



FOR SALE | 57,053 SF FLEX/R&D BUILDING

2011 BROADBANK COURT

RIDGEVILLE, SC 29472

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AMENITIZED,
INFRASTRUCTURE
RICH BUILDING



HIGH GROWTH
LOCATION WITHIN THE
MARKET

OFFERING SUMMARY

2011 BROADBANK COURT

Bridge Commercial is pleased to present 2011 Broadbank (the “Property”), located in the greater Charleston MSA. This is an opportunity to acquire a flex office warehouse building adjacent to a Class A industrial park. The area is in a rapidly growing Summerville submarket as part of the Greater Charleston market.

The property is owned by Rubicon Industries USA, LLC. The company is in the business of developing technology in order to improve genetics for tree stocks for the forestry sector. The product significantly improves the productivity of forestry land. New Zealand based Rubicon Ltd. Owns Arborgen, Ltd. Rubicon is a publicly listed company with shares trading on the New Zealand stock market.

The building consists of Class A office, lab space and air conditioned warehouse space. The warehouse offers two Dock Doors and one Drive In Door that are accessible by 200’ Truck Court. The office space includes a training room and a number of conference rooms in addition to the open office space and private offices.

The Arborgen building is adjacent to the Pine Hill Business Campus located in Dorchester County. The Pine Hill is a campus developed initially by WestRock. It was sold to Dorchester County in 2021.

Dorchester County recently approved tax incentives for a manufacturer to locate in Pine Hill. This user will take most of the park.

The space is well positioned to appeal to the light assembly and manufacturing users which are relocating to the Charleston area. Auto manufacturing suppliers as well as suppliers to the EV, battery manufacturing and related businesses would locate here. Given the prior use, the cleanliness of the facility allows for electronics related businesses.

Housing for employees is supplied by the nearby Summers Corner subdivision. This community includes new schools, walking parks and a number of differently priced communities.

The area boasts a highly skilled workforce, well known training programs, and a business friendly environment with the unionization rate well below the national average.

Nearby users include Brightline Extrusions, ShowaDenko Carbon, Robert Bosch, and Wabco Compressor Manufacturing Company.

Interstate 26 is 12 miles away. I-95 is 25 miles away. The Charleston airport is 21 miles away and the Port of Charleston is 28 miles away.

INVESTMENT HIGHLIGHT

Potential to acquire a highly improved building and site far below replacement costs.



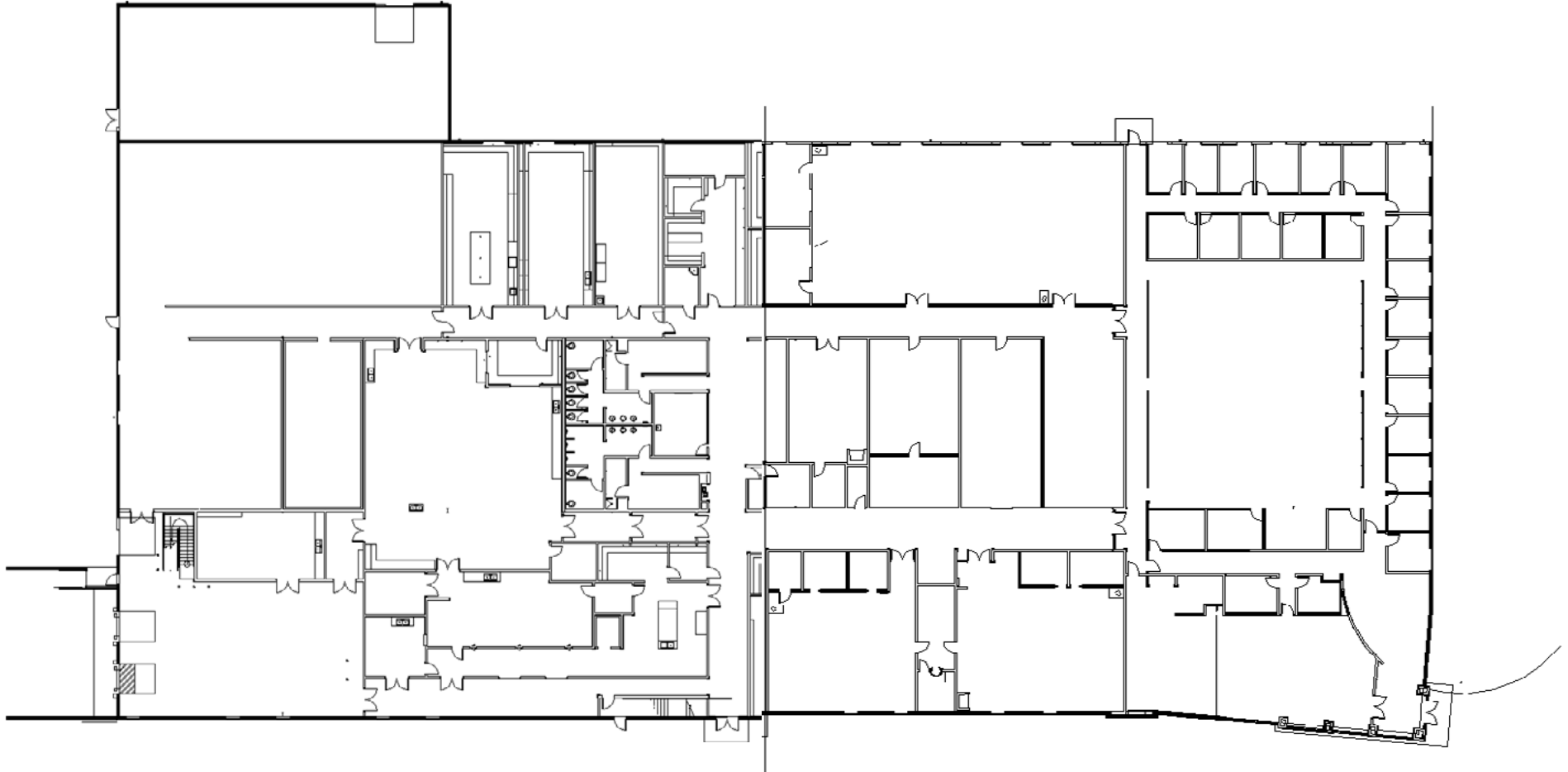
PROPERTY FLOORPLAN

2011 BROADBANK COURT



TMS: 151-00-00202
COUNTY: Dorchester
CLEAR HEIGHT: 32'
DOCK HIGH DOORS: 2

DRIVE-IN DOORS: 1
WAREHOUSES: ±8,000 SF
OFFICE/FORMER LAB SPACE: 49,053 SF
GROSS ACREAGE: 13.5 Acres

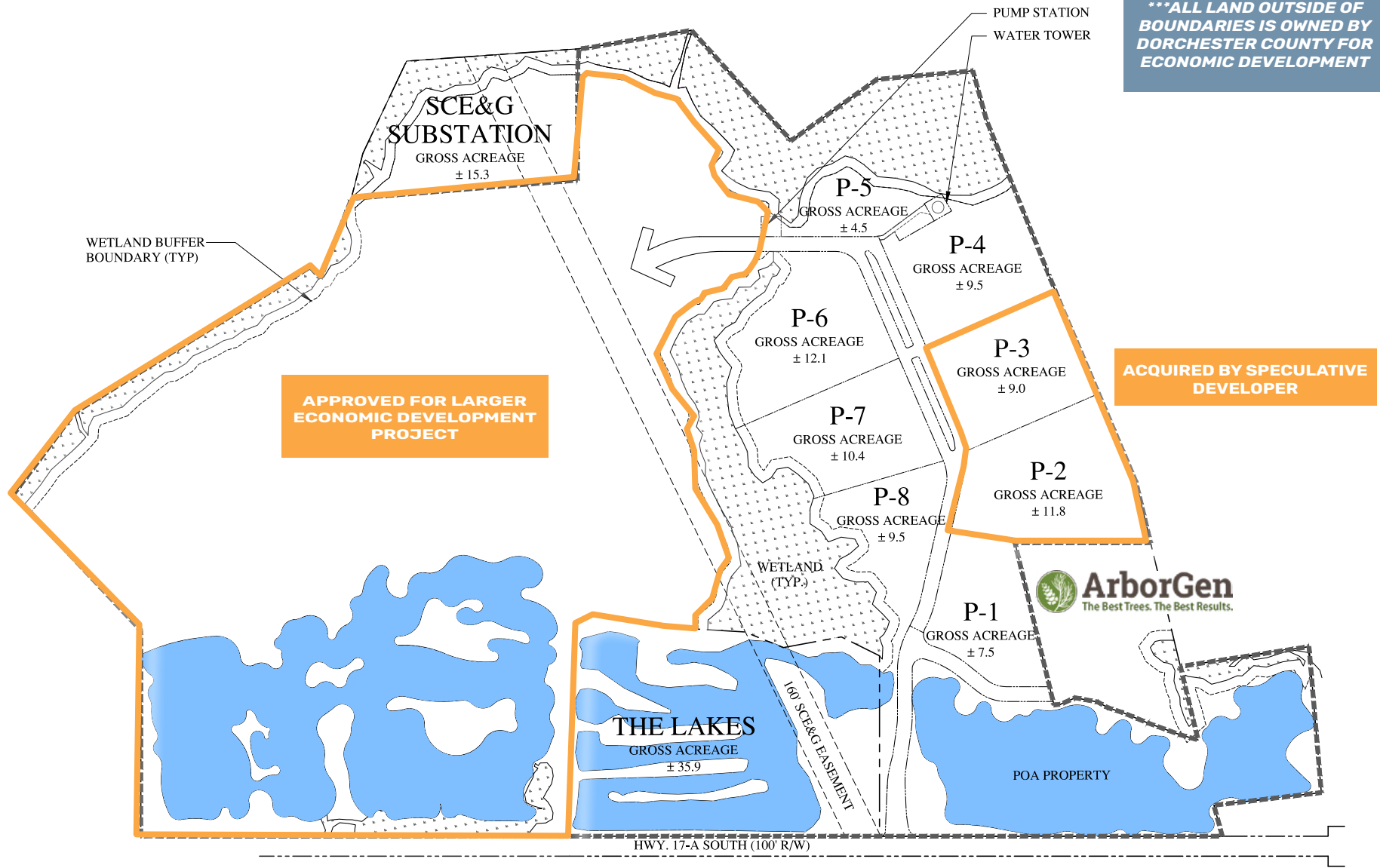


PROPERTY OUTLINE

2011 BROADBANK COURT

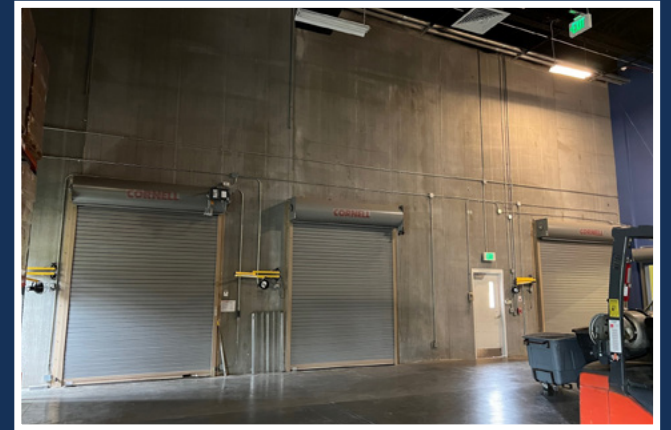
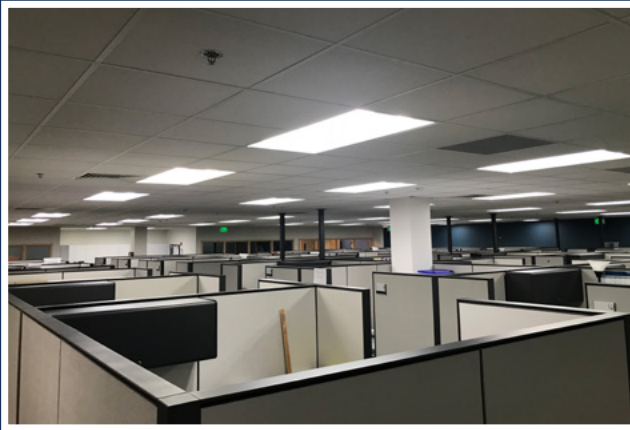


***ALL LAND OUTSIDE OF BOUNDARIES IS OWNED BY DORCHESTER COUNTY FOR ECONOMIC DEVELOPMENT



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EXTERIOR/INTERIOR PHOTOS



CHARLESTON, SC MARKET UPDATE

Comprised of three counties – Berkeley, Charleston and Dorchester – the Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles (8,192 kilometers), combines a thriving economy, rich history and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none.

The Charleston metro's economy has transformed over the past decade from service-based to STEM-based, thanks in large part, to Boeing, Mercedes, Volvo and many others calling our region home. Charleston ranks number 20 among the nation's top 100 metros for growth in the Advanced Industry Sector, according to the Advanced Industries Study by the Brookings Institution, which examines growth in STEM-intensive occupations including logistics and transportation, advanced manufacturing and health-care. The growth of this sector is helping to fuel the region's overall economic growth and transform the economy from a service-based to skills-based job market. Advanced Industry jobs are among the nation's fastest growing and highest paying.

Charleston Harbor deepening is finished making it the deepest port on the East Coast of the U.S. – all in time to welcome Post Panamax ships 24/7. There is no question that the Charleston metro is a profoundly different place than it was 25 years ago when the economy was centered on the nation's third largest Navy Base. And there is no doubt that we will be profoundly different a decade from now when Boeing, Volvo and Mercedes are all fully operational with their supply chains in place and our airport and port are offering thriving logistics and transportation options to reach the global supply chain. Charleston has earned its place on the global map as a visitor destination and now we are also recognized as a global business destination.

-Charleston Metro Chamber of Commerce

NO. 1

CITY IN THE U.S.
10 YEARS IN A ROW

TRAVEL + LEISURE | 2013 - 2022

#1 SMALL CITY
IN THE U.S.
10 of the last 11 years

CONDE NAST TRAVELER | 2011 - 2020; 2022

#2

Inbound Migration

NORTH AMERICAN VAN LINES | 2022

CHARLESTON METRO RANKS #49

BEST PLACE TO LIVE
IN THE USA

U.S. NEWS | 2022

#18

most desirable places to
live in the U.S.

U.S. NEWS | 2022

NO. 29
best
performing
city

MILIKEN INSTITUTE | 2021

22ND
BEST RUN CITIES
IN AMERICA

WALLETHUB | 2023



LOCATION



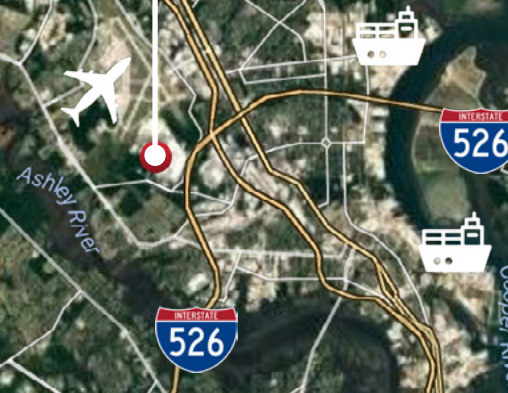
**PINE HILL
BUSINESS
CAMPUS**



Mercedes-Benz
Vans. Born to run.



**SUMMERS
CORNER**



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RIDGEVILLE, SC 31404

ARBORGEN®

CONTACT



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