

# BUILDING 1

978,805 SF

MOVE IN READY

# BUILDING 2

241,652 SF

193,652 SF  
REMAINING

# BUILDING 3

238,680 SF

BTS

# PORT95 BUSINESS PARK

CHARLESTON INDUSTRIAL MARKET



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JANKO GROUP

# PORT 95 OVERVIEW

Located near the nexus of I-26 and I-95, Port95 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.

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. 50,000 SF of Building 2 is leased.

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 S60 Sedan and the all-electric EX90 SUV. Volvo will also be producing the all new Polestar 3 at this plant in 2024. Second tier suppliers are seeking facilities near the plant in anticipation of the ramp up in vehicle production.

Port 95 is also situated less than 3 miles from the St. George Municipal Airport (6J2) that hosts a 3201 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 ).



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## 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

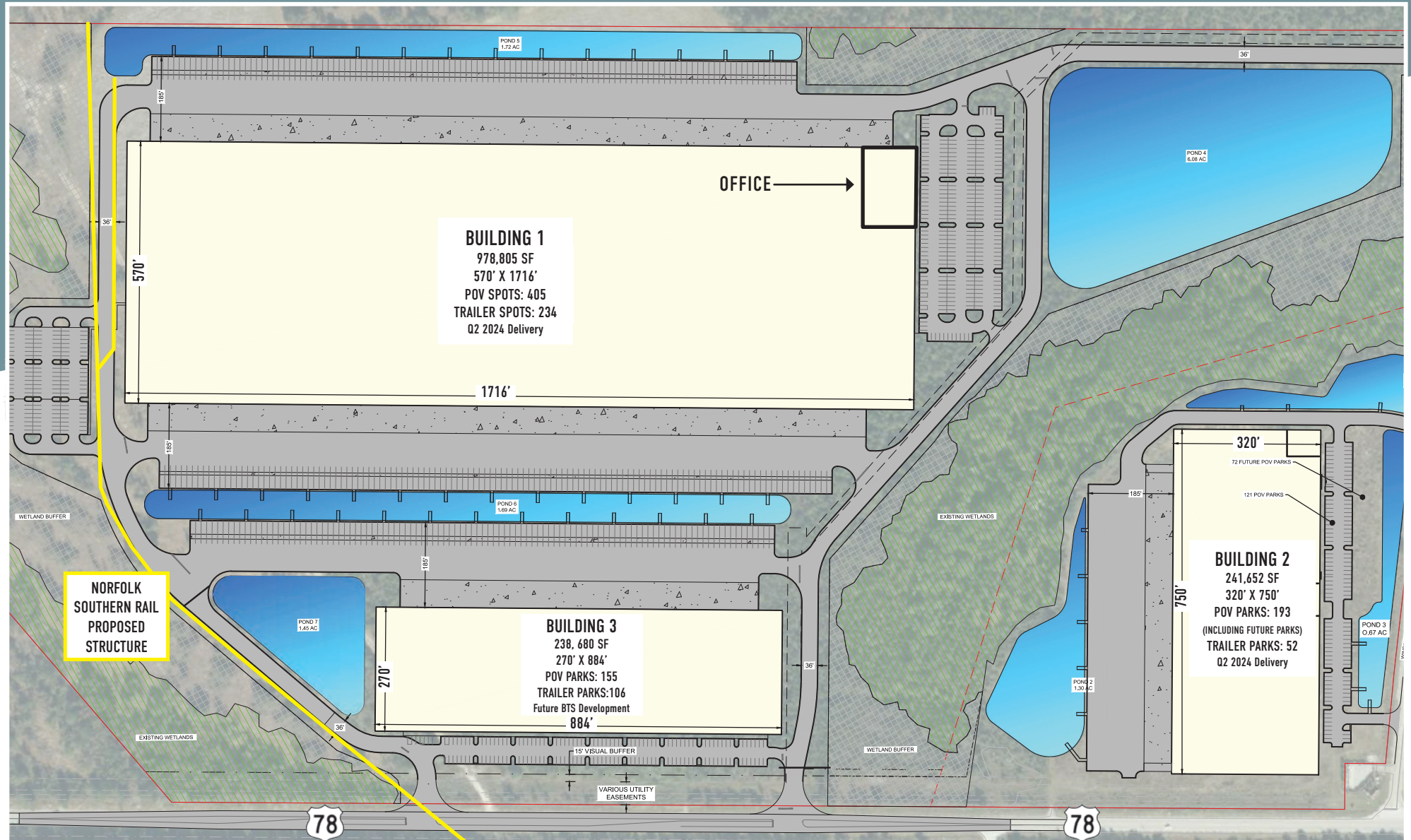
The labor force is 155,750 within a 48-minute drive time. The total population within this labor shed is estimated to grow to 332,576 within three years with overall underemployment of 22,607. The population of the Charleston SC Metro area is 830,000. The MSA population is scheduled to exceed 1 million 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. There is a substation on the nearby Winding Woods Commerce Park Site and another substation will be completed in 2025. It is served by a 115kV transmission line. Up to 60MW of power is immediately available. Feasibility studies in hand show 300MW of power can be provided to the site.

# SITE PLAN

## + PROPOSED NORFOLK SOUTHERN RAIL PLAN



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

# PORT95 BUSINESS PARK | BUILDING PHOTOS

**BUILDING 1**



**BUILDING 1**

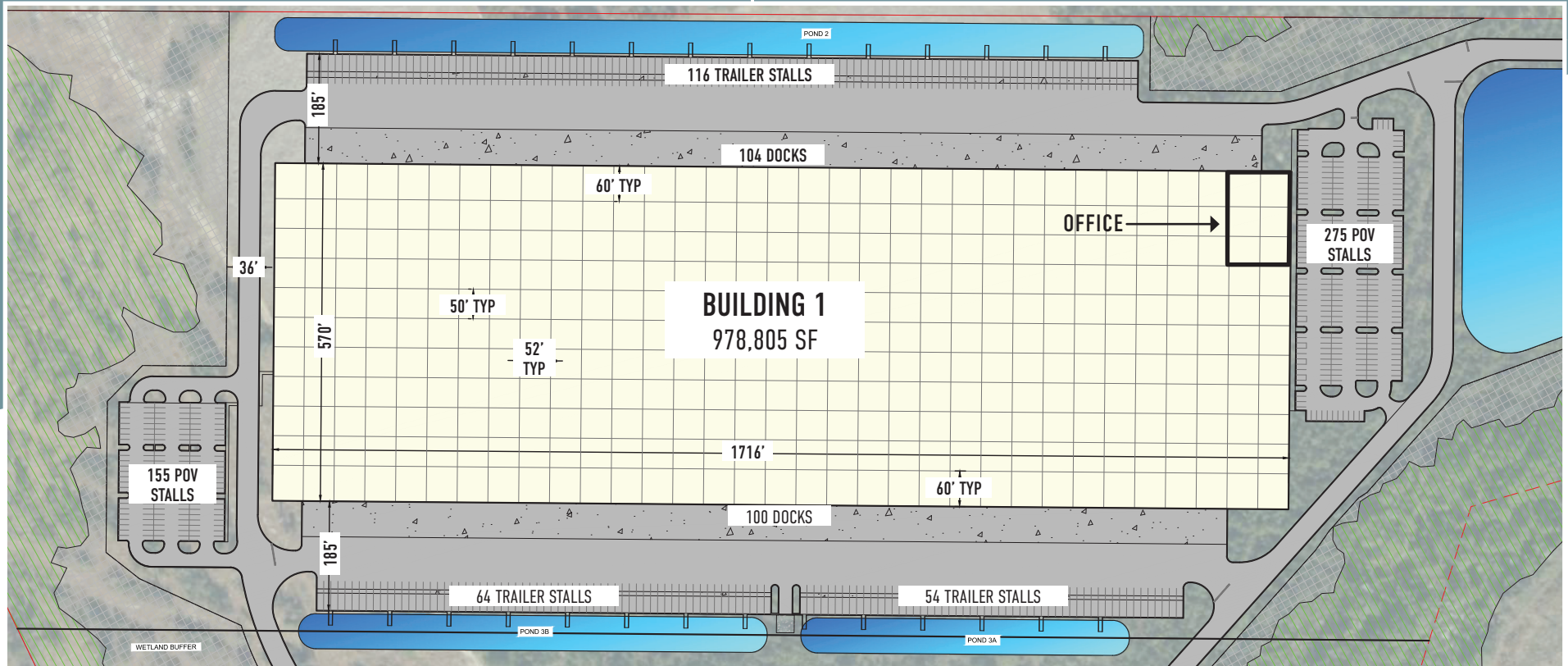


**BUILDING 2**



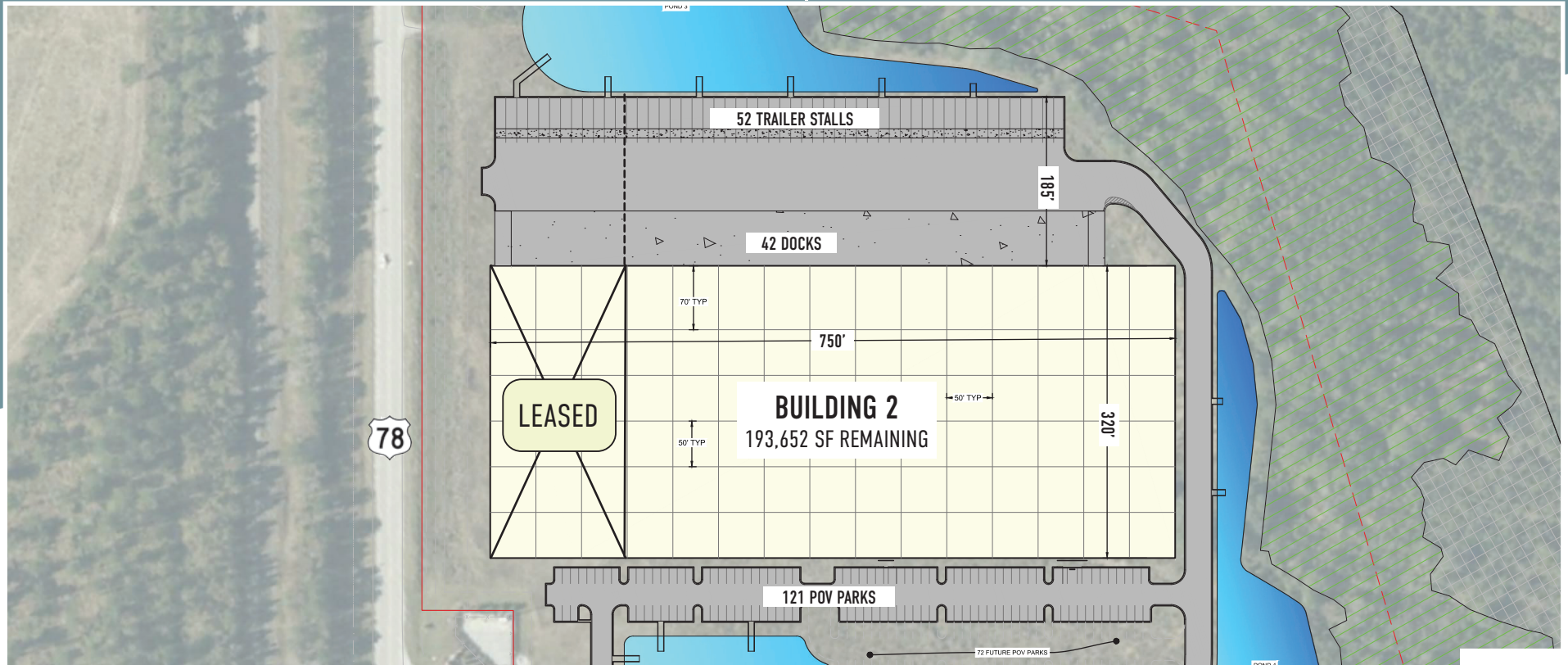
**BUILDING 2**





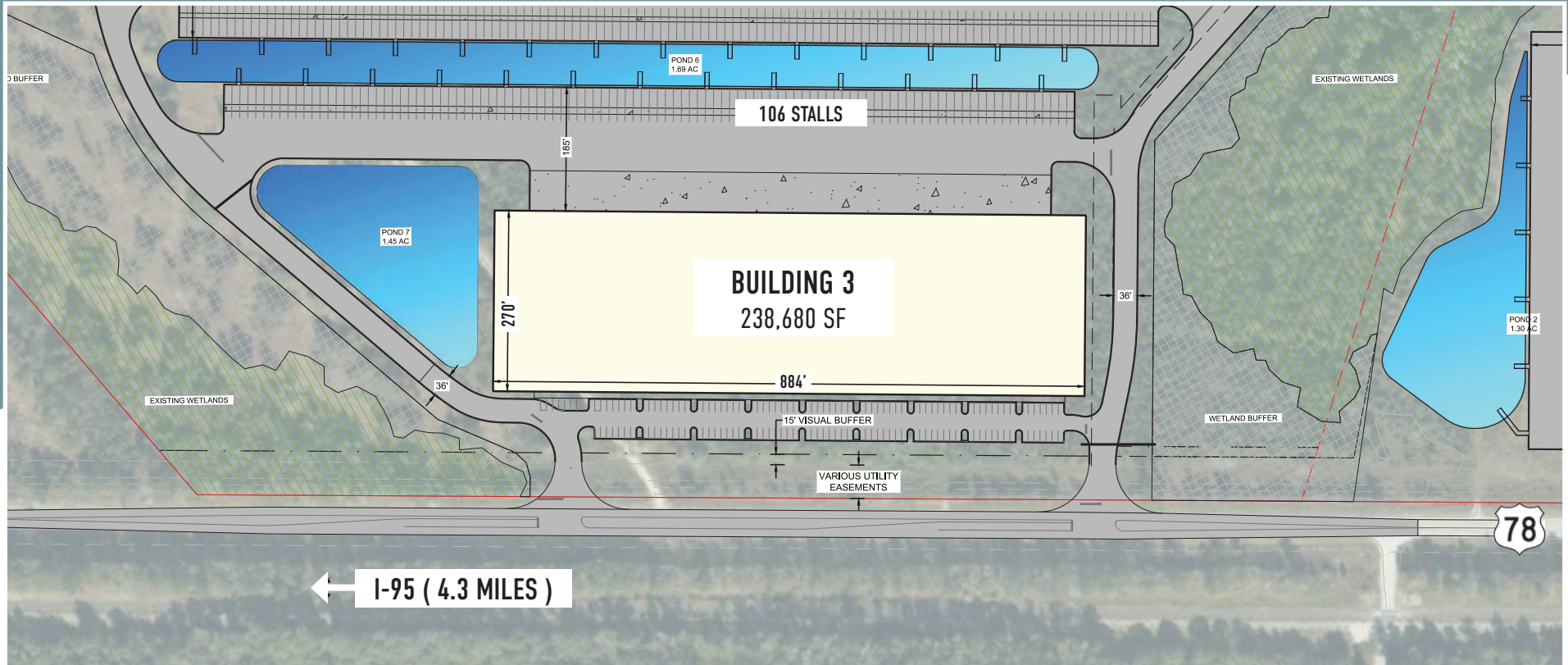
## BUILDING SPECIFICATIONS

BUILDING SIZE:	978,805 SF	EMPLOYEE PARKING:	430 Spaces
CONSTRUCTION STATUS:	Ready for Occupancy	TRAILER PARKING:	234 Stalls
DIVISIBLE:	Yes	FLOOR THICKNESS:	7" Unreinforced. Wire mesh at speed bays
AVAILABLE:	Q2 2024	ELECTRIC PROVIDER:	Edisto Electric Cooperative
TMS:	059-00-00-101	POWER:	3 Phase 4000 AMP/480/277 V
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



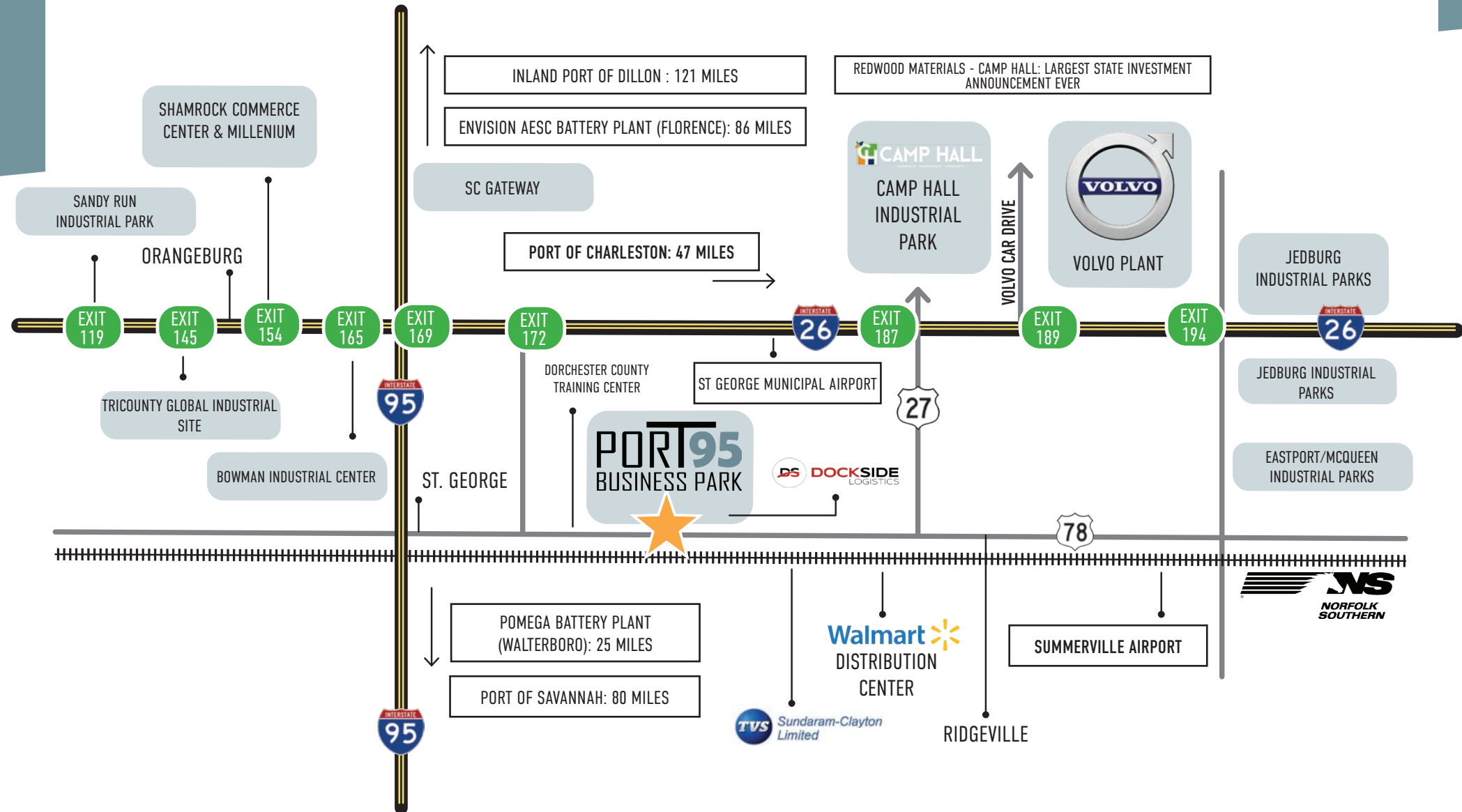
### BUILDING SPECIFICATIONS

BUILDING SIZE:	241,652 SF   193, 652 SF Remaining	EMPLOYEE PARKING:	193 Spaces, Including Future Parking
CONSTRUCTION STATUS:	Ready for Occupancy	TRAILER PARKING:	52 Stalls
DIVISIBLE:	Yes	FLOOR THICKNESS:	7" Unreinforced. Wire mesh at speed bays
AVAILABLE:	Q2 2024	ELECTRIC PROVIDER:	Edisto Electric Cooperative
TMS:	059-00-00-116	POWER:	3 Phase 2000 AMP/480/277 V
COUNTY:	Dorchester County	SPRINKLER:	ESFR
CENTER/ EVES HEIGHT:	36'	LOADING BAY SPACING:	70' x 50'
DOCK-HIGH DOORS:	20 with Full Dock Equipment, Expandable to 42	INTERIOR BAY SPACING:	50' x 50'
DRIVE-IN DOORS:	2	TRUCK COURT DEPTH:	185' Inclusive of Rear Trailer Parking Area
BUILDING DIMENSIONS:	750' x 320'	LIGHTING:	Motion Sensor LED
TRUCKERS OFFICE:	Built to Suit	CONSTRUCTION:	Tilt-Up Concrete
MAIN OFFICE:	Built to Suit	ROOF:	60mil Rubber Membrane TPO



## BUILDING SPECIFICATIONS

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







# 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.

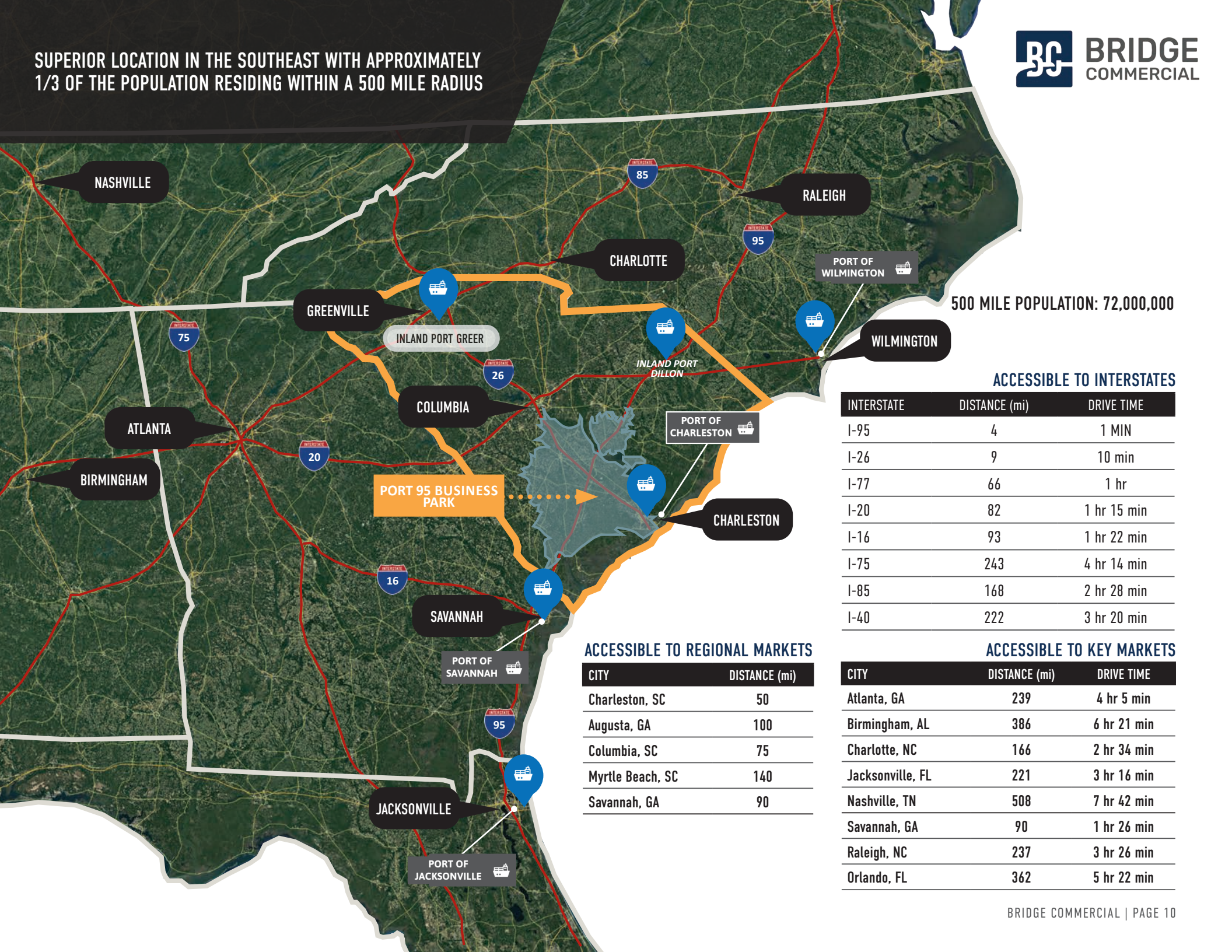
## SC PORTS QUICK FACTS

- 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	1 MIN
I-26	9	10 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	50
Augusta, GA	100
Columbia, SC	75
Myrtle Beach, SC	140
Savannah, GA	90

**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

# CHARLESTON MARKET DRIVERS



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MATERIALS



SAIC



BOSCH



GENERAL  
DYNAMICS



PORT95  
BUSINESS PARK

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