

50,000-157,500 SF FOR SUBLEASE VANTAGE POINT 1

135 ELECTRIC AVE, RIDGEVILLE, SC | CAMP HALL CAMPUS 1



VANTAGE
POINT I



- » 50,000 SF -157,500 SF
- » 30' Clear Height
- » Divisible down to 50,000 SF
- » 26 Dock Doors (13 with levelers)
- » 2 Drive-In Doors
- » 1.2 Miles from Volvo

INTERSECTION OF
& VOLVO CAR DRIVE
AUTONOMOUS DRIVE

50,000-157,500 SF AVAILABLE FOR SUBLEASE

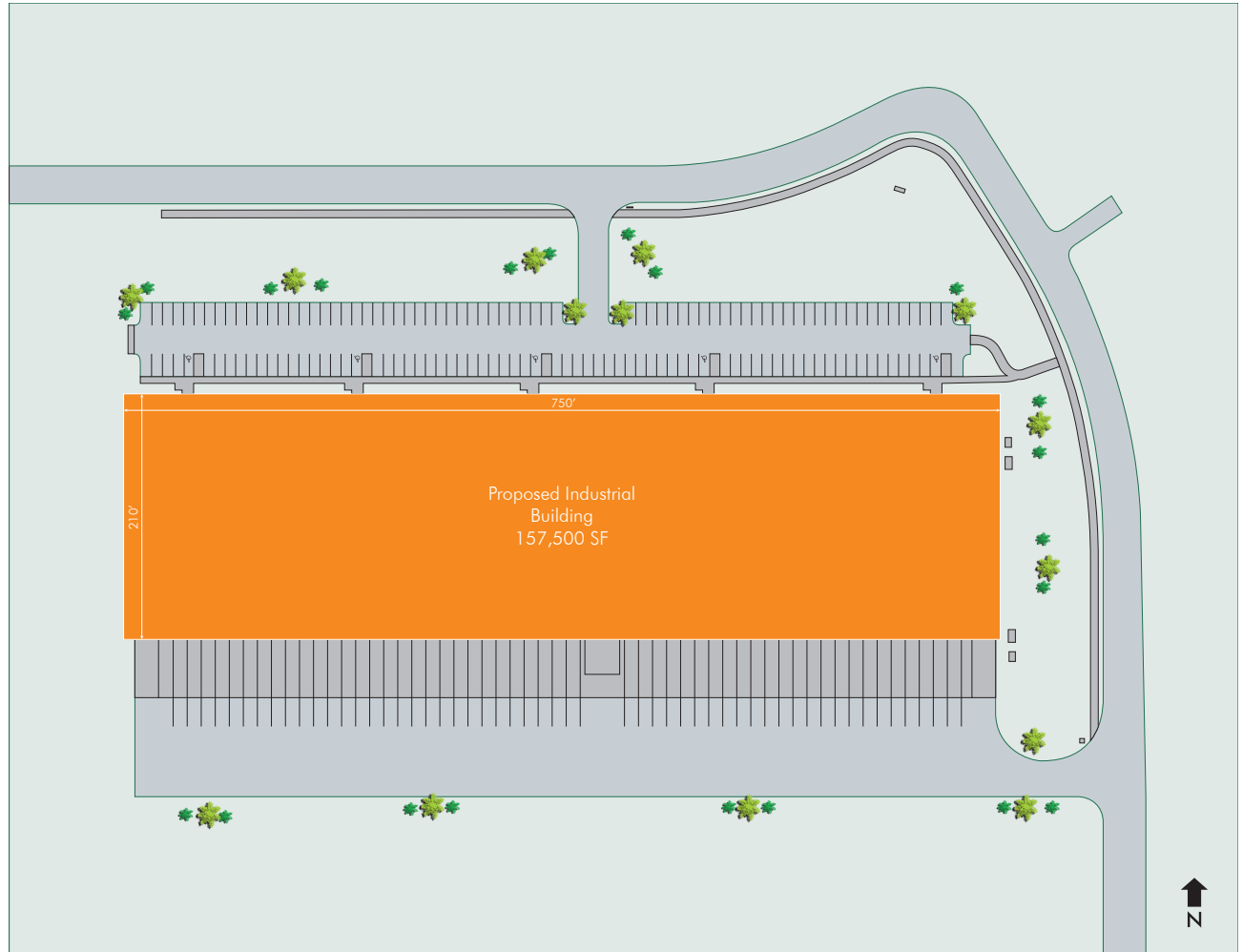
& VOLVO CAR DRIVE AUTONOMOUS DRIVE



SITE PLAN

BUILDING SPECIFICATIONS

SIZE	157,500 SF
Office SF	1,750 SF
DIVISIBILITY:	50,000 - 157,500 SF
BUILDING DIMENSIONS:	210' Deep x 750' Long
TYPICAL BAY SIZE:	10,500 SF
DOCK DOORS:	26 (13 with Levelers)
DRIVE IN DOORS:	2
CLEAR HEIGHT:	30'
COLUMN SPACING:	50' x 50' with 60' Speed Bay
TRUCK COURT DEPTH:	135'
ELECTRIC:	377/480 Three Phase
CAR PARKING NUMBER:	144 Car Parking Spaces
LIGHTING:	25 FC
CHARGERS:	Four battery charging disconnects



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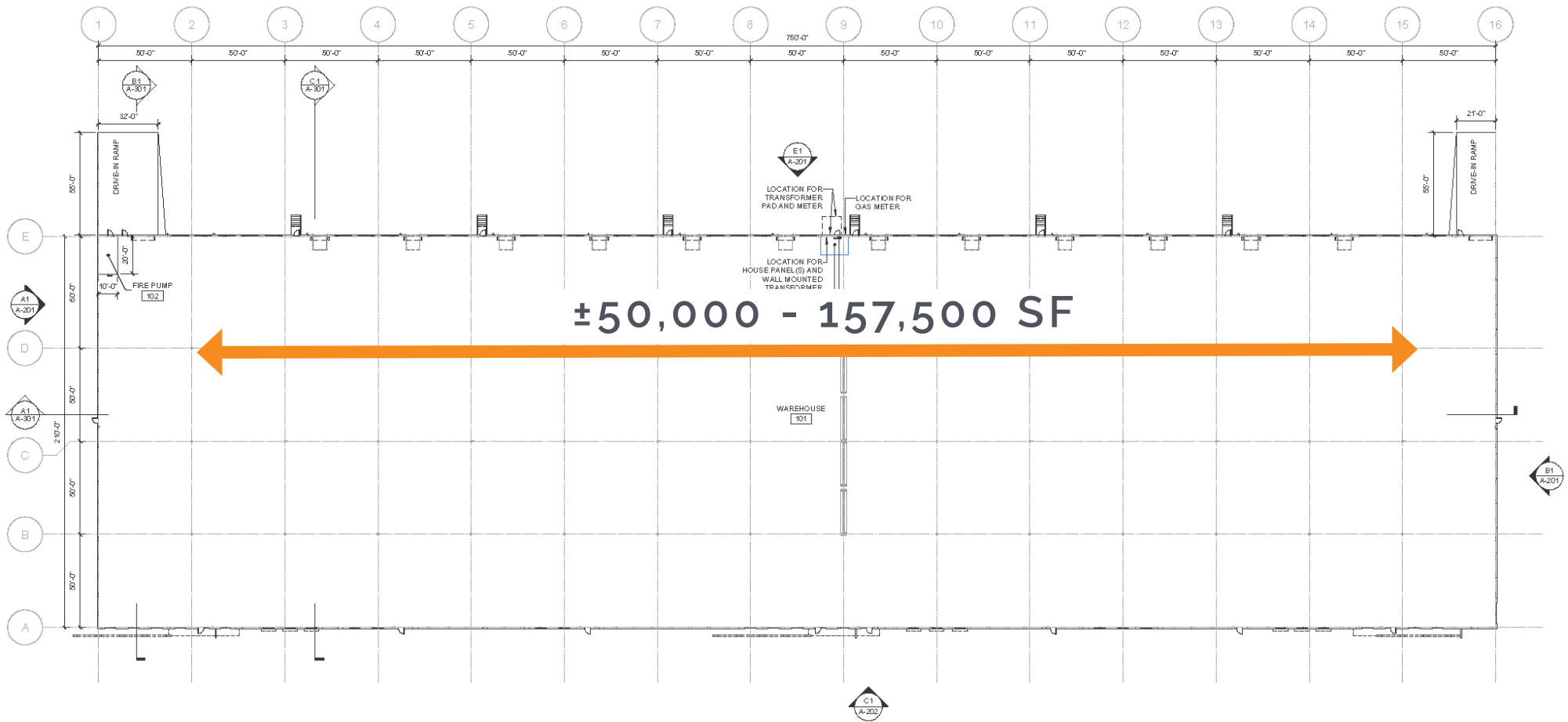
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BUILDING PLAN

Conceptual Demising Plan

±50,000 - 157,500 SF



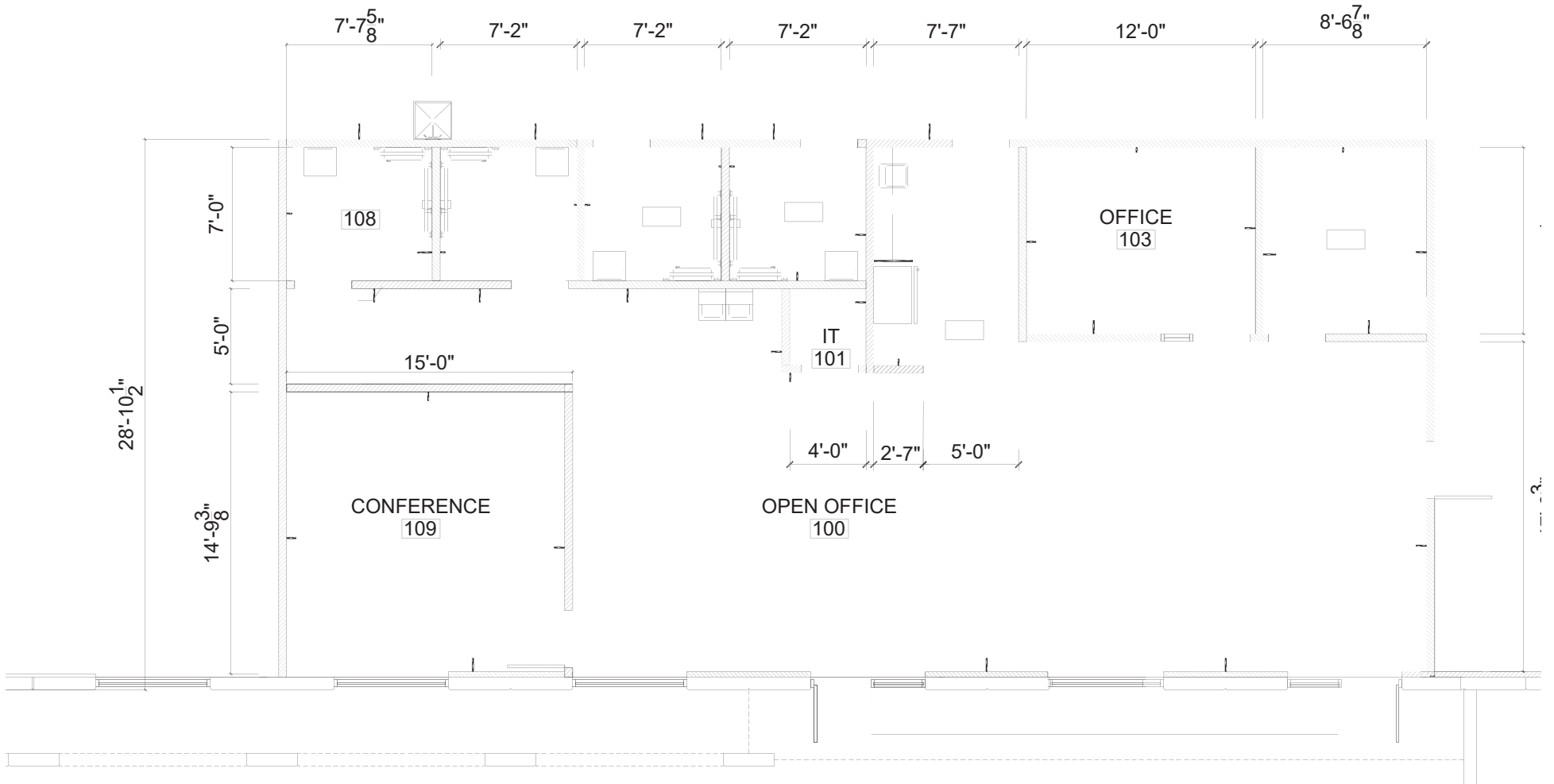
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OFFICE PLAN

Office Plan

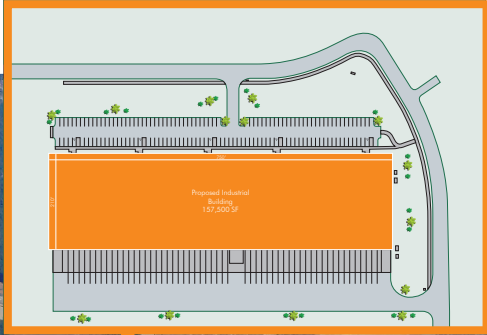


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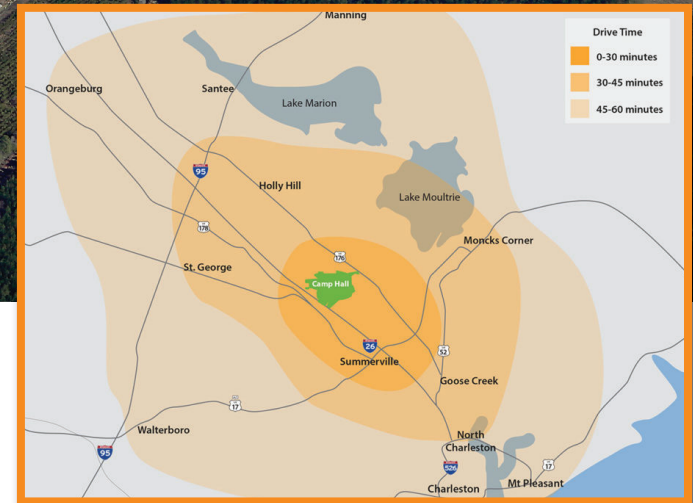


LOCATION & ACCESS



AUTONOMOUS DRIVE

VOLVO CAR DRIVE



**CONVENIENTLY LOCATED
RIGHT OFF THE**

**1.2 MILES FROM VOLVO
2.3 MILES FROM I-26**

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**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 + \$4.8B

Local Jobs

In Economic Impact

- \$1.1 BILLION CAMPUS AT CAMP HALL
- S60 SEDAN PRODUCTION 2018
- XC90 SUV PRODUCTION 2022
- BATTERY MANUFACTURING PLANT 2022
- VOLVO CAR UNIVERSITY 2022

2ND PRODUCTION LINE 2022



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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

- **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.

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

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CHARLESTON BENEFITS

DID YOU KNOW

- #1 City in the U.S. in 2020 — Travel + Leisure
- #1 Best Mid-Size U.S. Metro for Jobs in 2017 — Forbes
- #3 Cities Under One Million in 2019— SmartAsset
- #27 Best place for businesses and careers — Forbes

KEY INDUSTRIAL INFLUENCES

-  Boeing Aviation
-  Volvo Automotive
-  Port of Charleston
-  Walmart Distribution
3,000,000 SF

WHY CHARLESTON

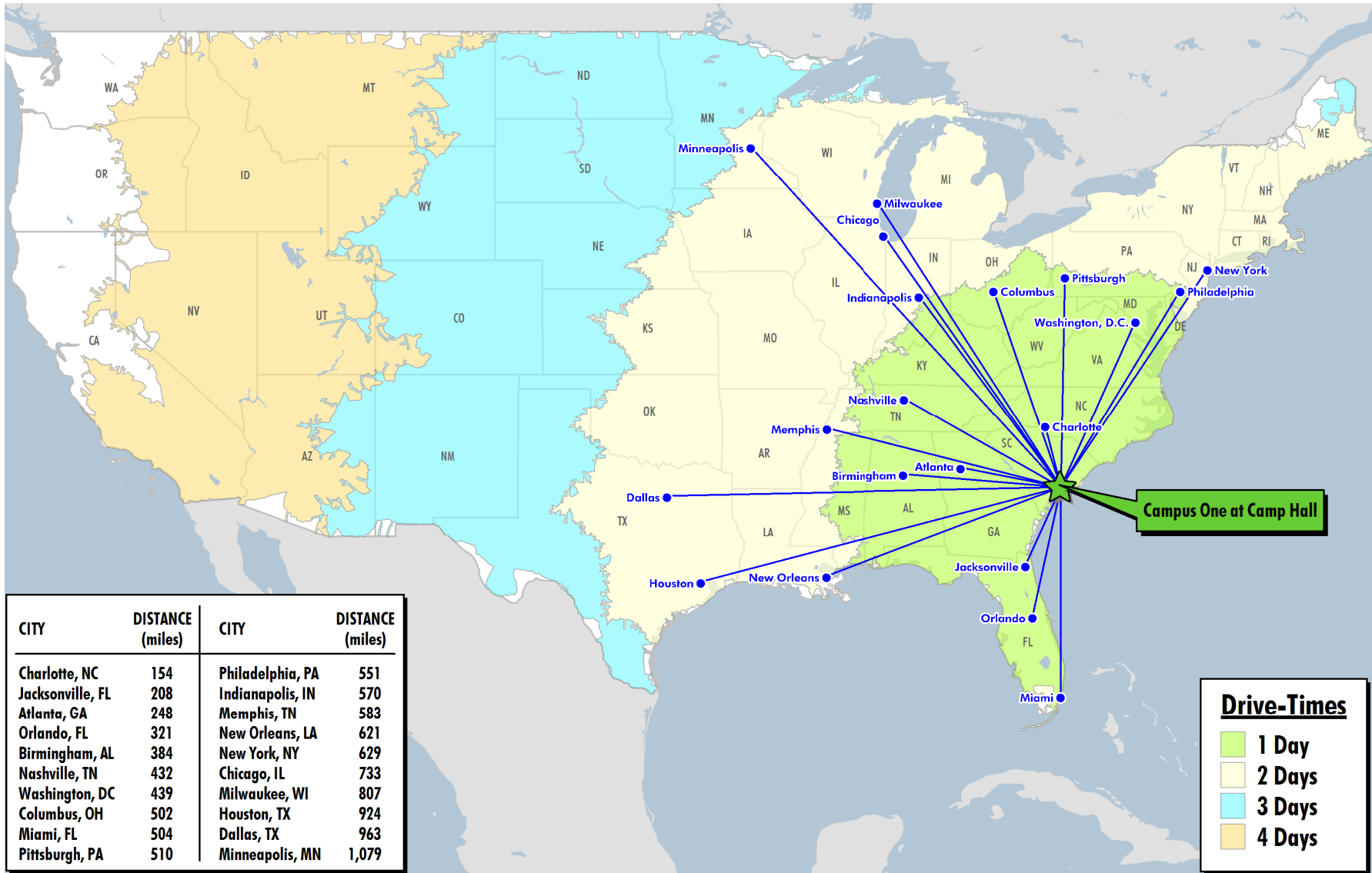
- » Panama Canal expansion is now complete
- » 29 Days from Shanghai to Memphis
- » Consumers are demanding faster, cheaper delivery
- » 80% savings on inland distribution to key Eastern metro areas
- » Improved delivery times and cost for Eastern E-com orders
- » 100,000 Lb. GVW limit
- » 72% of US consumers live with 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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CONNECTIVITY MAP



50,000 SF-157,500 SF FOR SUBLEASE CAMP HALL CAMPUS 1



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