



± 141 ACRES FOR SALE

FIVE CHOP ROAD / HWY 301 | ORANGEBURG, SC



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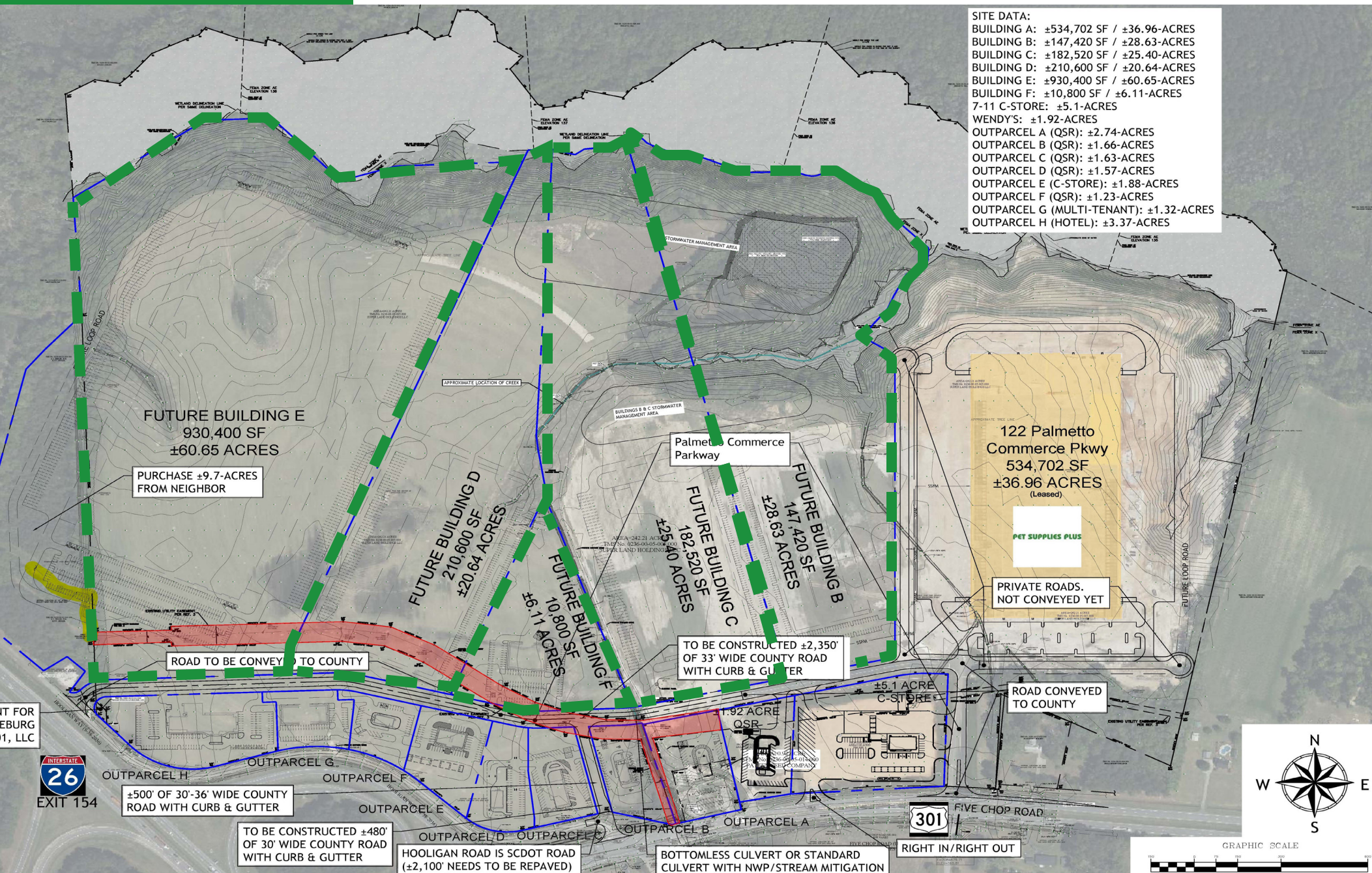
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**± 141
ACRES
AVAILABLE**

SITE	ACRES	FUTURE BLDG
PARCEL B	28.63	±147,420 SF
PARCEL C	25.40	±182,520 SF
PARCEL D	20.64	±210,600 SF
PARCEL E	60.65	±930,400 SF
PARCEL F	6.11	±10,800 SF

Contact Broker for Pricing Information



PROPERTY INFORMATION

Site: Shamrock Commercial Center
Subject Property Size: ±242.38 acres (±141 available)
Zoning Description: BI, Business & Industrial District
Surrounding Land Use: Agricultural, Commercial
Current Land Use of Property: Agricultural
Minimum Elevation: 131.00 ft/39.93 m
Maximum Elevation: 169.00 ft/51.51 m
Primary Soil Type: loamy sand, sandy loam
Developable Property: ±141 acres
Prime Commercial Sites - 6 sites - ±28 acres
Proximity to Services - Major Manufacturers:
Boeing - 63 mi/101.39 km
Volvo - 43 miles/69.2 km
BMW - 139 mi/233.7 km
Mercedes - 69 mi/111.05 k

Prime Logistics Site

Road Extension Completion Mid 2025

PROPERTY DEMOGRAPHICS*

Population: 17,913
Households: 6,175
Average HH Income: \$52,539
Median HH Income: \$39,191

*demographics are based on a 3-mile radius/2023 data

TRANSPORTATION ACCESSIBILITY

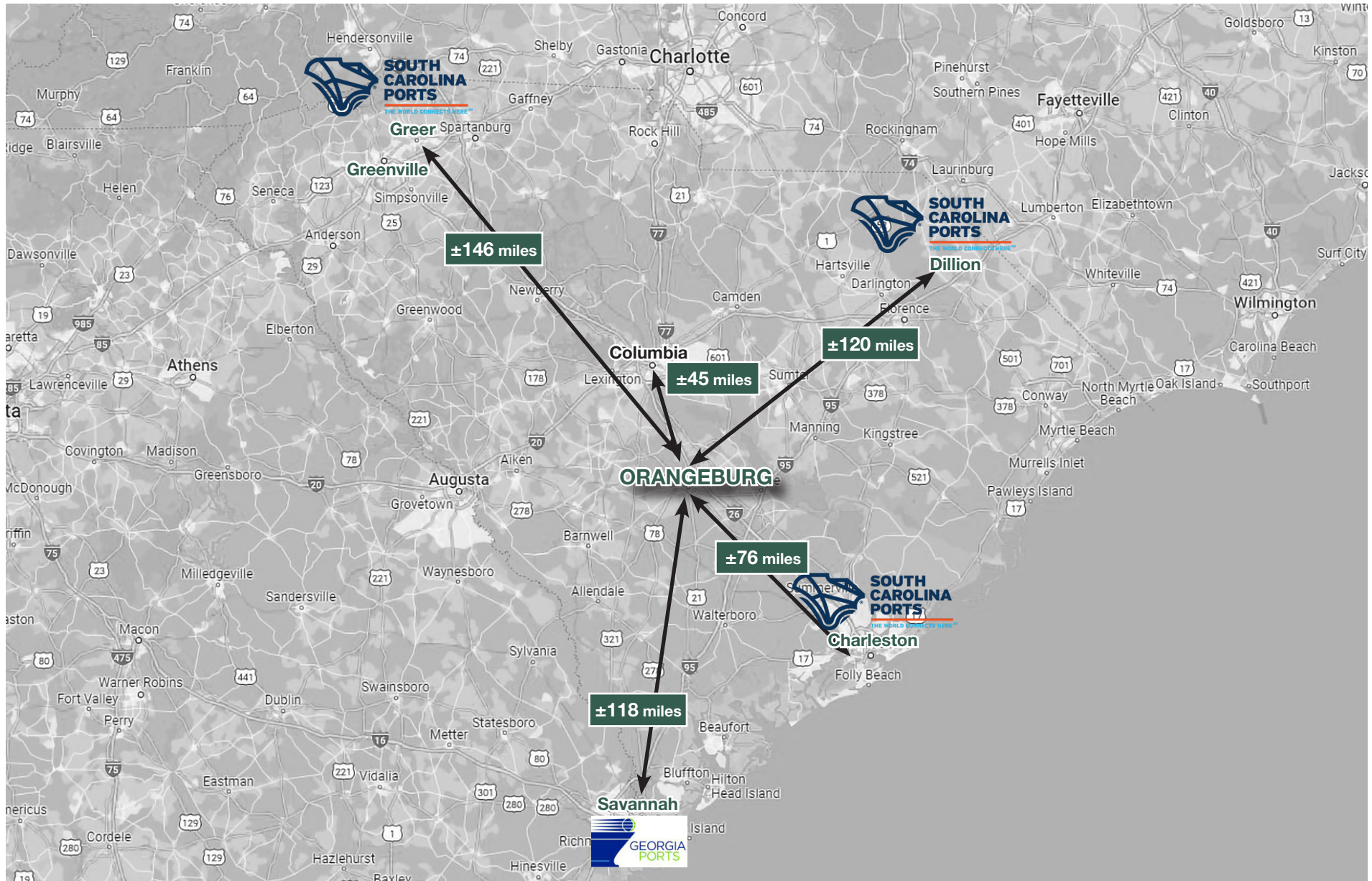
Interstate Access: I-26 - .25 mi/ .40 km
I-95N - 14.4 mi/ 23.17 km
I-95S - 14.2 mi/ 22.87 km

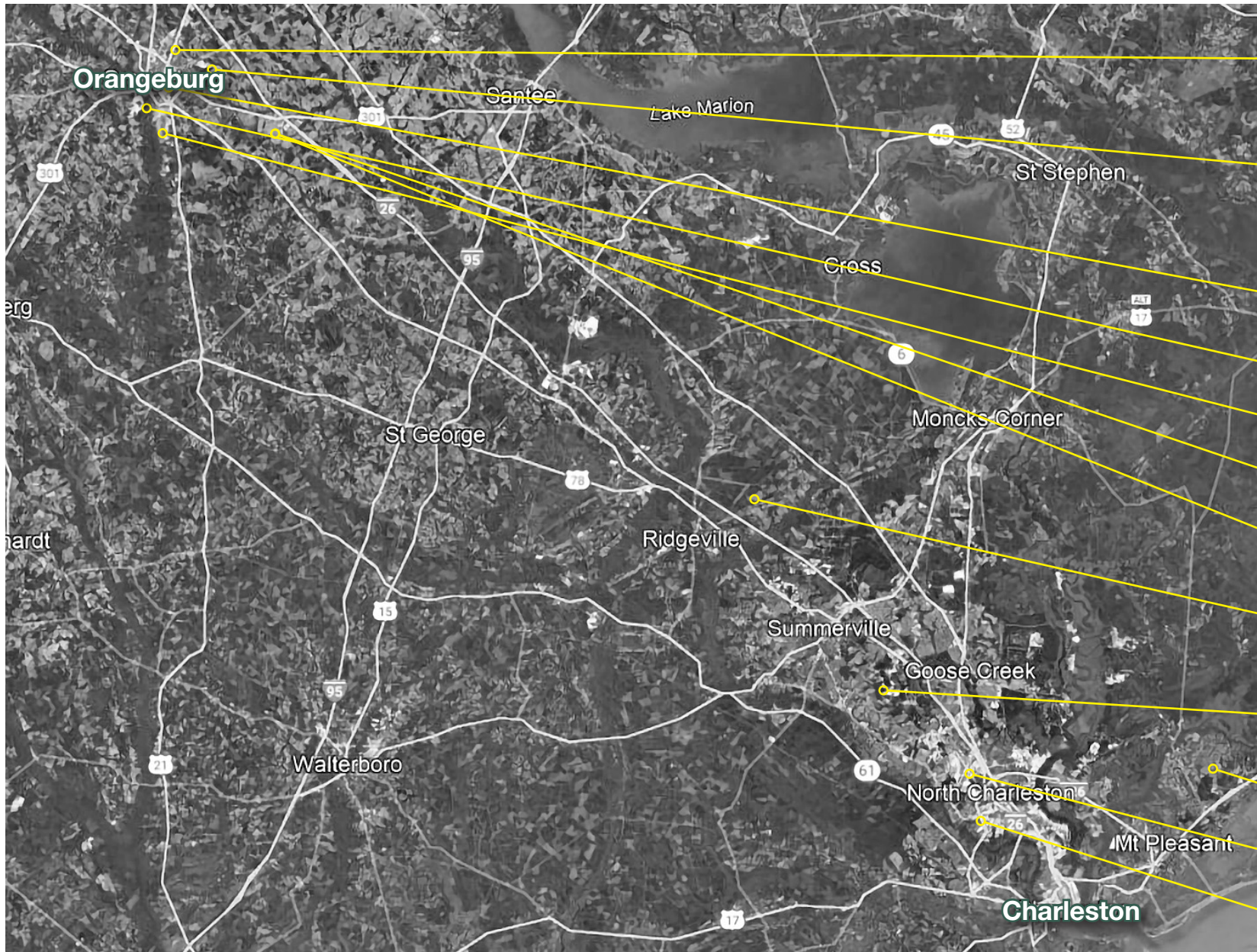
Port: Charleston - 86.92 mi/ 107.67 km
Inland Port - 138 mi/ 222.6 km

Rail: CSX - 5.23 mi/ 8.42 km
Rail Access: No

UTILITIES AND SERVICE

Water Service Provider: Orangeburg Dept of Public Utilities
Water Main Diameter: 12.00 in/30.48 cm
Distance to Water Line: on-site
Water Comments: New water line is in-place at park
Sewer Service Provider: Orangeburg Dept of Public Utilities
Sewer Main Diameter: 12.00 in/30.48 cm
Distance to Sewer Line: On-site
Sewer Comments: New sewer line now in-place at park
Natural Gas Provider: Orangeburg Dept of Public Utilities
Natural Gas Line Diameter: 8.00 in/20.32 cm
Natural Gas Proximity: Available
Natural Gas Comments: Gas line pressure is 100 psi
Primary Electricity Provider: Orangeburg Dept of Public Utilities
Alt. Electricity Provider: Edisto Electric Cooperative
Telecom Available: AT&T
Fiber Optics Available: AT&T
Cable Available: Undetermined
Fire Department: Orangeburg
Distance to Fire Department: 0.14 mi/0.23 km
Fire Department's ISO Rating: 4





Koyo

Husqvarna

ZEUS

SI Group

THE OKONITE COMPANY

ALLIED

GKN AEROSPACE



Walmart

BOEING

BOSCH



South Carolina Ports invested significantly in capacity in fiscal year 2021 to efficiently handle growing cargo volumes and rising retail imports, ensuring our global competitiveness for years to come.

In March 2021, SC Ports launched operations at the state-of-the-art Hugh K. Leatherman Terminal. The container terminal adds 700,000 twenty-foot equivalent units (TEUs) of capacity to the East Coast port market and enables the Port of Charleston to seamlessly handle a 20,000-TEU ship.

Leatherman Terminal is the only greenfield container terminal to open in the country since 2009 and the only new container terminal capacity planned in the U.S. until 2030.

SC Ports is also investing in existing infrastructure, including modernizing Wando Welch Terminal, expanding Inland Port Greer, and deploying new cargo-handling equipment to enhance efficiency and capabilities. The Charleston Harbor Deepening Project achieved a significant milestone in May 2021 by reaching 52' in the Wando River in front of Wando Welch Terminal.

SC Ports handled more containers than ever before in fiscal year 2021, moving 2.55 million TEUs, which is a 9.6% increase year-over-year. SC Ports saw 253,983 vehicles roll across the docks, while rail-served Inland Port Greer and Inland Port Dillon set cargo records with a combined 192,829 rail moves.

Amid great challenges in the supply chain, business is booming at SC Ports. We continue to move cargo for world-class companies, and we look forward to handling more goods for global retailers.

JIM NEWSOME
PRESIDENT & CEO

SC PORT OF CHARLESTON



SC Ports is South Carolina's connection to the world.

- » \$2 Billion in investment in port infrastructure over the past few years (New Hugh Leatherman Terminal is the only greenfield container terminal to open in the county since 2009, adding 700,000 TEU capacity to the SC Port*)
- » Deepest port on the East Coast with a depth of 52 feet (not tide dependent)
- » On track for 3 million TEU moves for 2022 (2.55 million on 2021)
- » SCPA recently launched their own chassis pool with upwards of 14,000 chassis

TIMELINE

2020

SEP 16

Awarded \$21.68 MM BUILD grant to assist with the Ridgeville Industrial Campus.

Photograph by Walter Lagarenne



OCT 26 & NOV 3

Received five new ship-to-shore cranes at Leatherman Terminal. ▲

2021

FEB 16 & FEB 26

Welcomed six hybrid RTG cranes to Leatherman Terminal and two STS cranes to Wando Welch Terminal.

Photograph by Walter Lagarenne



APR 9

Leatherman Terminal opened with the arrival of the first vessel, the Hapag-Lloyd Yorktown Express. ▲

Photograph by English Purcell



JUN 11

Northwest Grains broke ground on agriculture facility at Inland Port Dillon. ▲

JUL 17

Recognized among the 'Best Places to Work in South Carolina.'

SEP 21

Welcomed record-breaking 15,072-TEU CMA CGM BRAZIL. ▼

DEC 3

Walmart broke ground on South Carolina distribution center. ▼

DEC 11

Welcomed 15 new hybrid RTG cranes to Leatherman Terminal.

DEC 25

Three millionth BMW exported through the Port of Charleston aboard the Eukor "Morning Chant." ▼

MAR 30

Operations launched at Leatherman Terminal with the arrival of the first truck and container. ▼

APR 29

Announced expansion plans for Inland Port Greer.

MAY 19

Achieved 52' harbor depth at the Wando Welch Terminal.

MAY 28

Welcomed largest container ship to visit the East Coast, the 16,022-TEU CMA CGM MARCO POLO. ▼

JUN 15

E. & J. Gallo announced \$423 MM operation in Chester County.

JUN 29

SC General Assembly secured \$200 million for the Navy Base Intermodal Facility and inner-harbor barge operation.



Photograph by Marlon Bull



Photograph by Stephen Blackmon



Photograph by English Purcell



Photograph by English Purcell



Photograph by English Purcell



Located between the state's capital, Columbia, and the state's largest port city, Charleston, companies in Orangeburg County have a decisive logistical advantage. Interstate access via I-95 and I-26 keeps products moving while the nearby top-ranked Port of Charleston connects Orangeburg to the world. A robust technical college fostering young talent and a labor force of nearly half a million within 60-minutes ensures success for global brands like Husqvarna and GKN Aerospace. With Volvo's vehicle manufacturing facility less than 20 miles away and thousands of skilled craftspeople within its borders, suppliers are already taking notice, while an abundance of development ready industrial land proves Orangeburg County is ready to welcome new business.

Positioned in the heart of South Carolina, and the rapidly growing Southeast, the Central SC Region's natural geographic advantage translates into efficient connections to customers and suppliers. Combining a desirable location with smart investments in infrastructure, competitive industrial utility rates, and a cost of living well below the national average, Central SC delivers a globally connected, world-class home.

Orangeburg County is also home to South Carolina's **Global Logistics Triangle** (GLT) located at the intersection of U.S. Highway 301, Interstate Highways I-26 and I-95. Early projections show this triangular area will become a regional intermodal transportation center over the next decade. The GLT is truly an 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. The GLT 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 4000 acres of level four certified sights.

ORANGEBURG COUNTY

POPULATION DRIVE TIME

30 MIN 38,483

45 MIN 88,402

60 MIN 412,667

LABOR FORCE

2/3

of the U.S. population
accessible within
a day's drive





Shamrock Commerce Park

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