

151 PLUG IN DRIVE | RIDGEVILLE, SC 29472

MAGNUS CBRE

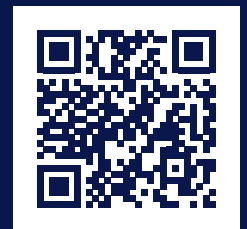


152,880 SF Building For Sale  
OR  
±32,760-120,120 SF Available For Lease

# Vantage Point 2

CAMPUS 1 | CAMP HALL MASTER PLANNED DEVELOPMENT

PROPERTY VIDEO



# Available For Sale / Lease



±32,760 - 120,120 SF

Available



152,880 SF

Total Size



IMMEDIATE

Possession

## Camp Hall – Campus 1 Site Details

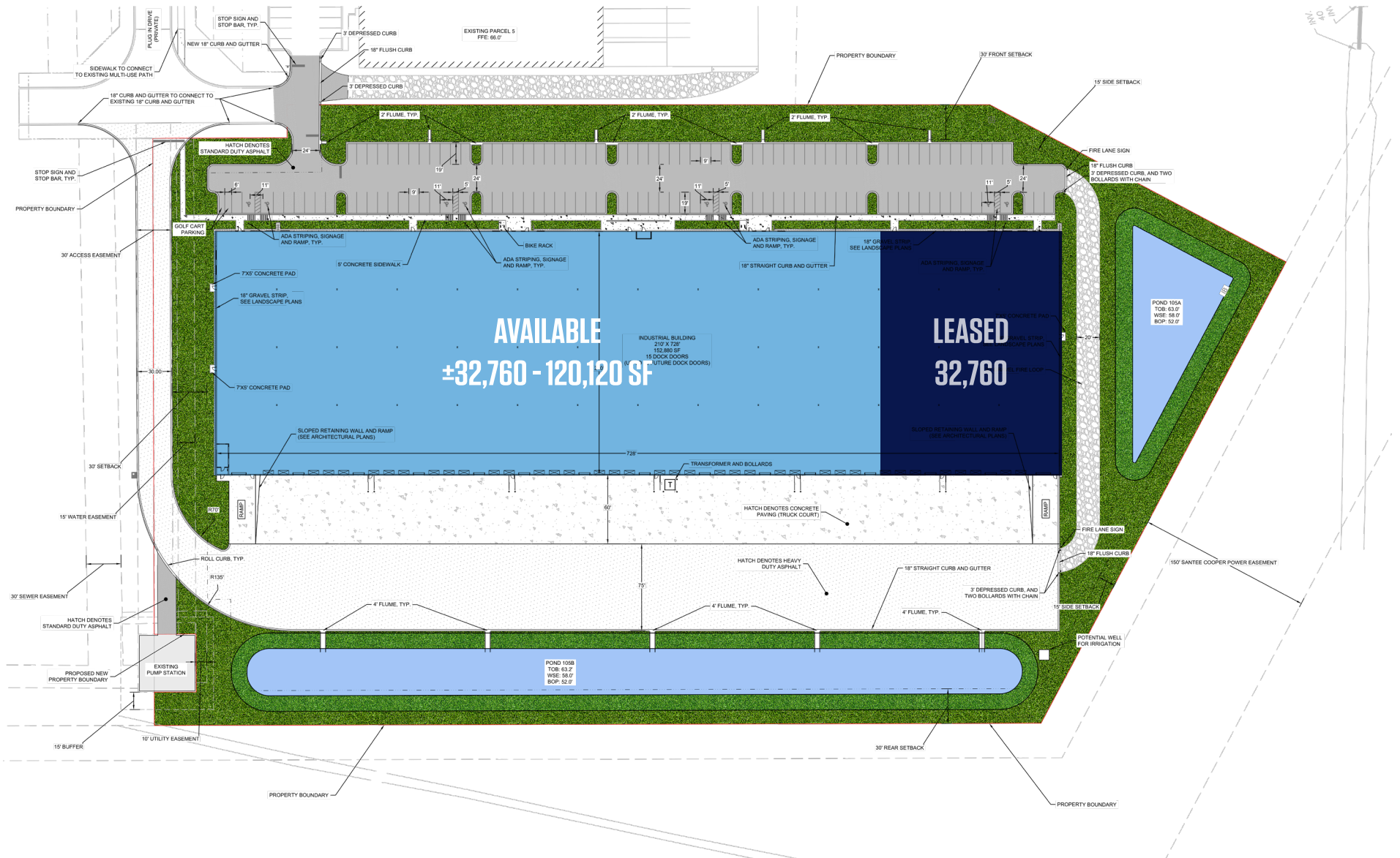
- » On-site Interchange
- » Construction complete
- » 1 mile from I-26
- » Under 4 miles from US-176
- » 2.5 miles from SC Highway 27
- » 18 miles from I-95
- » 27 miles from Charleston International Airport (CHS)
- » 30 minutes from Port of Charleston
- » CSX railroad access coming soon
- » Highly visible location as the first development parcel off I-26
- » Access to Camp Hall multi-use trail network
- » Across from the Village Center
- » Less than 1 mile to Refuel Market
- » Closest to the Volvo Plant and Offices
- » Accessible from both Volvo Car Drive and Autonomous Drive
- » Part of FTZ (Foreign-Trade Zone) offering substantial logistics & economic benefits

# Building Specs



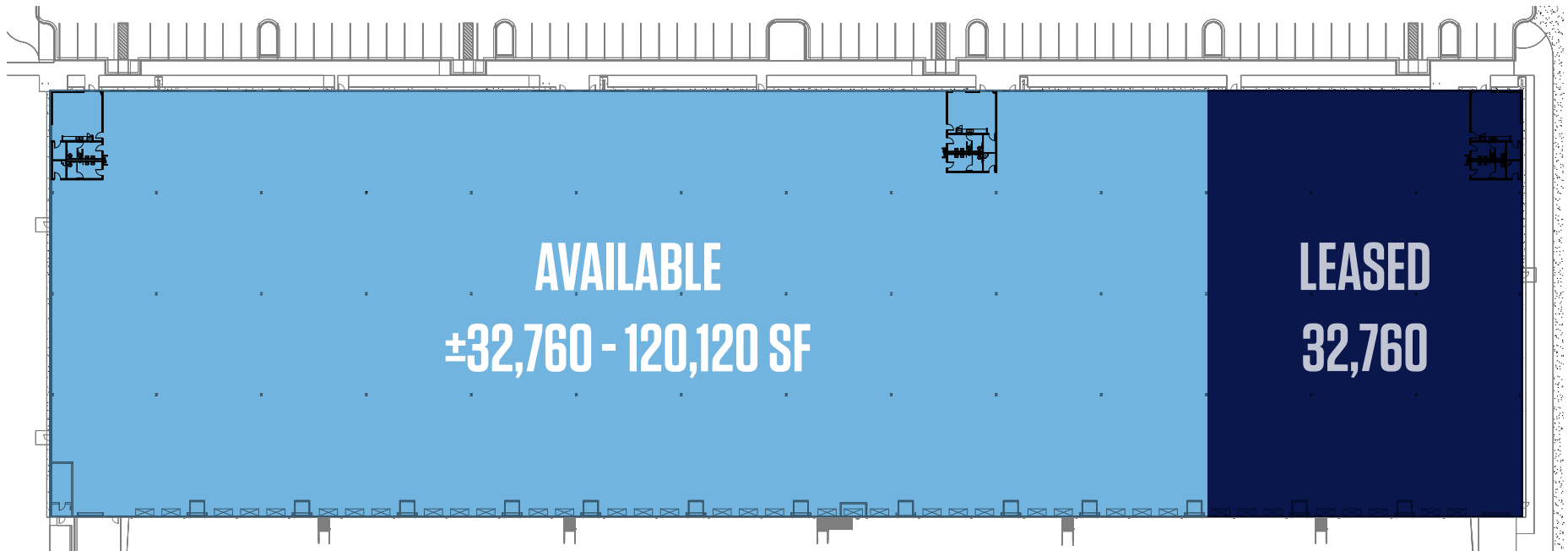
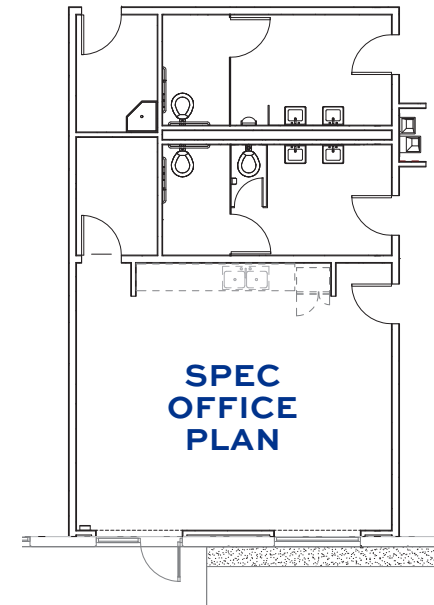
TOTAL SIZE	152,880 SF
AVAILABLE	120,120 SF
DIVISIBILITY	32,760 SF
DIMENSIONS	210' DEEP X 728' LONG
BAY SIZE	10,920 SF
DOCK DOORS	ELEVEN (11)
DRIVE-IN DOOR	ONE (1) 12' X 14'
CLEAR HEIGHT	32'
COLUMN SPACING	52' X 50'
SPEED BAY	60'
TRUCK COURT	135'
ELECTRIC	400 AMPS EXPLANDABLE
AUTO PARKING	129 SPACES
LIGHTING	25 FCL
LEVELERS	ELEVEN (11) 35,000 LBS

# SITE PLAN



# FLOOR PLAN

152,880 TOTAL SF



# Property Photos





# Camp Hall Master Plan



6,800+ TOTAL ACRES



2,600+ ACRES OF PRESERVED LAND



# VOLVO CAR USA

In 2015, **Volvo Car USA** selected Camp Hall for its **first-ever U.S. manufacturing plant**

A SELECTION THAT WILL ULTIMATELY CREATE NEARLY

**4,000 LOCAL JOBS**

**\$4.8B IN ECONOMIC IMPACT**

- **\$1.1 billion** campus at Camp Hall
- S60 Sedan Production **2018**
- Volvo Car University **2022**
- XC90 SUV Production **2024**
- Battery Manufacturing Plant **2024**
- Polestar **2024**

# REDWOOD MATERIALS

- » Redwood's New Battery Campus in the heart of the "Battery Belt"
- » Commenced Q4 2024 and up and running Q3 2025, creating a closed loop battery supply chain

**1,500 LOCAL JOBS**

**\$3.5B IN ECONOMIC IMPACT**



# INCENTIVES

- » Automotive manufacturing
- » Consumer goods distribution
- » Refrigerated/frozen exports
- » Transloading resin & grain
- » Tire manufacturing & distribution

## STATE INCENTIVES

### **JOB TAX CREDIT – STATUTORY**

- Purpose: Reduce corporate income tax liability for new or expanding companies creating jobs in the state
- Value: Tax credit given annually for 5 years for each new job if requirements are satisfied

### **CORPORATE HEADQUARTERS CREDITS – STATUTORY**

- Income tax credits to partially reimburse for real and personal property expenditures associated with new headquarters related jobs

### **INVESTMENT TAX CREDIT – STATUTORY**

- A one-time credit against a company's corporate income tax of up to 2.5% of a company's investment in new production equipment

### **PORT VOLUME INCREASE CREDIT – NEGOTIATED AND DESCRESINCARY**

- Possible income tax credit or withholding tax credit to manufacturers or distributors or companies engaged in warehousing, freight forwarding, freight handling, goods processing, cross docking, transloading or wholesale of goods

## COUNTY INCENTIVES

### **FEE-IN-LIEU OF PROPERTY TAX – NEGOTIATED**

- Purpose: Reward substantial investment by reducing tax burden over the long-term
- Value: Approximately 42% tax reduction annually for 20 years on new capital investment occurring in a 5-year investment window

### **SPECIAL SOURCE REVENUE CREDIT – NEGOTIATED**

- Reduces property taxes paid by business

## RECRUITMENT AND TRAINING SUPPORT

### **READYSC**

- No cost recruitment, screening, testing and pre-employment training when hiring 15-20 new production workers; on-the-job training reimbursement possible when hiring less than 15 new employees

### **ENTERPRISE ZONE RETRAINING CREDITS**

- Cash match of up to \$2,000 per employee over 5 years for retraining of existing production employees

# CHARLESTON BENEFITS

## Did You Know?

- #5 Industrial Park 2023 — Business Facilities
- #1 Economic Development Incentives — Industry Experts
- #2 Best State for Doing Business 2024 — Area Development
- #5 Best State for Business Climate 2014 — Site Selection

## Why Charleston

- » Panama Canal expansion is now complete
- » 29 Days from Shanghai to Memphis
- » Consumers are demanding faster, cheaper delivery
- » 80% savings on inland distribution to key Eastern metro areas
- » Improved delivery times and cost for Eastern E-com orders

## Key Industrial Influences



Boeing Aviation



Volvo Automotive



Port of Charleston



Walmart Distribution 3M SF

- » 100,000-Lb. GVW limit
- » 72% of US consumers live within a 2-day drive of CHS
- » Max allowable Hours of Service
- » Large-Reliable supply of empty containers
- » OpGrowing Population = Labor Capacity
- » Most productive ports = Low and stable

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# Vantage Point 2

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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