

537

Omni Industrial  
Boulevard

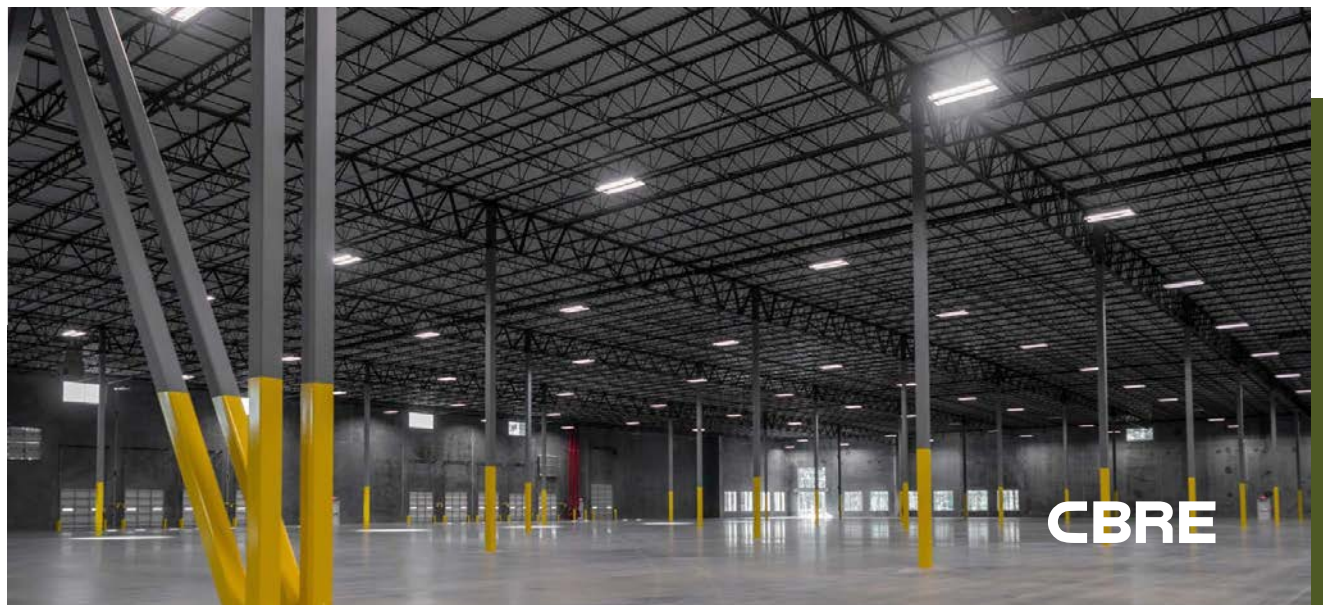
SUMMERVILLE, SC

FOR SUBLEASE

587,720 SF

Available

02/01/2024 - 04/30/2026



CBRE

\*COMPETITIVE SUBLEASE RATE

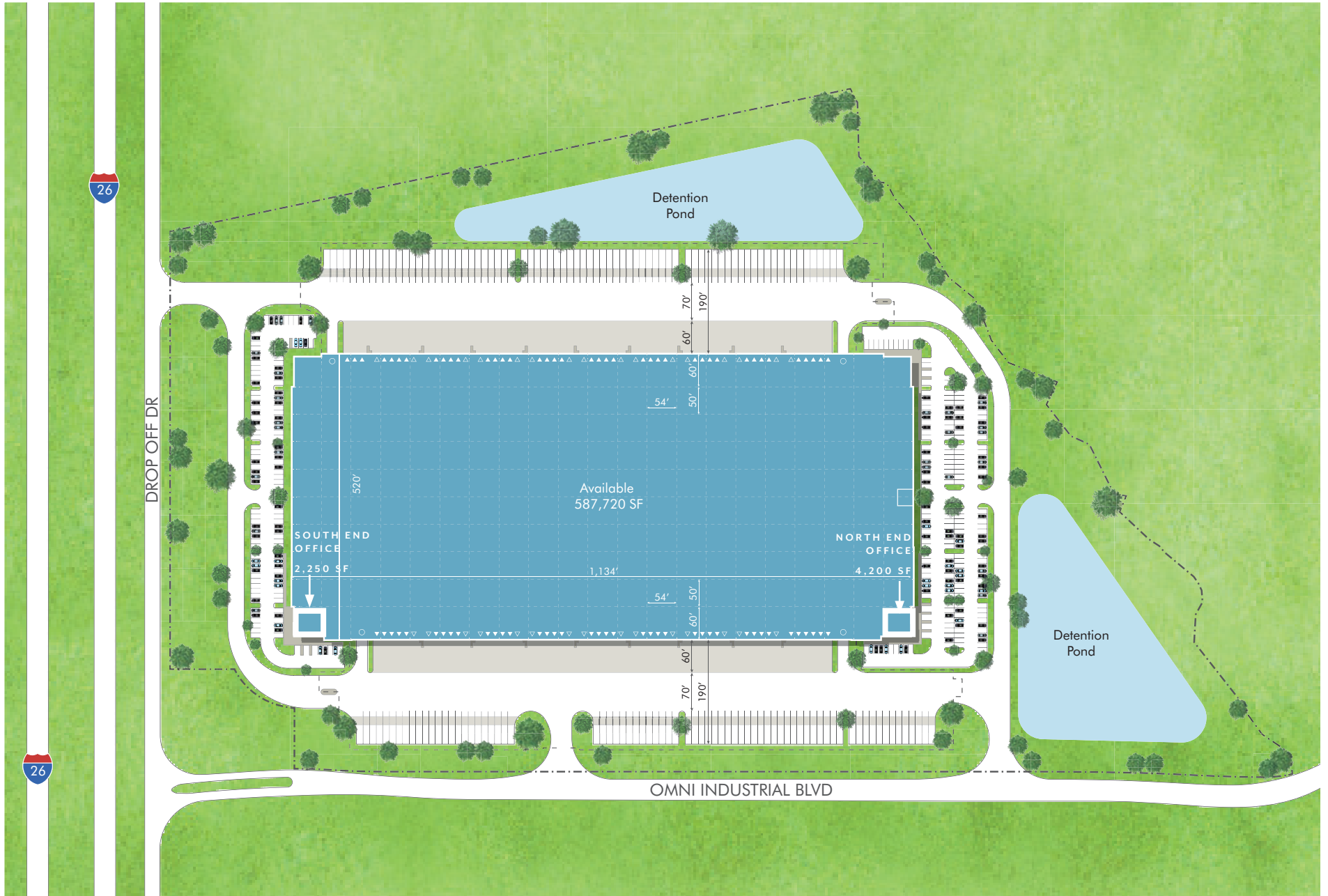
## BUILDING SPECIFICATIONS

### BUILDING 1

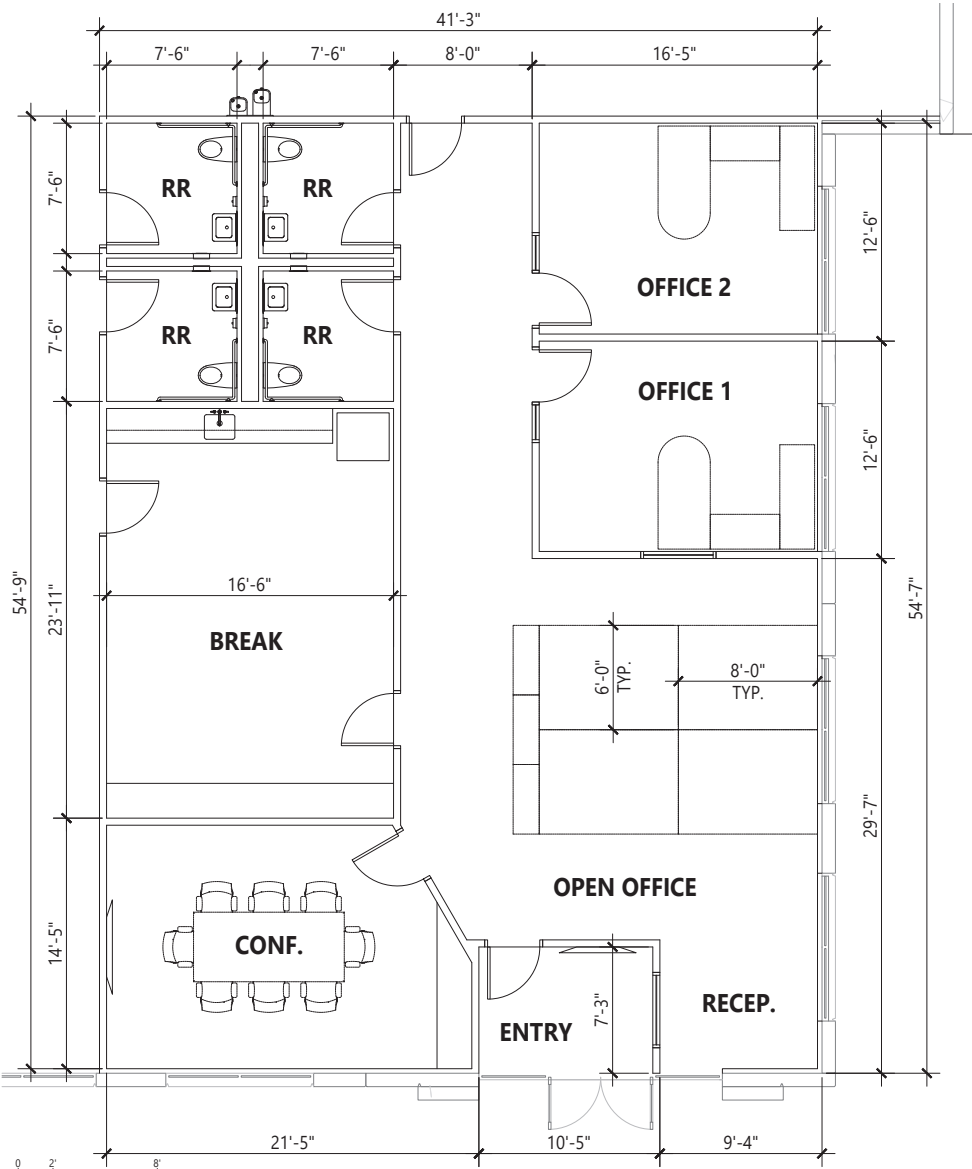
Address	537 Omni Industrial Boulevard Summerville, SC 29483
Total Building SF	587,720
Site Acres	43
Office SF (South End)	2,250
Office SF (North End)	4,200
Building Dimensions	520' x 1,134'
Car Parking	325 Automobile Spaces
Trailer Stalls	151 Remote; 32 on Building
Bay Spacing	50' x 54' Interior Bay 60' x 54' Loading Bays
Clear Height	36'
Truck Dock Doors	79' with Levelers
Drive-In Doors	4
Fire Protection	ESFR Sprinkler
Electric	3,000 amps at 277/480V
Roof	45 Mil White TPO, R-20
Floors	7" Reinforced
Warehouse Lighting	LED Fixtures with Motion Sensors
Ventilation	Rooftop Exhaust Fans Tied Into Wall Louvers
Zoning	Planned Development- Industrial Park
Security	Fully Fenced



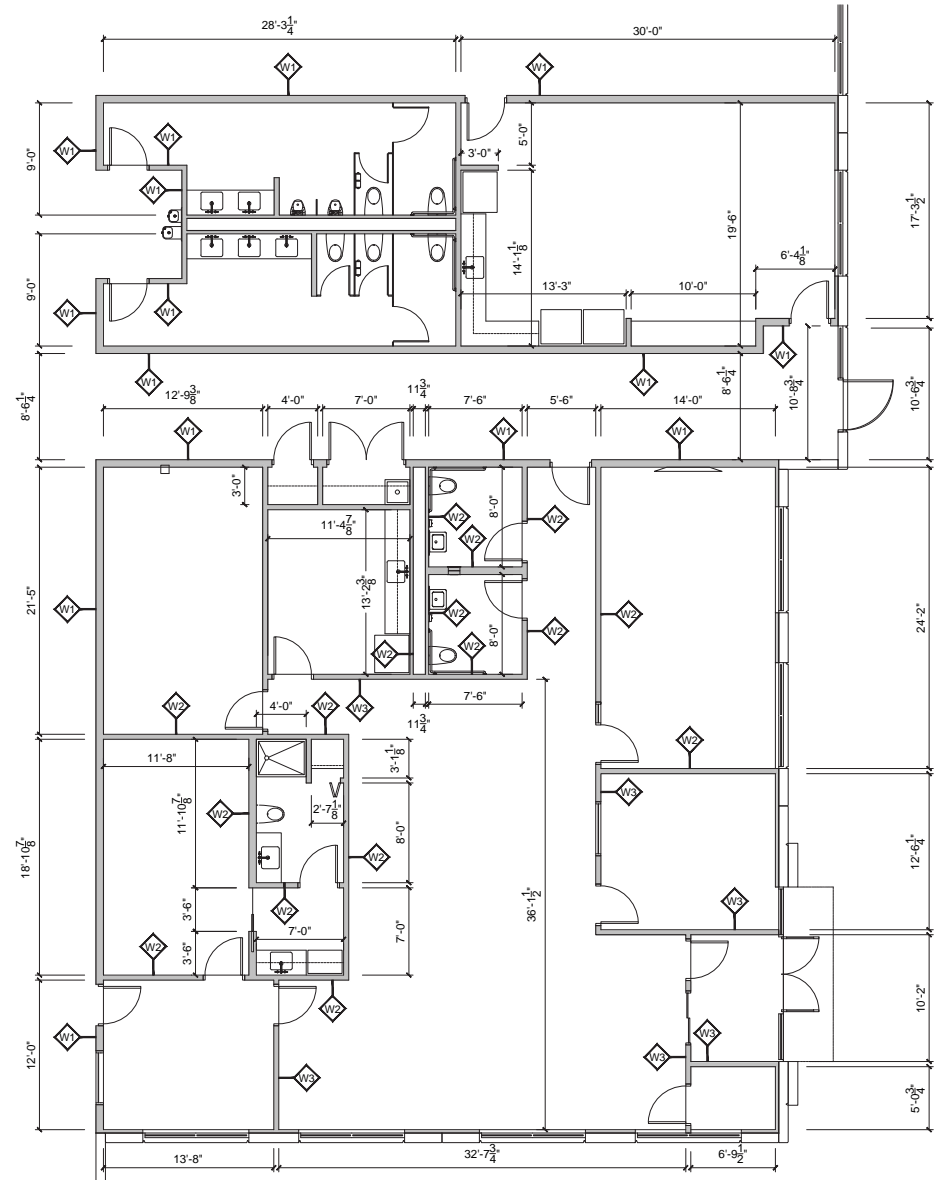
SITE PLAN

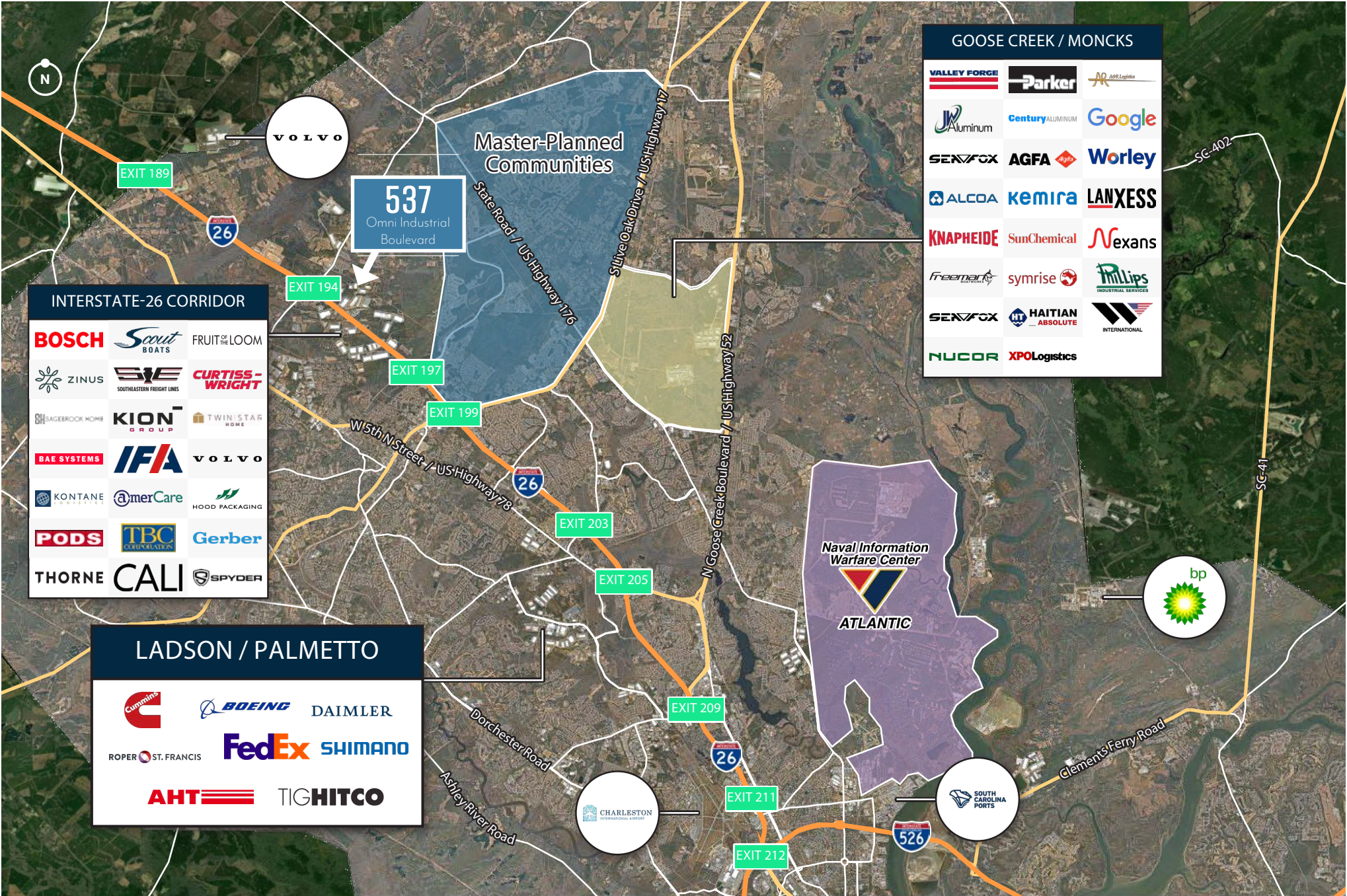


OFFICE PLAN (SOUTH END)  
2,250 SF



OFFICE PLAN (NORTH END)  
4,200 SF





**537**  
Omni Industrial  
Boulevard

Master-Planned  
Communities

**GOOSE CREEK / MONCKS**

VALLEY FORGE	Parker	AR Logistics
Aluminum	Century ALUMINUM	Google
SENFOX	AGFA	Worley
ALCOA	kemira	LANXESS
KNAPHEIDE	SunChemical	Nexans
Freemarc	symrise	Phillips INDUSTRIAL SERVICES
SENFOX	HAITIAN ABSOLUTE	INTERNATIONAL
NUCOR	XPOLogistics	

**INTERSTATE-26 CORRIDOR**

BOSCH	Scout BOATS	FRUIT OF THE LOOM
ZINUS	SWE SOUTHEASTERN FREIGHT LINES	CURTISS-WRIGHT
SAGEBROOK HOME	KION GROUP	TWIN STAR HOME
BAE SYSTEMS	IFA	VOLVO
KONTANE	amerCare	HOOD PACKAGING
PODS	TBC COMMUNICATIONS	Gerber
THORNE	CALI	SPYDER

**LADSON / PALMETTO**

Cummins	BOEING	DAIMLER
ROPER	ST. FRANCIS	FedEx SHIMANO
AHT	TIGHITCO	

Naval Information Warfare Center  
**ATLANTIC**

CHARLESTON  
INTERNATIONAL AIRPORT

SOUTH CAROLINA  
PORTS

bp

# LABOR DEMOGRAPHICS

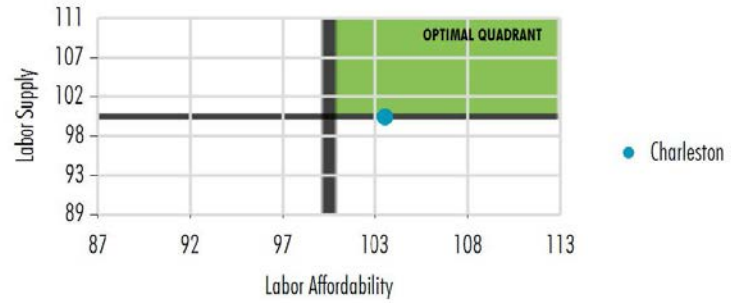
## Demographics

Key Metrics	Market	National
Population (vs. nat'l avg)	698,175	760,791
Labor Force (vs. nat'l avg)	367,188	387,174
Proj. Pop. Growth	5.3%	1.3%
Unemployment (monthly)	2.2%	3.6%
Median Household Income	\$79,896	\$72,407
Proj. Income Growth	12.4%	14.3%
Cost of Living	102.5%	100%
% Population 21-24 (Millenials)	20.3%	19.1%
Median Home Value	\$314,424	\$283,232

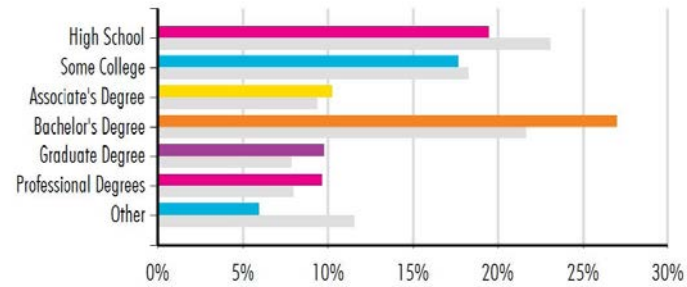
Job Title- Year of Experience	Market	National
A. Forklift Operator (1 Year)	\$33,454	\$34,630
B. Materials Handler (1 Year)	\$32,196	\$33,394
C. Shipping and Receiving Clerk (1 Year)	\$34,318	\$35,480
D. Warehouse Supervisor (3 Year)	\$57,959	\$60,268
E. Warehouse Worker (1 Year)	\$30,252	\$31,479

Post Secondary Schools	Types	Enrollment
Trident Technical College	2 Year Community College	11,286
College of Charleston	4 Year Public University	10,941
Citadel Military College of SC	4 Year Public University	3,693
Charleston Southern University	4 Year Private University	3,341
Medical University of SC	4 Year Public University	3,240

## OPTIMAL BALANCE



## EDUCATIONAL ATTAINMENT

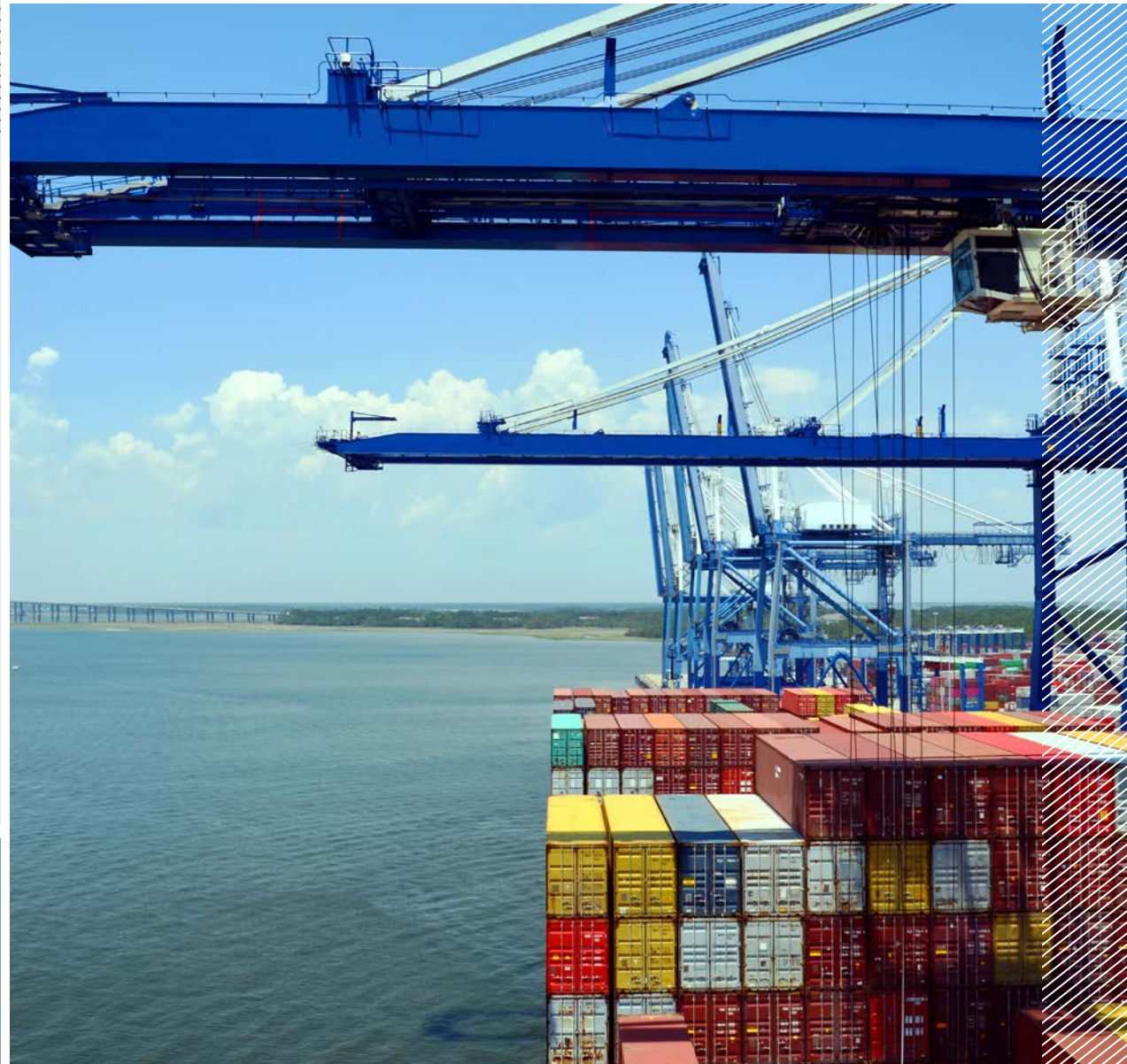


## MARKET WAGES (USD)



## BENEFITS OF THE PORT

- + Most productive port in US
- + 60% More Productive than the 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







#### 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 INFLUENCERS

- + Boeing
- + Mercedes-Benz
- + Part of Charleston

#### 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

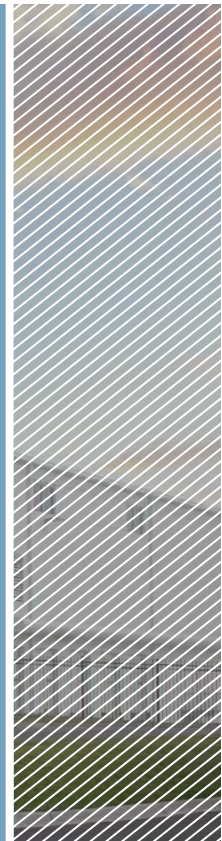
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**BRENDAN REDEYOFF, SIOR**

Senior Vice President

+1 843 793 8839

Brendan.Redeyoff@cbre.com

**ROBERT BARRINEAU**

Senior Vice President

+1 843 270 7851

Robert.Barrineau@cbre.com

**TIM RABER, SIOR**

Vice President

+1 843 972 3220

Tim.Raber@cbre.com

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