

SUBLEASE | 198,640 SF | FOREIGN TRADE ZONE

300

TRADE ZONE BLVD
SUMMERVILLE, SC 29483



AVAILABLE THROUGH APRIL 2029

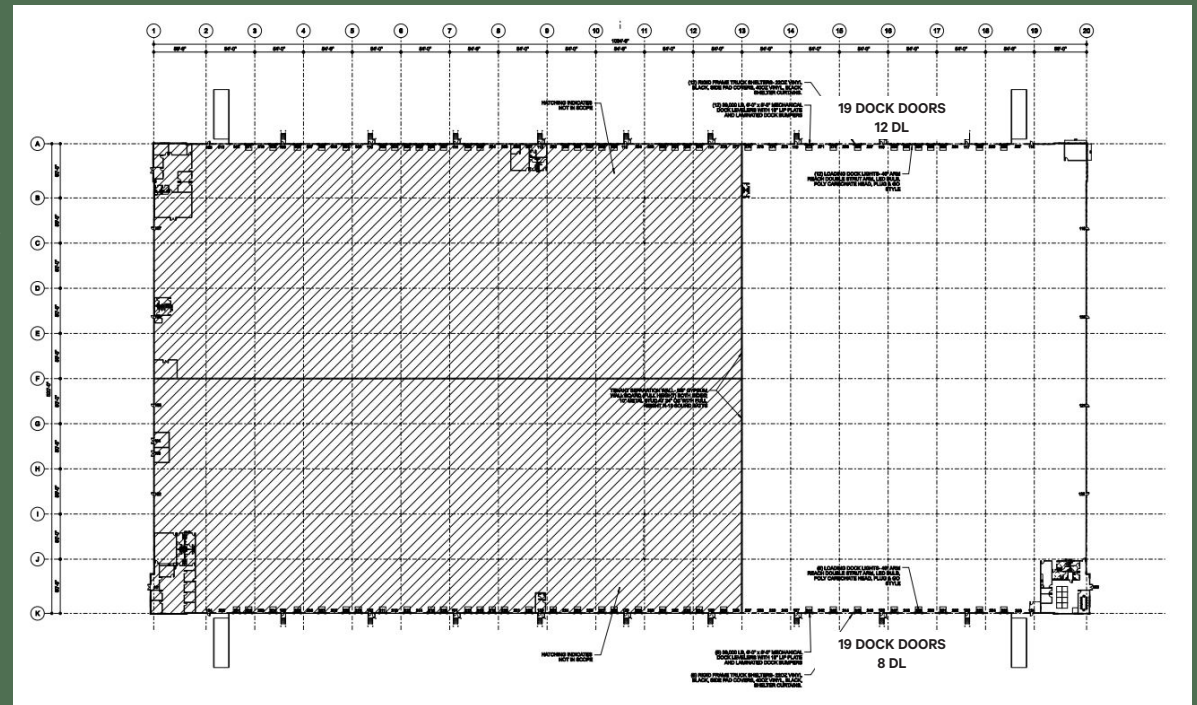
CBRE

PROPERTY HIGHLIGHTS

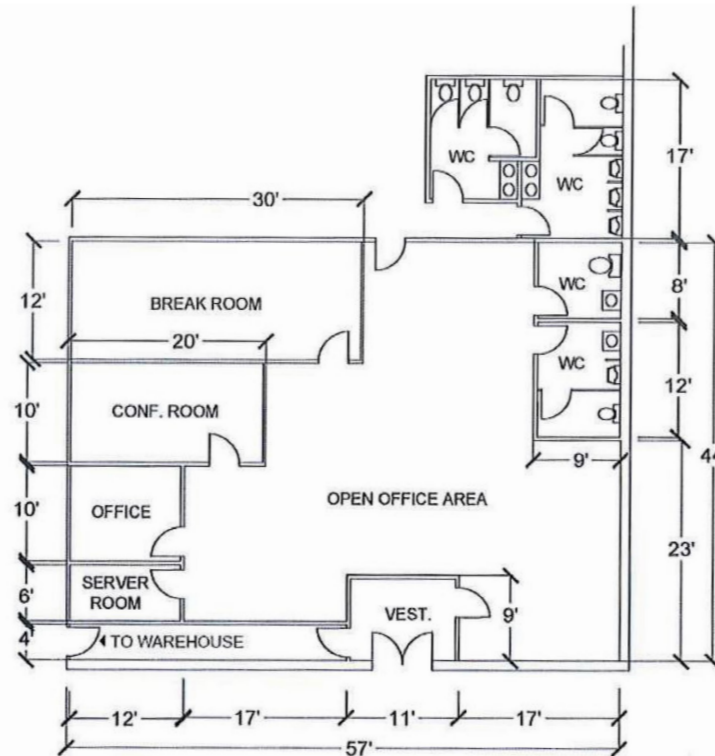
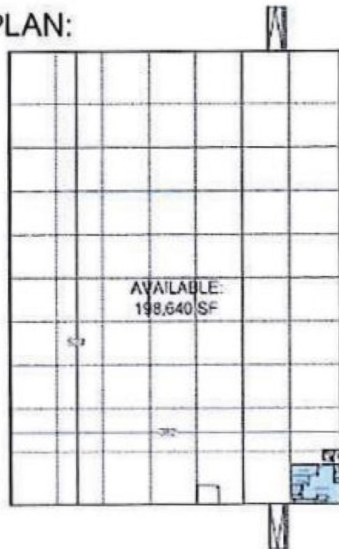
- 198,640 Total SF
- 36 Clear Height
- 38 Doors: 20 with 30,000 lb Levelers / Shelters
- 2 Drive In Doors
- 2,500 SF Office
- Foreign Trade Zone
- 1/2 mile to Interstate 26
- In Place SSRC
- Racking in +/- 50%



BUILDING PLAN



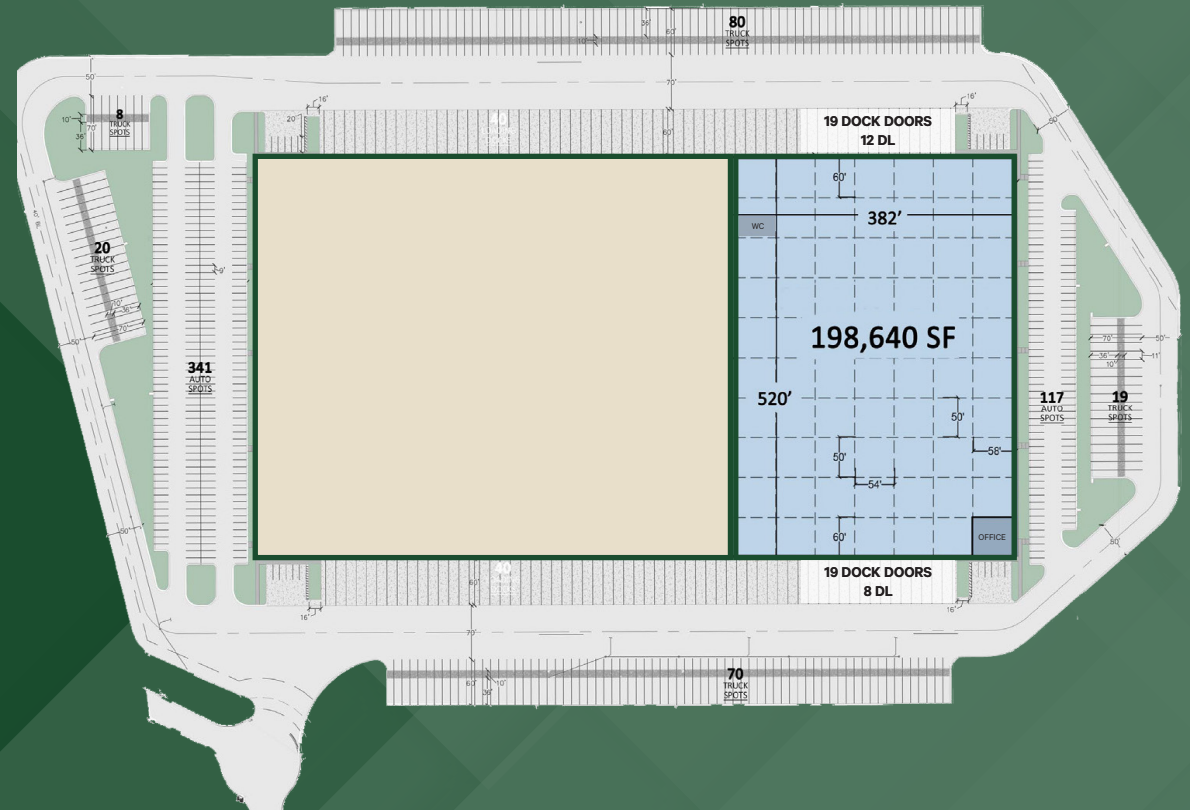
KEY PLAN:



OFFICE PLAN

SITE PLAN

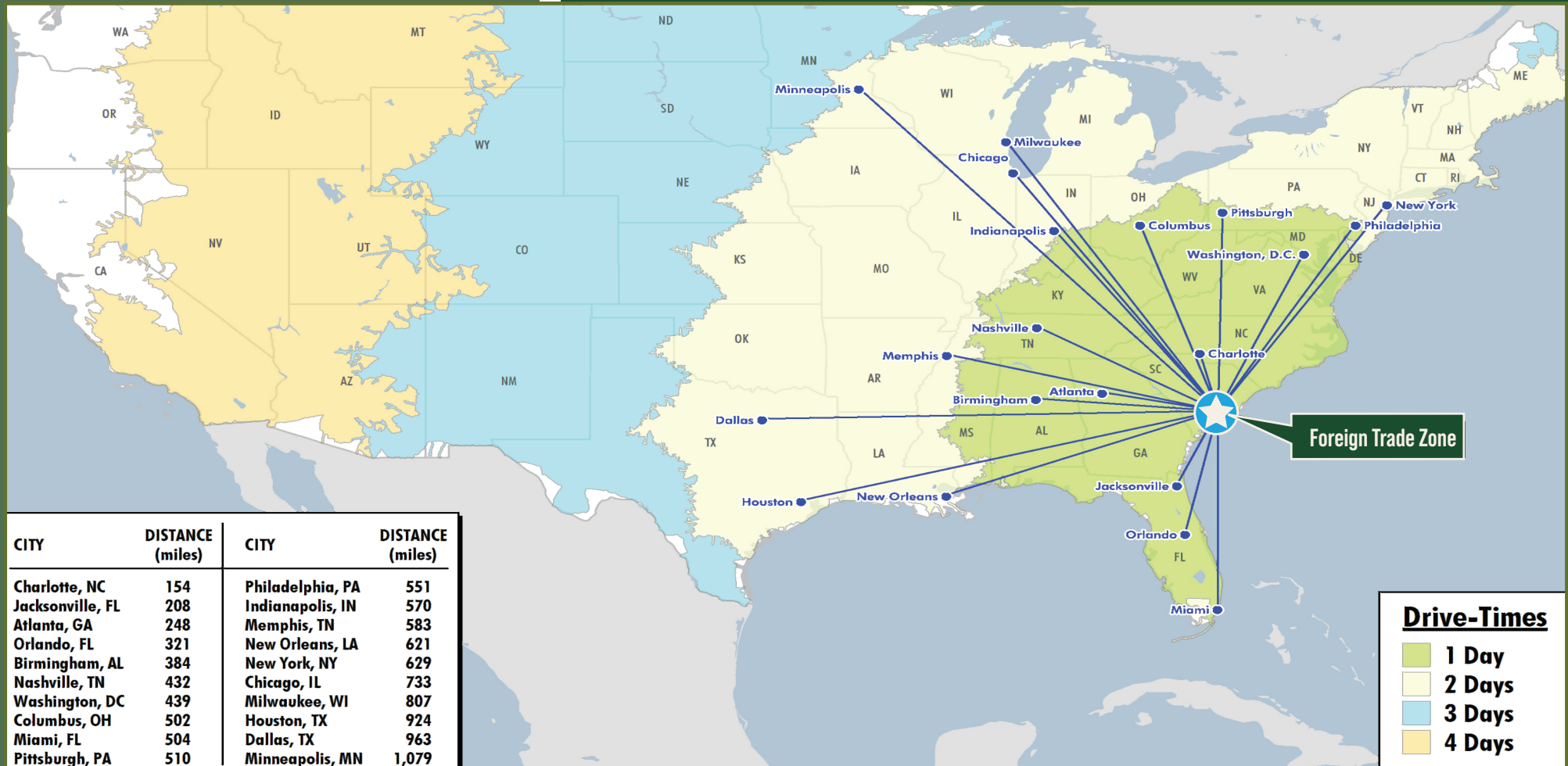
Total SF:	198,640
Office:	2,500 SF primary
Dimensions:	382' X 520'
Dock Doors:	38 - 20 with Levelers
Drive In Doors:	2
Clear Height:	36'
Column Spacing:	50' X 54' With 60' Loading Bays
Fire Protection:	ESFR System
Truck Court:	190'
Lighting:	30' candles per existing racking plan
Car Parking:	117
Existing Park Tenants:	TBC Corporation; Gerber; Americare/Royal; Design House
Forklift Chargers:	10



PROPERTY PHOTOS

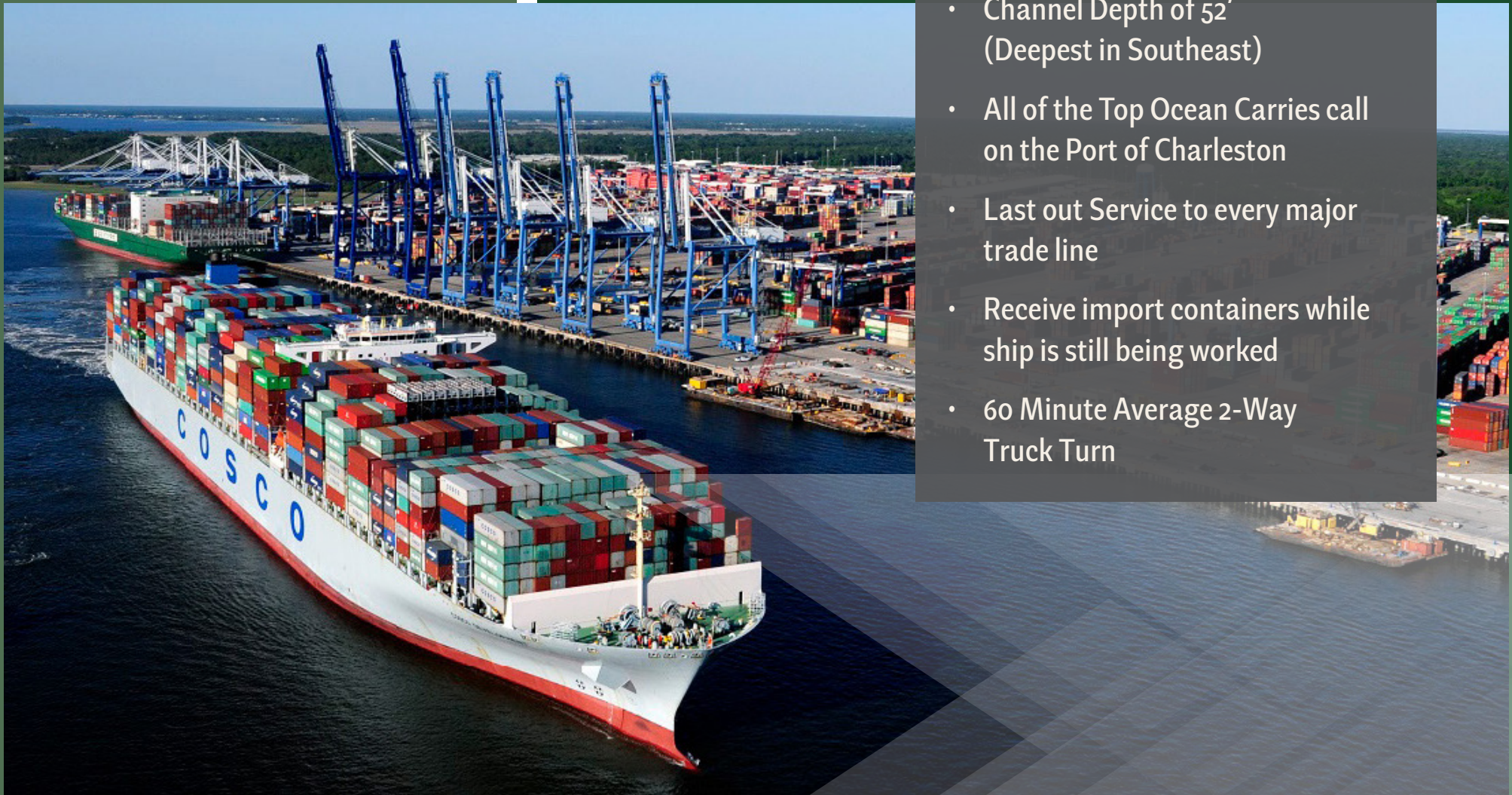


CONNECTIVITY MAP



BENEFITS OF THE PORT

- Most productive port in US
- 60% More Productive than Typical West Coast Port
- Channel Depth of 52' (Deepest in Southeast)
- All of the Top Ocean Carriers call on the Port of Charleston
- Last out Service to every major trade line
- Receive import containers while ship is still being worked
- 60 Minute Average 2-Way Truck Turn



INCENTIVES



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

- Ready SC - 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.

Automotive
manufacturing

Consumer goods
distribution

Refrigerated/
frozen exports

Transloading
resin & grain

Tire manufacturing
& distribution

CHARLESTON BENEFITS



WHY CHARLESTON

- Panama Canal expansion is now complete
- 29 Days from Shanghai to Memphis
- Consumers are demanding faster, cheaper delivery
- Outbound delivery from the DC is becoming more time and cost critical
- 80% savings on inland distribution to key Eastern metro areas
- Improved deliver times and cost for Eastern E-com orders
- 100,000 Lb. GVW limit
- 72% of US consumers live with 2 day drive of CHS
- The Need to diversify port usage to mitigate risk
- Lower DC operating costs
- Max allowable Hours of Service
- Large-Reliable supply of empty containers
- No inventory tax
- Extremely nimble and creative building ownership
- FTZ offers substantial logistics & economic benefits
- Growing Population = Labor Capacity
- Most productive ports= Low and stable dray rate

DID YOU KNOW?

- #1 Best State for Manufacturing in 2022 — Site Selection Group
- #1 South's Best Cities — Southern Living
- #1 Best Small City in the U.S. in 2022 — Conde Nast Traveler
- #2 Large Size U.S. Metro for Prime Workforce — CRDA.org

KEY INDUSTRIAL INFLUENCES

- Boeing
- Mercedes-Benz
- Part of Charleston

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