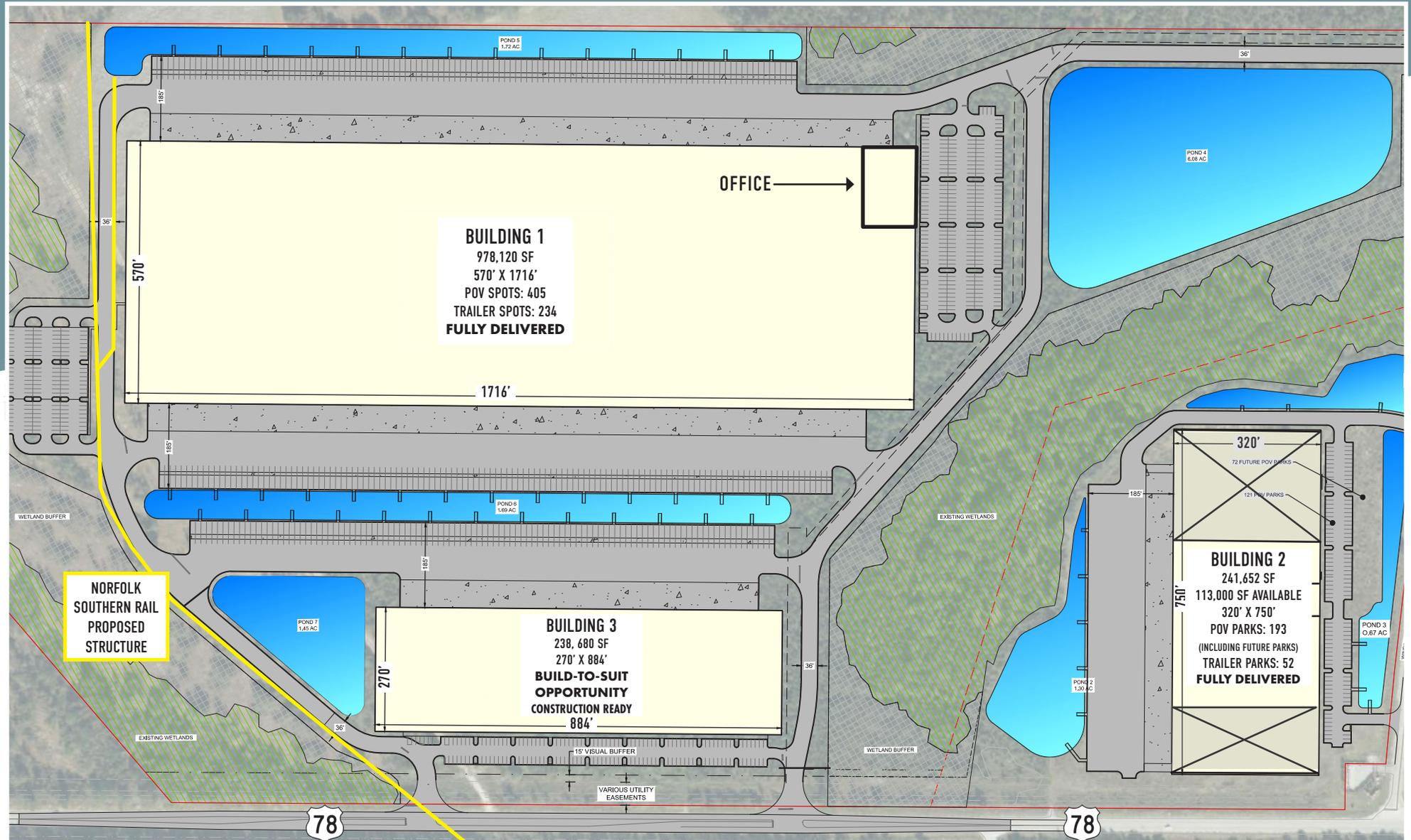
The labor force is 155,750 within a 48-minute drive time. The total population within this labor shed is estimated to grow to 332,576 within three years with overall underemployment of 22,607. The population of the Charleston SC Metro area is 830,000. The MSA population is scheduled to exceed 1 million by 2030. Net in-migration is 30+ people per day, very high for an area of this population size. Workforce training can be accomplished through ReadySC, a division of the SC Technical College System. Dorchester County's Quick Jobs Training Center, which hosts contracted classes for area employers, is 2 miles from Port 95.

POWER

The power provider is Edisto Electric Cooperative. Up to 12MW of power is immediately available. Feasibility studies show 300MW of power can be provided to the site. Dual 230kV lines running to substations immediately adjacent to Port 95 are currently under construction to be delivered in late 2026 / early 2027, providing significant power to the campus and nearby users.

SITE PLAN

+ PROPOSED NORFOLK SOUTHERN RAIL PLAN



* 475 ACRES CAN BE PURCHASED FROM SURROUNDING PARCELS FOR LARGER REQUIREMENTS

PORT95 BUSINESS PARK



I-95 (4.3 MILES)

I-26 (10 MILES)

WINDING WOODS

HWY 78

Google

CAMPUS DATA CENTER

NS
NORFOLK
SOUTHERN

BUILDING 3: 238,680 SF
(PROPOSED)

BUILDING 1: 978,120 SF

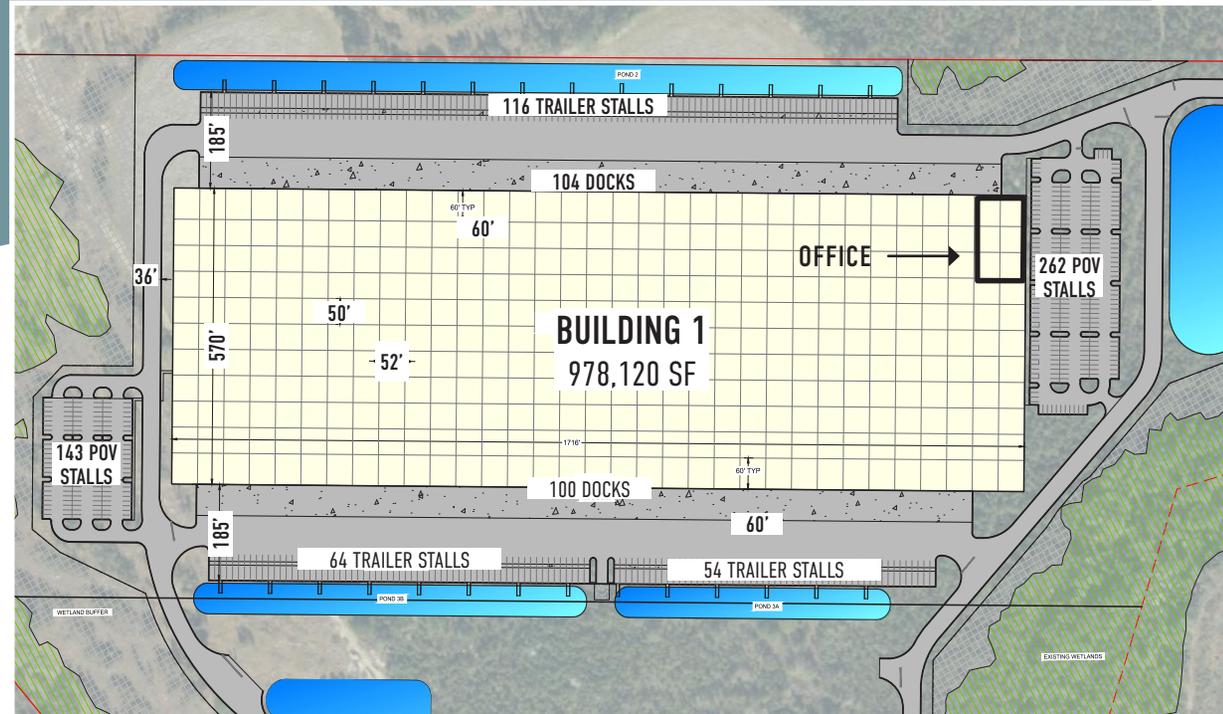
LEASED
113,000 SF
AVAILABLE
LEASED

BUILDING 2: 241,652 SF

EDISTO ELECTRIC
COOP SUBSTATION

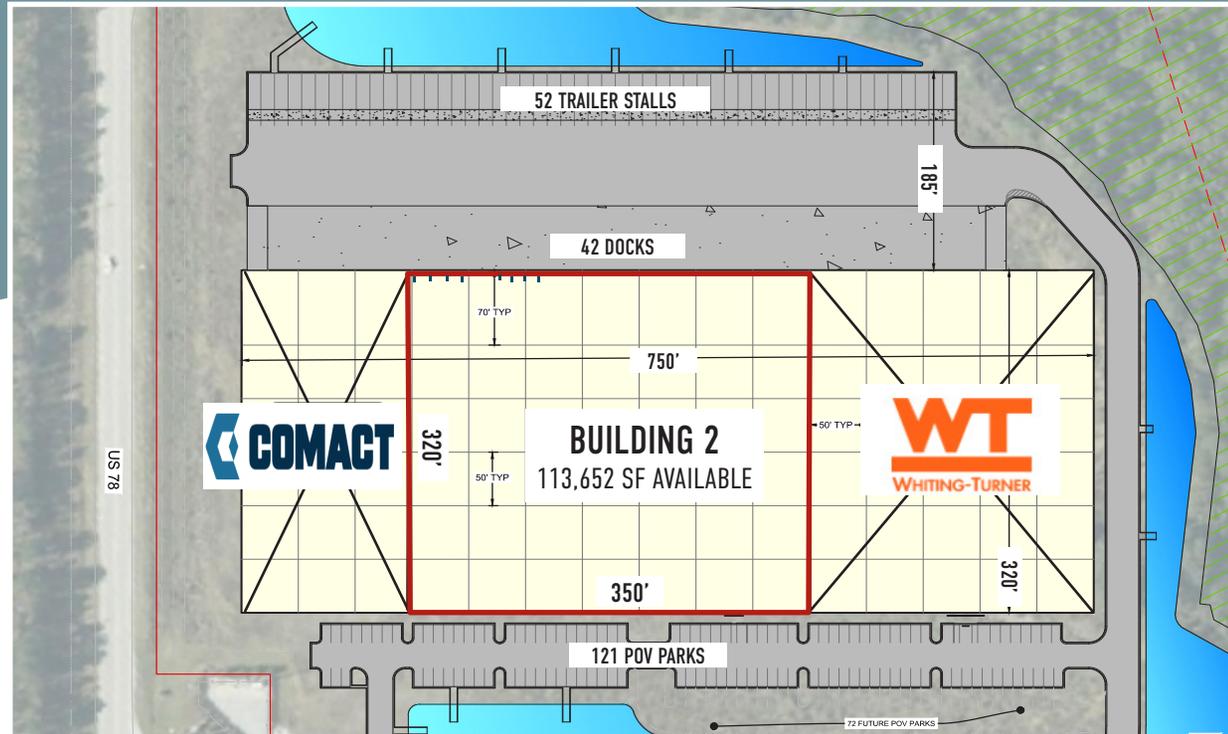
HWY 78

WINDING WOODS ROAD

BUILDING 1: 978,120 SF

BUILDING SPECIFICATIONS

BUILDING SIZE:	978,120 SF	EMPLOYEE PARKING:	405 Spaces
CONSTRUCTION STATUS:	Fully Delivered Ready for Occupancy	TRAILER PARKING:	234 Stalls
DIVISIBLE:	Yes	FLOOR THICKNESS:	7" Reinforced. Wire mesh at speed bays
BUILDING CONFIGURATION:	Cross Docked	ELECTRIC PROVIDER:	Edisto Electric Cooperative
AVAILABLE:	Immediately	POWER:	3 Phase 4000 AMP/480/277 V
TMS:	059-00-00-101	POWER AVAILABILITY:	10-12MW AVAILABLE IMMEDIATELY
COUNTY:	Dorchester County	SPRINKLER:	ESFR
CLEAR HEIGHT:	40'	LOADING BAY SPACING:	60' x 52'
DOCK-HIGH DOORS:	108 with Full Equipment, Expandable to 204	INTERIOR BAY SPACING:	50' x 52'
DRIVE-IN DOORS:	4	TRUCK COURT DEPTH:	185' Inclusive of Rear Trailer Parking Area
BUILDING DIMENSIONS:	1716' x 570'	LIGHTING:	Motion Sensor LED
TRUCKERS OFFICE:	Built-to-Suit	CONSTRUCTION:	Tilt-Up Concrete
MAIN OFFICE:	3,010 SF	ROOF:	60mil Rubber Membrane TPO

BUILDING 2: 113,652 SF AVAILABLE



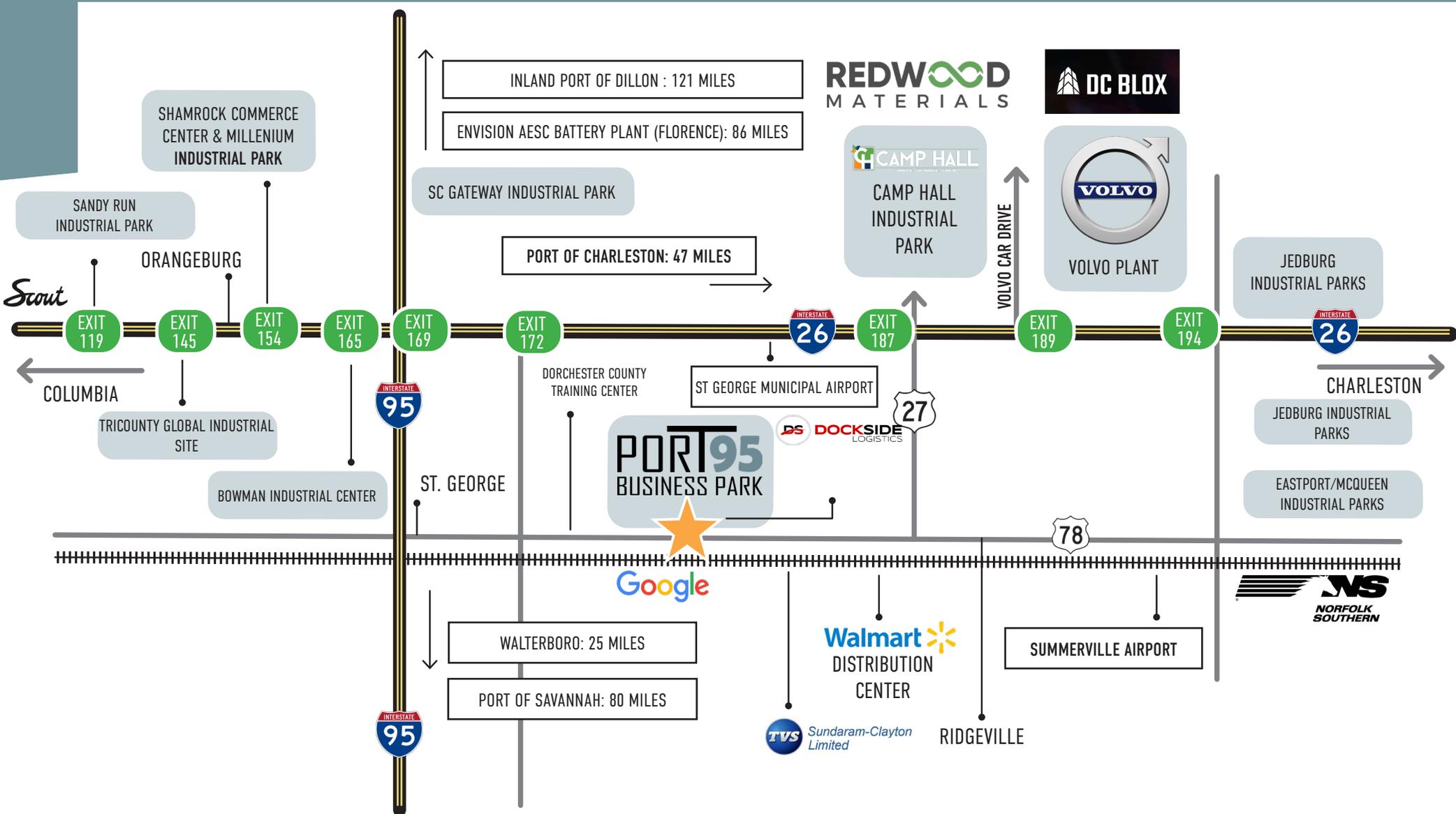
BUILDING SPECIFICATIONS

BUILDING SIZE:	241,652 SF 113,652 SF Remaining	EMPLOYEE PARKING:	193 Spaces, Including Future Parking
CONSTRUCTION STATUS:	Fully Delivered Ready for Occupancy	TRAILER PARKING:	52 Stalls
DIVISIBLE:	Yes	FLOOR THICKNESS:	7" Reinforced. Wire mesh at speed bays
BUILDING CONFIGURATION:	Rear Loaded	ELECTRIC PROVIDER:	Edisto Electric Cooperative
AVAILABLE:	Immediately	POWER:	3 Phase 2000 AMP/480/277 V
TMS:	059-00-00-116	SPRINKLER:	ESFR
COUNTY:	Dorchester County	LOADING BAY SPACING:	70' x 50'
CENTER/ EVES HEIGHT:	36'	INTERIOR BAY SPACING:	50' x 50'
DOCK-HIGH DOORS:	20 with Full Dock Equipment, Expandable to 42	TRUCK COURT DEPTH:	185' Inclusive of Rear Trailer Parking Area
DRIVE-IN DOORS:	2 Additional Drive-In Doors can be added	LIGHTING:	Motion Sensor LED
BUILDING DIMENSIONS:	750' x 320' 350' x 320' Available	CONSTRUCTION:	Tilt-Up Concrete
TRUCKERS OFFICE:	Built-to-Suit	ROOF:	60mil Rubber Membrane TPO
MAIN OFFICE:	Built-to-Suit		



BUILDING SPECIFICATIONS

BUILDING SIZE:	238,680 SF	EMPLOYEE PARKING:	155 Spaces
CONSTRUCTION STATUS:	Build-to-Suit Opportunity	TRAILER PARKING:	106 Stalls
DIVISIBLE:	Yes - Two separate buildings can be developed	FLOOR THICKNESS:	7" Reinforced. Wire mesh at speed bays
BUILDING CONFIGURATION:	Rear Loaded	ELECTRIC PROVIDER:	Edisto Electric Cooperative
AVAILABLE:	Construction Reeady	POWER:	3 Phase 2000 AMP/480/277 V
TMS:	059-00-00-115	SPRINKLER:	ESFR
COUNTY:	Dorchester County	LOADING BAY SPACING:	70' x 50'
CENTER/ EYES HEIGHT:	36'	INTERIOR BAY SPACING:	50' x 50'
DOCK-HIGH DOORS:	20 with Full Dock Equipment, Expandable to 42	TRUCK COURT DEPTH:	185' Inclusive of Rear Trailer Parking Area
DRIVE-IN DOORS:	2	LIGHTING:	Motion Sensor LED
BUILDING DIMENSIONS:	884' x 270'	CONSTRUCTION:	Tilt-Up Concrete
TRUCKERS OFFICE:	Built-to-Suit	ROOF:	60mil Rubber Membrane TPO
MAIN OFFICE:	Built-to-Suit		





CHARLESTON PORT OVERVIEW

CHARLESTON IS ONE OF THE FASTEST GROWING PORTS IN NORTH AMERICA. WITH THE DEEPEST HARBOR IN THE SOUTHEAST, CHARLESTON CAN HANDLE FULLY-LOADED POST-PANAMAX VESSELS AT ALL POINTS OF TIDE.

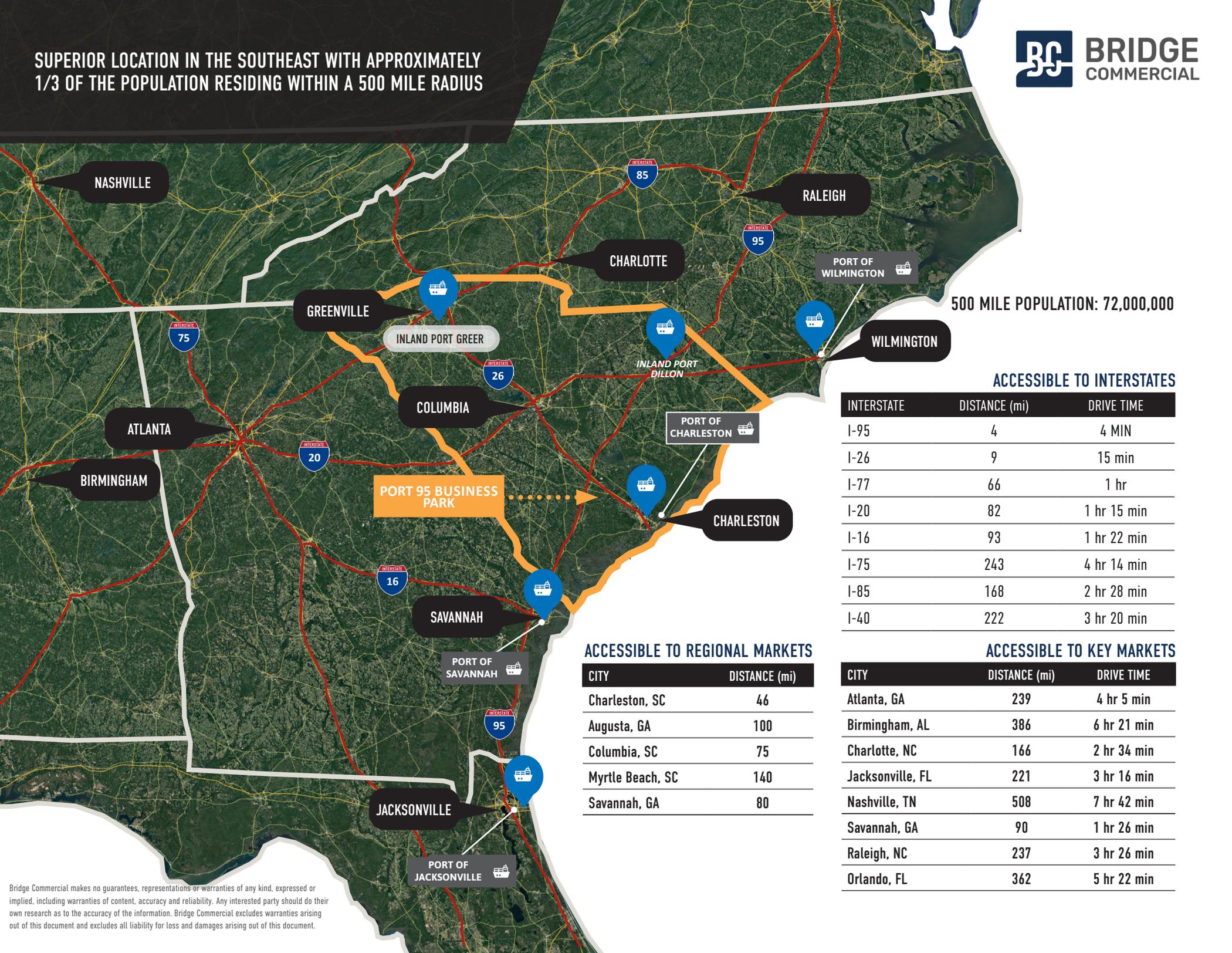
SC PORTS QUICK FACTS

- SC Ports Authority owns and operates ports in Charleston and inland ports in Greer and Dillon, SC.
- Top 10 U.S. container port and fastest-growing over the last 10 years.
- Hugh Leatherman Terminal Phase 1 opened. \$2.5MM TEU capacity at full buildout.
- Charleston Harbor draft is 52', the deepest in the Southeast
- SC Port Tax Credit - up to \$100 per TEU for new business.
- South Carolina Ports Authority offers flexibility for expedited Foreign Trade Zone designation.
- Major capital initiatives include new intermodal facility, Leatherman Terminal Phase 2, and Ridgeville Campus growth.

PORT 95 ACCESSIBILITY TO PORTS

PORT	DISTANCE (mi)	DRIVE TIME
Charleston, SC	47	1 hr
Savannah, GA	90	1 hr 26 min
Jacksonville, FL	222	3 hr 16 min
Greer, SC	172	2 hr 42 min
Dillon, SC	118	1 hr 43 min

SUPERIOR LOCATION IN THE SOUTHEAST WITH APPROXIMATELY 1/3 OF THE POPULATION RESIDING WITHIN A 500 MILE RADIUS



500 MILE POPULATION: 72,000,000

ACCESSIBLE TO INTERSTATES

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-95	4	4 MIN
I-26	9	15 min
I-77	66	1 hr
I-20	82	1 hr 15 min
I-16	93	1 hr 22 min
I-75	243	4 hr 14 min
I-85	168	2 hr 28 min
I-40	222	3 hr 20 min

ACCESSIBLE TO REGIONAL MARKETS

CITY	DISTANCE (mi)
Charleston, SC	46
Augusta, GA	100
Columbia, SC	75
Myrtle Beach, SC	140
Savannah, GA	80

ACCESSIBLE TO KEY MARKETS

CITY	DISTANCE (mi)	DRIVE TIME
Atlanta, GA	239	4 hr 5 min
Birmingham, AL	386	6 hr 21 min
Charlotte, NC	166	2 hr 34 min
Jacksonville, FL	221	3 hr 16 min
Nashville, TN	508	7 hr 42 min
Savannah, GA	90	1 hr 26 min
Raleigh, NC	237	3 hr 26 min
Orlando, FL	362	5 hr 22 min

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PORT 95 BUSINESS PARK

CHARLESTON MARKET DRIVERS



Mercedes-Benz
Vans. Born to run.



REDWOOD
MATERIALS



SAIC



BOSCH

GILDAN

GENERAL
DYNAMICS



PORT95
BUSINESS PARK

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PEAKLINE

