

SOUTH CAROLINA GATEWAY

The background of the advertisement is a photograph of a busy port at dusk or dawn. Two large gantry cranes are visible, with their lights on. In the foreground and middle ground, there are numerous stacks of colorful shipping containers from various companies like Maersk, China Shipping, and COSCO. The sky is a mix of blue and orange hues.

464 Acres for Build-To-Suit Development Santee, South Carolina

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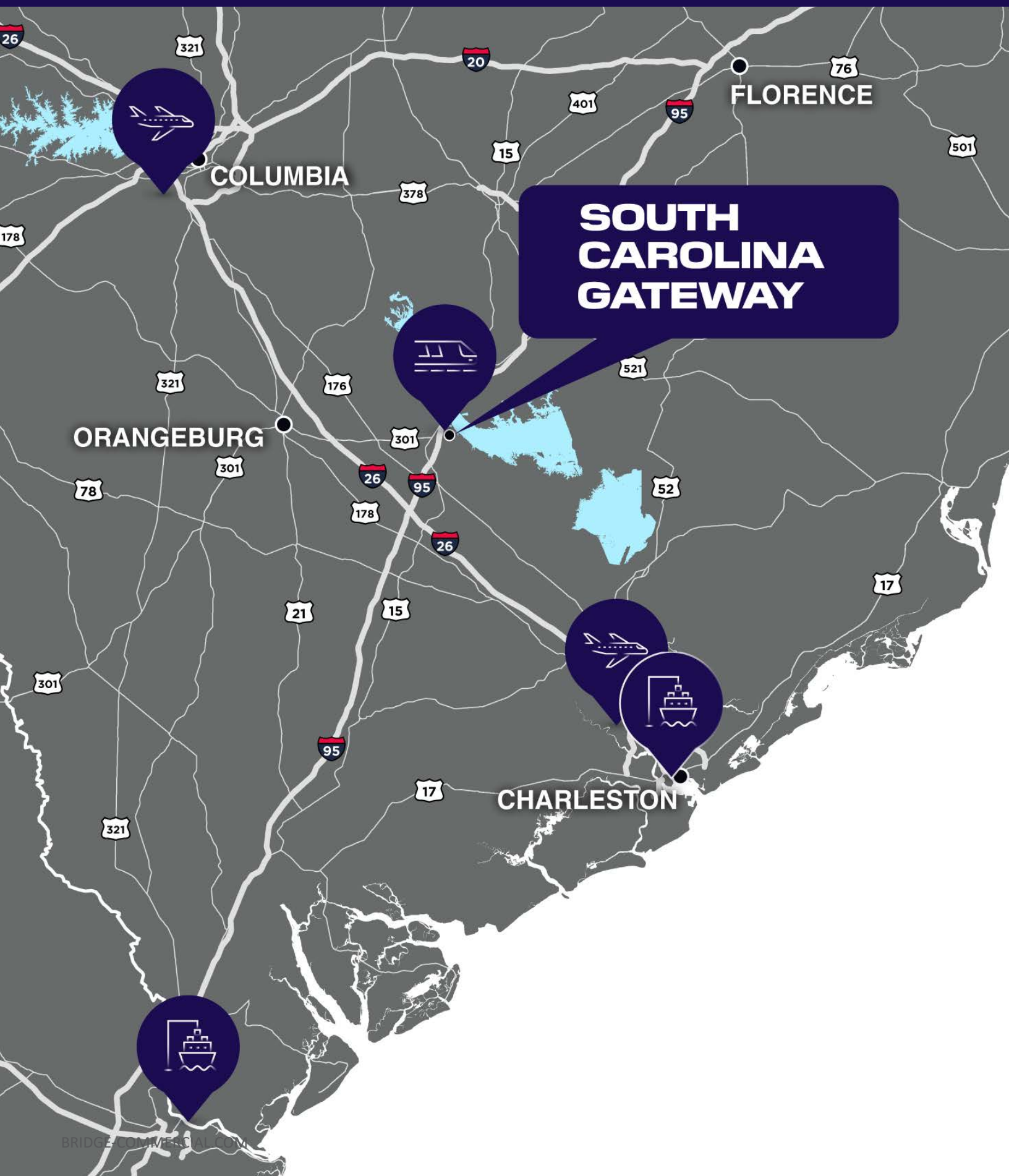
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**BRIDGE
COMMERCIAL**

BRIDGE-COMMERCIAL.COM

Superior Logistics Location



As one of South Carolina’s largest available rail-served industrial parks, South Carolina Gateway is paving the way for bold new possibilities. Situated within Orangeburg County’s Global Logistics Triangle at the four-way interchange of Highway 301 & I-95, the park offers 1,250 developable acres with the ability to accommodate a dozen world-class industrial facilities ranging in size from 50,000 SF to 1 million square feet.

PROXIMATE TO INTERSTATES, PORTS, AND MAJOR CITIES

- Located in Orangeburg county in the Global Logistics Triangle.
- More people and businesses are shifting operations to the Southeast.
- Pro-business state. Opportunity zone location
- Developed by DP World, the leading enabler of global trade with local expertise.

DIRECT ACCESS TO CSX RAIL

- Direct access to CSX mainline, which has active and regular service to multiple local and regional industries
- Centrally located within CSX’s 23 state/21,000 track mile network, and nearby to the “A” line (Atlantic Coastline) which runs along the entire eastern seaboard between Florida and New York
- Access to CSX’s network provides rail connectivity to nearly 2/3rd of the US population in addition to access to every major east coast port including 70 river, lake, and ocean terminals

CITY	DISTANCE (mi)	DRIVE TIME
Charleston	67	1 hr 9 min
Columbia	68	1 hr 10 min
Charlotte	159	2 hr 30 min
Atlanta	248	4 hr 1 min

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-95	<1	1 min
I-26	14	16 min
I-77	58	59 min
I-20	72	1 hr 10 min

PORT	DISTANCE (mi)	DRIVE TIME
Charleston		
Savannah		



EXECUTIVE SUMMARY

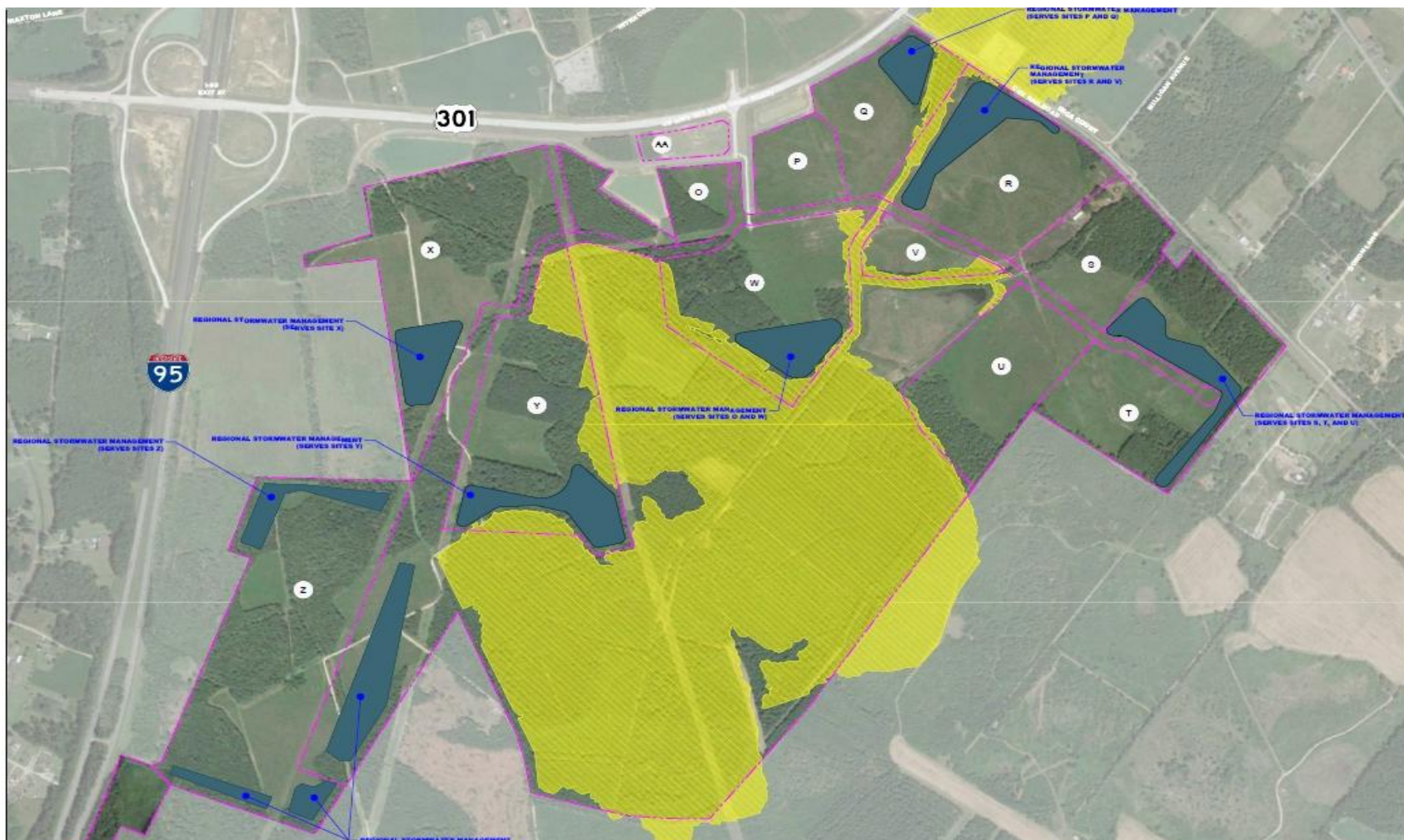
Goals & Objectives for the Warehouse Buildings

- Ensure the broadest possible exposure to targeted segments of the tenant community.
- Inform, support, and “excite” qualified tenants into an aggressive mind-set.
- Micro-manage and report Buyer interest to keep the owner informed at all times.

Marketing Strategy

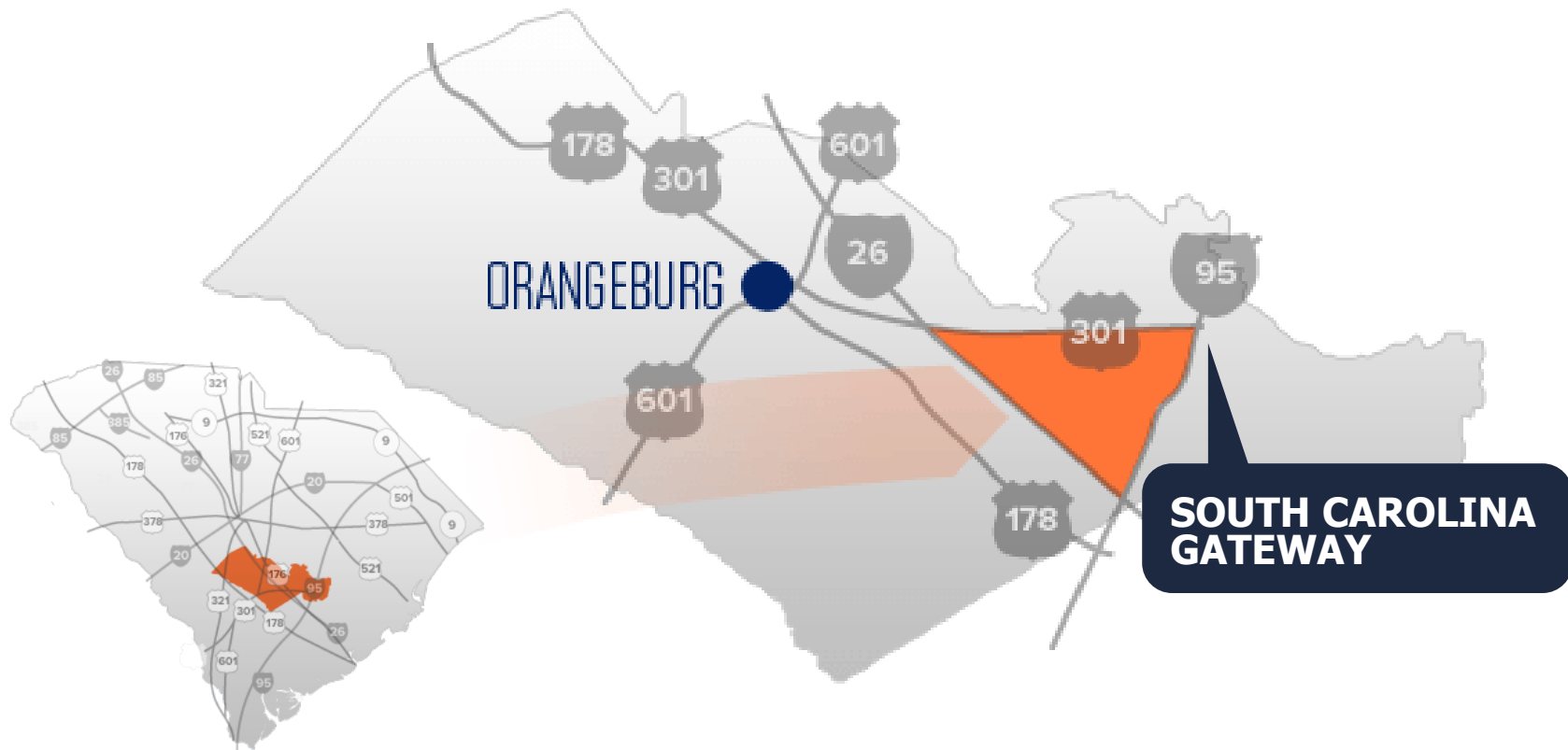
Bridge's marketing strategy will be focused on disseminating the following leasing points to the broad tenant marketplace. This property is an excellent leasing and management opportunity and we believe the following points/strategy will drive the most interest and thus value.

- Creating branding of the building and address any deferred maintenance on the property.
- Establish a marketing plan with Bridge Team and ownership to implement the broadest exposure to a targeted audience of prospects.
- Promote benefits of this highly coveted industrial property.



Parcel	Acres Parcel	Approx. Usable SF	Utilities	Zoning	Rail served	Storm Water Retention pond on Site?	Site Condition
O	8	348,480	None	BI-Business Industrial	N	N	Wooded
P	13	566,280	None	BI-Business Industrial	N	N	Wooded
Q	25	1,089,000	None	BI-Business Industrial	N	N	Wooded
R	44	1,916,640	None	BI-Business Industrial	Y	Y	Wooded
S	23	1,001,880	None	BI-Business Industrial	Y	Y	Wooded
T	34	1,481,040	None	BI-Business Industrial	N	Y	Wooded
U	53	2,308,680	None	BI-Business Industrial	N	Y	Wooded
V	10	435,600	None	BI-Business Industrial	N	N	Wooded
W	46	2,003,760	None	BI-Business Industrial	N	Y	Wooded
X	60	2,613,600	Proposed	BI-Business Industrial	N	Y	Wooded
Y	58	2,526,480	None	BI-Business Industrial	N	Y	Wooded
Z	85	3,702,600	None	BI-Business Industrial	N	Y	Wooded
AA	5	217,800	None	BI-Business Industrial	N	N	Wooded
Total	464						

Located in SC's Global Logistics Triangle



- The Global Logistics Triangle (GLT) is a vision to transform South Carolina's Lowcountry into a regional gateway for the United States.
- The goal is the establishment of a twenty-first century trade and logistics infrastructure that links the world economy to the markets of the southeast and beyond.
- Early projections show the triangular area encompassed by I-95, I-26, and U.S. 301 will become a regional intermodal transportation center over the next decade.
- The (GLT) is a truly innovative development for distribution and light manufacturing that will create an ideal location for distribution centers and other transportation-related businesses, while sparking other economic development and job growth.
- Global Logistics Triangle is also an important component in the future of the Port of Charleston and the Port of Savannah as both class I rail lines traverse the more than 4,000 acres of level four certified sights.

Source: ocdc.com

Located in the pathway of growth

- Proximate to interstates and a surrounding skilled labor force.
- Home to numerous Fortune 500 companies with over 170 Expansions or New Industry in the past 5 years.



**SOUTH CAROLINA
GATEWAY**

South Carolina is one of the best states for business



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 the South Carolina Department of Commerce to learn more about the various programs which may apply.
www.SCCommerce.com.

The site has the opportunity for Fee in Lieu of Taxes ("FILOT") and Special Source Revenue Credit ("SSRC"). The FILOT fixes the taxes for a period of time. The SSRC reduces the taxes by a percentage for a certain time.

FEE IN LIEU OF PROPERTY TAX

In South Carolina, counties levy property taxes. Companies with qualifying investments may be able to negotiate a fee in lieu of property taxes, which can greatly reduce their liability by decreasing assessment ratios and fixing millage rates for a specified term of years. This incentive is discretionary and may only be granted by the County in which the project is located. There are multiple types of fee arrangements that vary as to the length of the incentive and the amount of the incentive.

SPECIAL SOURCE REVENUE CREDIT

A County may grant a company a credit against its property taxes or fee in lieu of property taxes in order to offset costs related to the company's infrastructure expenditures. The incentive is discretionary and may only be granted by the county where the project is located.

- **\$10.27 Billion in capital investments and 14,083 new jobs - 2023**
- **One of the lowest corporate income tax rates in the Southeast.**
- **A business-friendly method to determine income, subject to the state's corporate income tax rate.**
- **Numerous credits and methods to reduce and eliminate corporate income tax liability.**



TOP 6

STATES FOR
DOING BUSINESS

FORBES | 2023

#6

TOP STATE
BUSINESS CLIMATE

SITE SELECTION | 2023

\$200

BILLION IMPACT ON STATE
FROM MANUFACTURING

SC FUTURE MAKERS &
SC MANUFACTURERS ALLIANCE | 2024

#8

BEST STATES
FOR BUSINESS

CHIEF EXECUTIVE | 2024

Source: odc.com

Proximate to two of the fastest growing ports



PORT OF CHARLESTON

TOP 8

**BUSIEST CONTAINER
PORT**
in the U.S. (2024)

52'

DRAFT
Deepest in Southeast
& regularly handles
Post-Panamax ships

8TH

**LARGEST MARITIME
HUB**
in the U.S. (2022)

3

PORT LOCATIONS
Charleston and inland
ports in Greer and Dillon



PORT OF SAVANNAH

TOP 3

**& FASTEST GROWING
CONTAINER PORT**
in the U.S. for the last
10 years

DUAL RAIL

**SERVED BY BOTH
CSX AND NORFOLK
SOUTHERN**

45%

**SERVES 45% OF THE
U.S. POPULATION WITH
IMMEDIATE ACCESS TO
TWO INTERSTATES**

DISTRIBUTION

**LARGEST CONCENTRATION OF
RETAIL IMPORT DISTRIBUTION
ALONG EAST COAST**



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