

CREEKSIDE LOGISTICS CENTER

**±340.6 TOTAL ACRES | POTENTIAL FOR ±3M SF INDUSTRIAL
WAREHOUSE SPACE**

CHARLESTON, SOUTH CAROLINA



NORTHPOINT

 **JLL**



**VOLVO CARS,
USA**

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INVESTMENT SUMMARY

Address	Autonomous Drive, Ridgeville, South Carolina 29472
Owner	NorthPoint Development
Use	Warehouse and Distribution
Site Acreage	±340.6
Industrial SF	±3M
Upland	340.6
Opportunity Type	For Sale

CREEKSIDE LOGISTICS CENTER

JLL is pleased to offer for sale the Creekside Logistics Center, located off of I-26 in the Charleston MSA. The Project is situated in Camp Hall's 6,800-acre, Class A master-planned development adjacent to the Volvo Plant in Ridgeville, South Carolina. The Project is advantageously located in a Qualified Opportunity Zone. Moreover, the Project's strategic access to I-26 provides exceptional connection to the world-class logistics and distribution capabilities of the Charleston market, including the Port of Charleston and Charleston International Airport (CHS). The Project is bolstered by the Charleston industrial market's bulletproof performance in 2021, with 5.8 MSF of net absorption in 2021 – over 85% higher than the trailing 5-year average annual net absorption. Over 16.8 MSF of active Tenants-in-Market ("TIM") requirements underscore an insatiable desire for users to relocate to the rapidly-growing Port market as a result of an amenable regulatory environment, plentiful, cost-effective labor supply and highly-connected global distribution network. JLL will solicit offers for the property.

WHY CREEKSIDE LOGISTICS CENTER?

- Capitalize on strong tenant demand and the lack of inventory
- Site of scale in a market constrained by a lack of zoned and entitled land
- Limited availability of port-proximate sites of this size available for developers to purchase
- Attractive South Carolina incentives

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SITE PLAN CONCEPT A



SITE PLAN CONCEPT B



PROPERTY PROFILE

TROPHY-QUALITY LAND OFFERING

SOLID INDUSTRIAL FUNDAMENTALS - CHARLESTON MSA

- Rapidly-growing population of over 800,000 that has grown by more than 49% since 2000 and is projected to continue growing due to exceptional population momentum
- Charleston continues to add new residents at a breakneck pace, with an average of 33 people moving to the MSA every day
- Comprising over 70 MSF of industrial inventory, the tight Charleston market is currently 97.7% occupied with 6.4 MSF of net absorption in the past 24 months
- Rent growth continues unabated, with average NNN asking rents for Class A product growing at a 4.8% 10-year CAGR

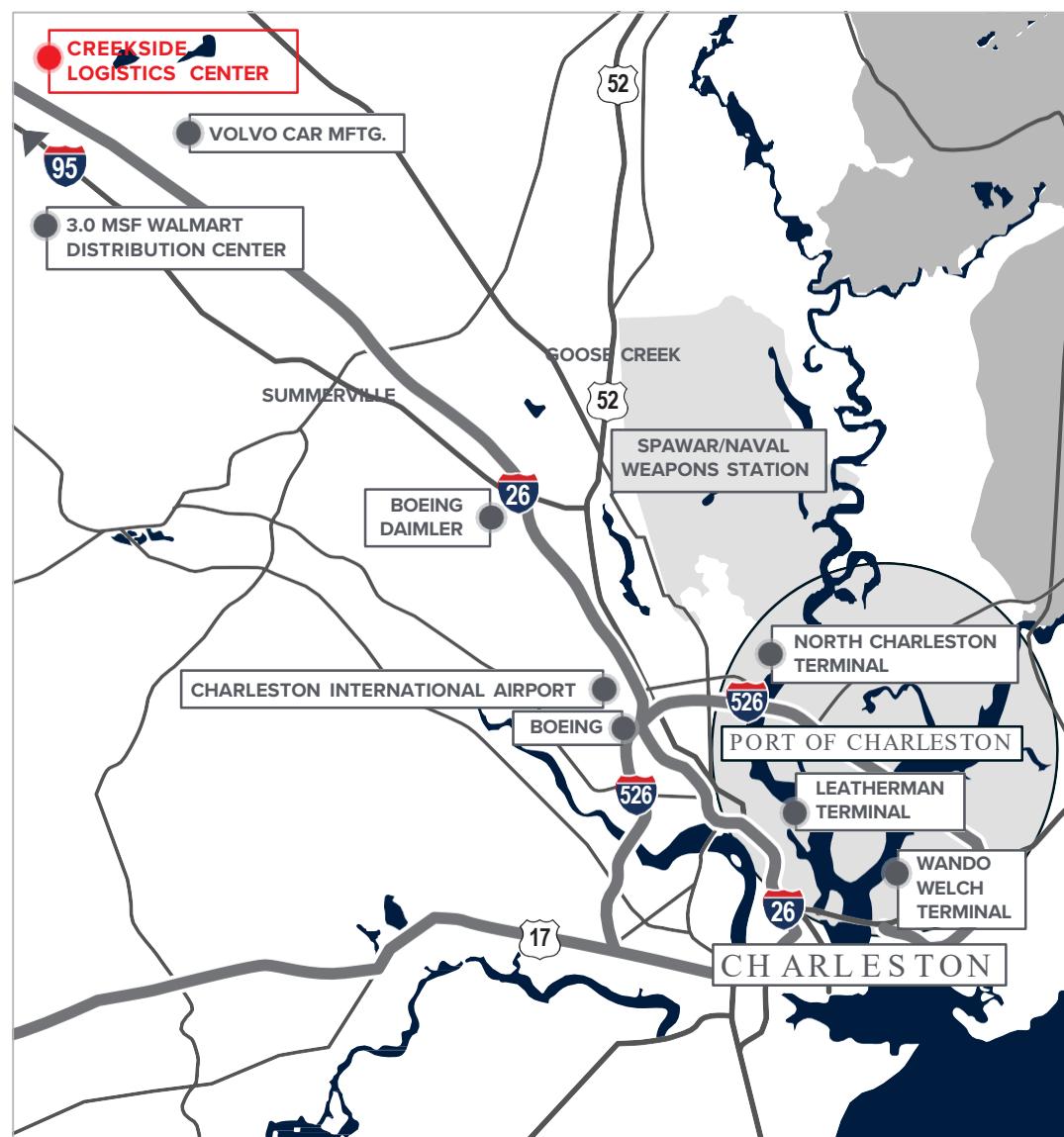
PRIME DISTRIBUTION LOCATION

- Situated just three (3) miles off I-26, the distribution backbone of the Charleston area that connects the Port of Charleston to I-95, I-77, and I-20
- Creekside Logistics Center is located precisely equidistant from I-95 and the Port of Charleston, one of the most productive seaports in the US and a critical international gateway for global commerce.
- Dual rail service from Norfolk Southern and CSX via multiple Class I rail networks directly connects the Port of Charleston and the Charleston MSA to over 40,000 miles of freight rail spanning 23 states

Volvo Plant	± 2.1 mi
I-26	± 3.2 mi
I-95	± 24.0 mi
I-526	± 26.2 mi
Joint Base Charleston - SPAWAR/NIWC Atlantic	± 27.8 mi
Norfolk Southern & CSX Hubs	± 28.6 mi
Charleston International Airport (CHS)	± 28.7 mi
Port of Charleston	± 33.5 mi
Downtown Charleston	± 36.2 mi

OPPORTUNITY ZONE STATUS PROVIDING ADDITIONAL TAX MITIGATION

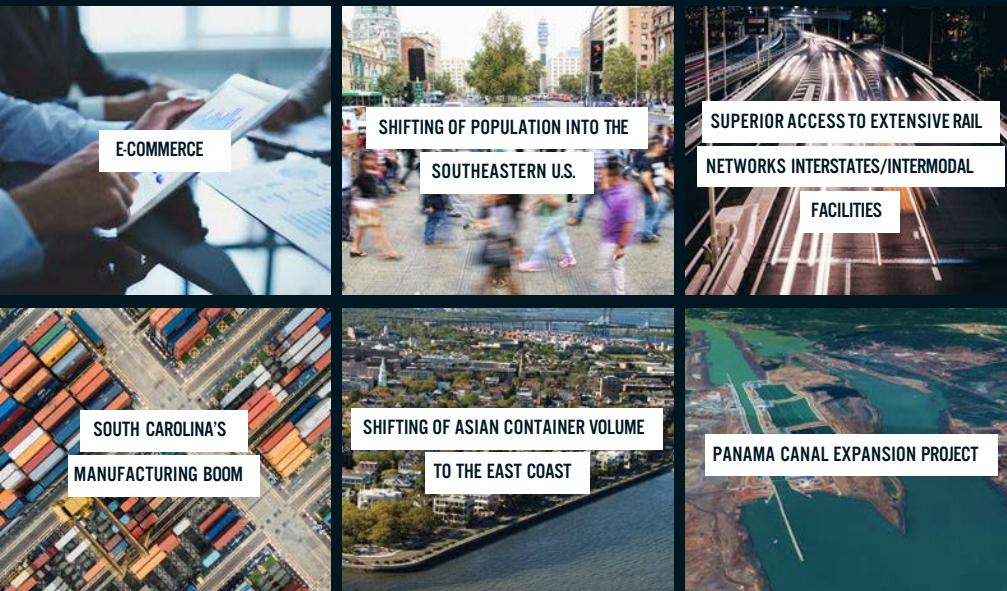
- The Project is in a census-designated Qualified Opportunity Zone ("QOZ") in Berkeley County, providing highly sought-after additional tax benefits through the designation*
- QOZ offers tax benefits including temporary deferral of taxes on previously earned capital gains, basis step-up of previously earned capital gains, and permanent exclusion of taxable income on new gains



RAPIDLY EXPANDING PORT OF CHARLESTON

- The Port has experienced an outstanding 5.6% CAGR in total loaded TEUs over the past decade as a result of key drivers such as Southeastern population growth, secular shift from west coast to east coast ports, and more recently shifts in manufacturing from China to other parts of Asia.
- Totaling nearly \$2.8 billion, the Port's game-changing expansion program has recently completed the delivery of the new Leatherman Terminal (Mar-2021), a new access road connecting to I-26 and the new, dual-access intermodal terminal.
- Charleston Harbor Deepening Project is fully funded and on schedule, putting Charleston Harbor on track to be the deepest East Coast Harbor, capable of handling Super Post-Panamax vessels. 52' depth ensures mega container ships can access port terminals 24 hours a day without tidal restriction.
- \$63.4 million investment to further modernized the Wando Welch Terminal included three (3) more 155' ship-to-shore cranes and 24 rubber-tired gantry cranes which enables the Port to handle three (3) New-Panamax ships simultaneously.
- Charleston is the only Southeast Port of call for ships on the North Atlantic Express (AX1), which considerably expands the Port's connectivity with Northern Europe.

P O R T O F C H A R L E S T O N G R O W T H D R I V E R S



“WE HAVE NEVER BEEN AS BULLISH ABOUT THE PORT AS WE ARE TODAY.”

- MICAH MALLACE, Director of National Accounts at South Carolina Ports Authority

\$63.4B

Statewide Economic Impact

1 DAY

Rail to Inland Port Greer

100

Foreign ports served directly

37

Crane moves per day (most productive in the U.S.)

CHARLESTON, SOUTH CAROLINA

EXPLOSIVE INDUSTRIAL MARKET WITH IMPRESSIVE FUNDAMENTALS

The Charleston industrial market is one of the fastest growing industrial markets in the southeast, offering outstanding supply chain positioning, a skilled workforce, a low cost of operation and a pro-business government. Charleston's competitive inventory is comprised of approximately 70.3 million square feet of warehouse space. A blistering leasing pace thus far in 2022 has posted nearly 1.3 million square feet of positive net absorption YTD, for a total of 6.3 million square feet over the past 24 months – bringing occupancy to 97.7%.

While Charleston has experienced a wave of speculative development within the market, industrial product continues to see rental rates push well above \$6.00 PSF NNN on traditional warehouse new construction. On new development, hard construction costs have increased dramatically over the last 24 months due to higher material input costs, land costs and labor cost escalations.

A series of impressive demand drivers surround the current and future success of the Charleston industrial market. Specifically, Boeing's recently consolidated 787 Dreamliner facility and deep supplier base, the expansion of the Port of Charleston, U.S. naval weapons research and supporting defense contractors and an influx of vehicle manufacturers to the region – including the Daimler/Mercedes and Volvo North Charleston facilities which delivered in 2018 and 2020 respectively.

70.3 MSF

Total Inventory

97.7%

Occupancy

6.3 MSF

Net Absorption
(Past 24 Mos)

\$5.89 NNN

Avg. Asking Rent

8.7%

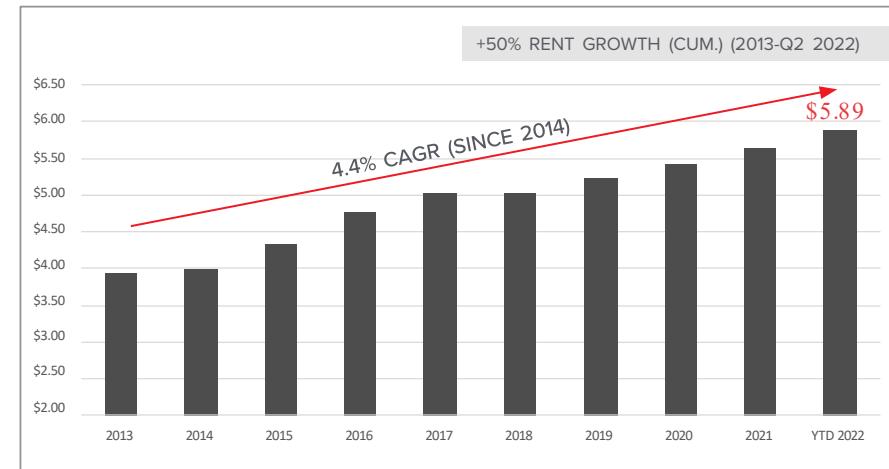
Rent Growth
(Past 24 Mos)

2.2 MSF

Under
Construction
(Speculative)

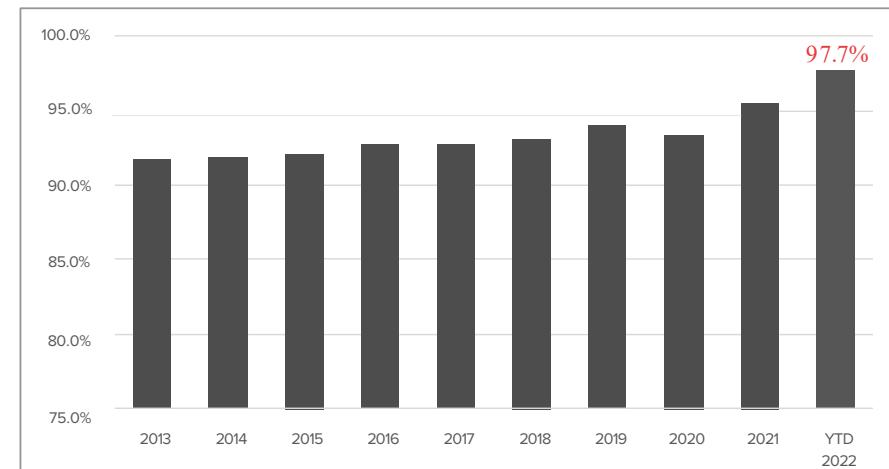
AVERAGE NNN ASKING RENTS PSF

CHARLESTON INDUSTRIAL MARKET (2013- Q2 2022)



CHARLESTON INDUSTRIAL MARKET OCCUPANCY

2013 - Q2 2022



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