



BUILDING 300
365,509 SF



365,509 SF AVAILABLE FOR LEASE
IN SUMMERVILLE, SOUTH CAROLINA



ROCKPOINT

contact us:

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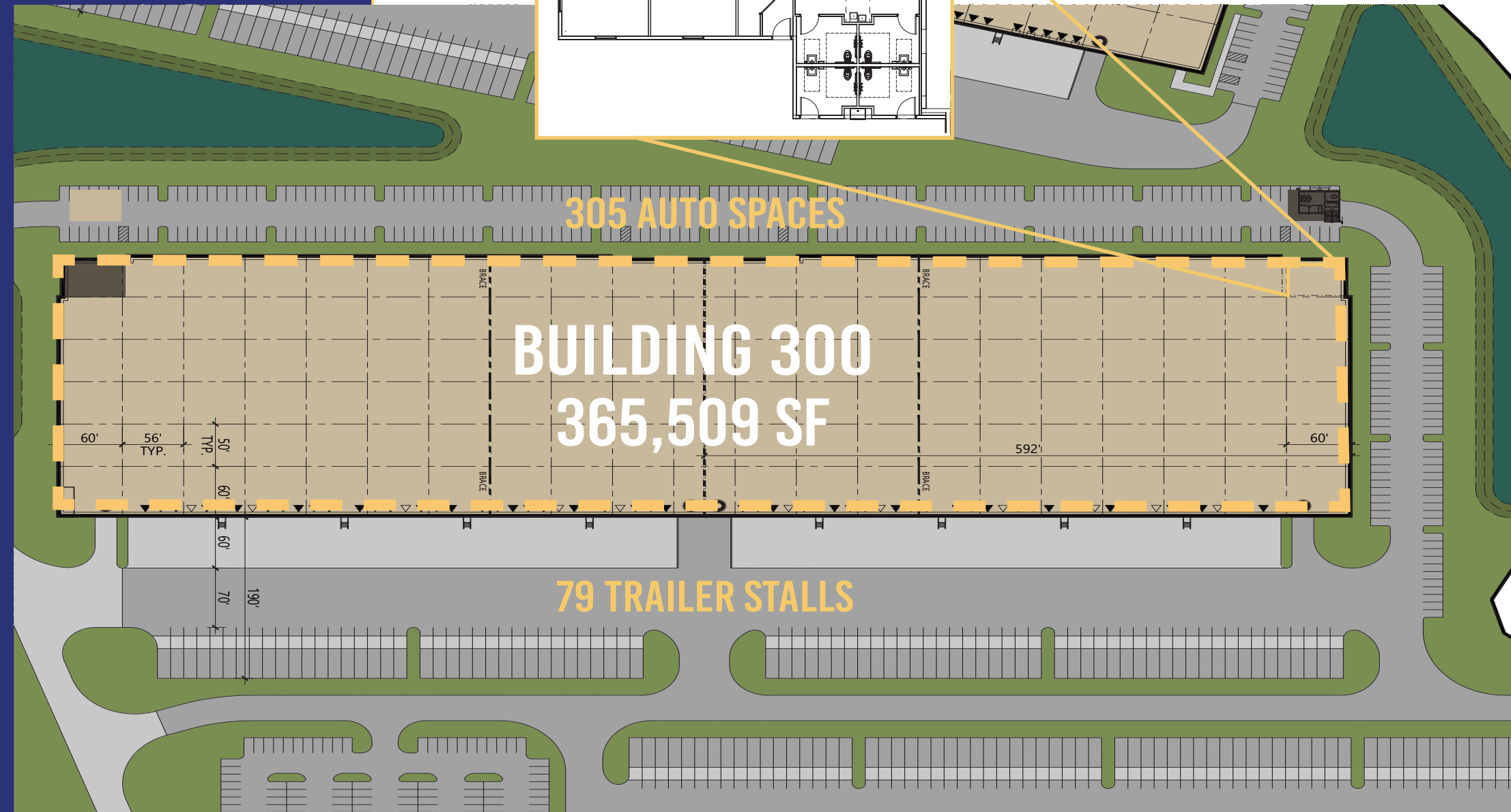
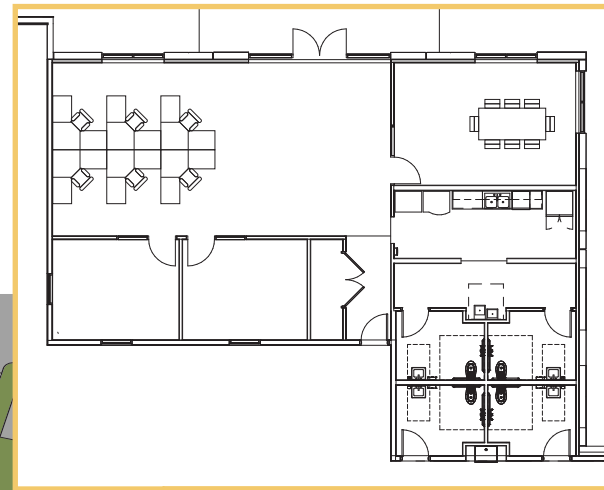
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BUILDING 3 SPECIFICATIONS

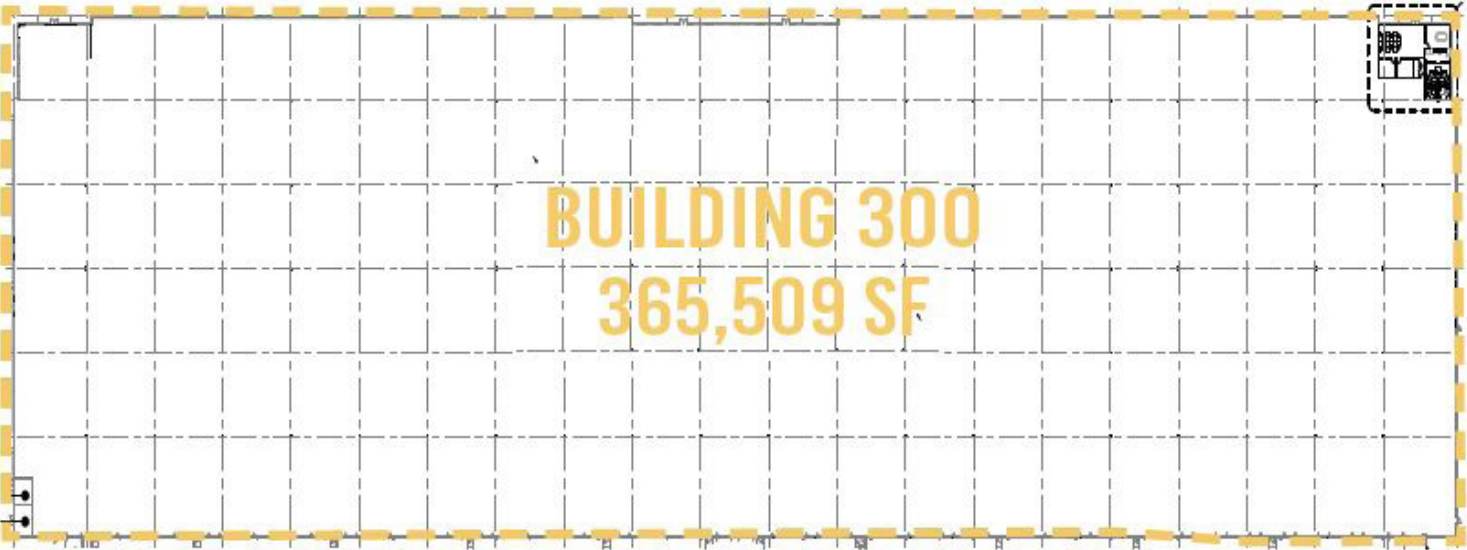
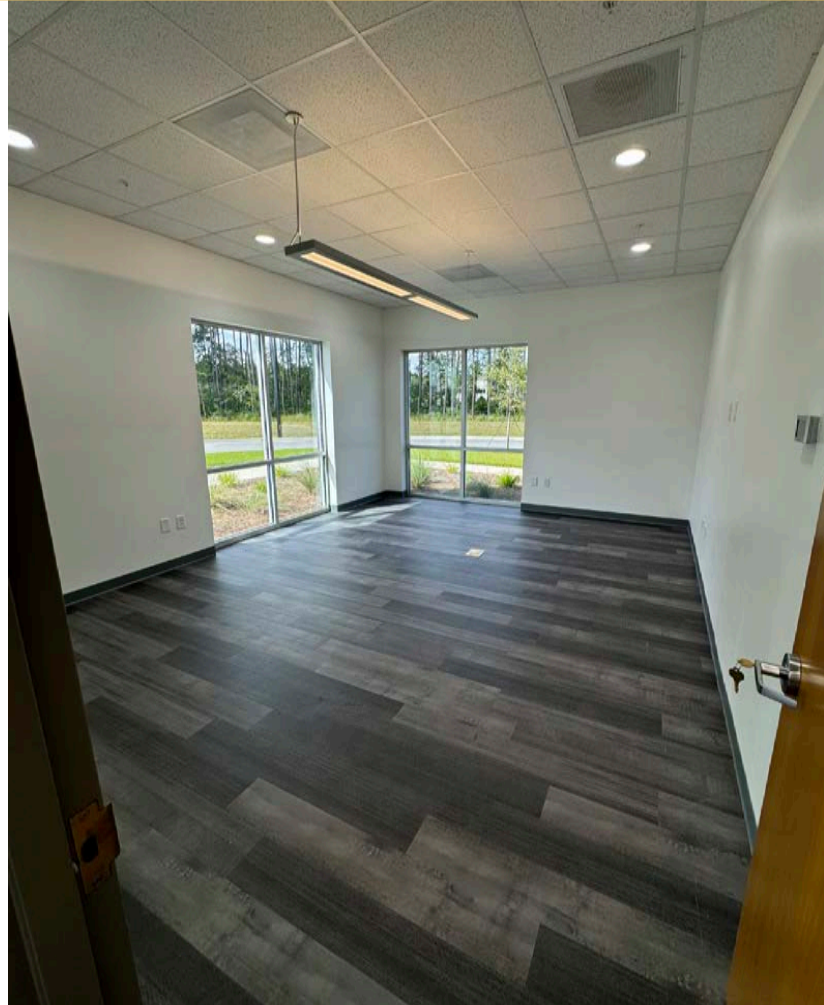
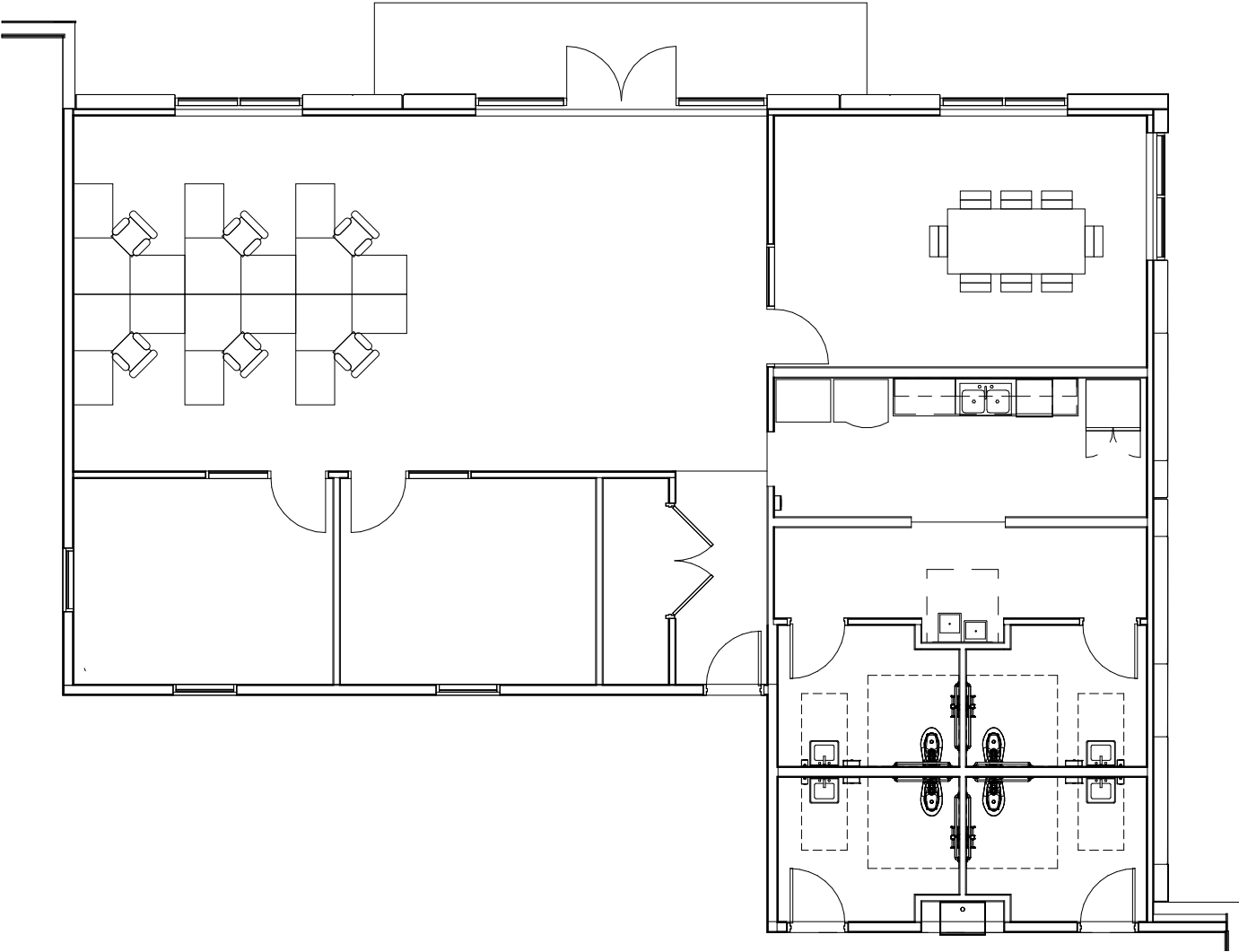
BUILDING SIZE (SF)	364,700
OFFICE SF	2,138 SF
STRUCTURE	Tilt-Up Concrete
DIMENSIONS	310' x 1184'
CONFIGURATION	Rear Load
CLEAR HEIGHT	36'
COLUMN SPACING	56' x 50'
FLOOR SLAB	7"
LOADING DOCKS	36 Loading Docks (Expandable to 62) 4 Drive-In Docks
TRUCK COURT	190'
ROOF	45 mil TPO, R-20, with 15-year warranty
FIRE PROTECTION	ESFR
POWER	2,000 amp at 277/480
LIGHTING	LED with motion sensor
AUTO PARKING	305 Spaces
TRAILER PARKING	79 Stalls

BUILDING 3 SITE PLAN



SPEC OFFICE

2,138 SF





BERKELEY COUNTY SC

WANDO WELCH TERMINAL

NORTH CHARLESTON TERMINAL

CHARLESTON INTERNATIONAL AIRPORT

EXIT 197
NEXTON PARKWAY

OMNI
INDUSTRIAL CAMPUS



EXIT 194
JEDBURG ROAD



WALMART
DISTRIBUTION CENTER

VOLVO CAR USA
MANUFACTURING FACILITY

REDWOOD MATERIALS
BATTERY MANUFACTURING

72%

of incoming labor pool
have higher education

69%

incoming labor pool
within the ages of 18-44

42%

have a bachelor's degree
or higher

30%

have a same college or
associate's degree

OMNI INCENTIVES



ROCKPOINT



15%
TAXES REDUCED
UNTIL 2032

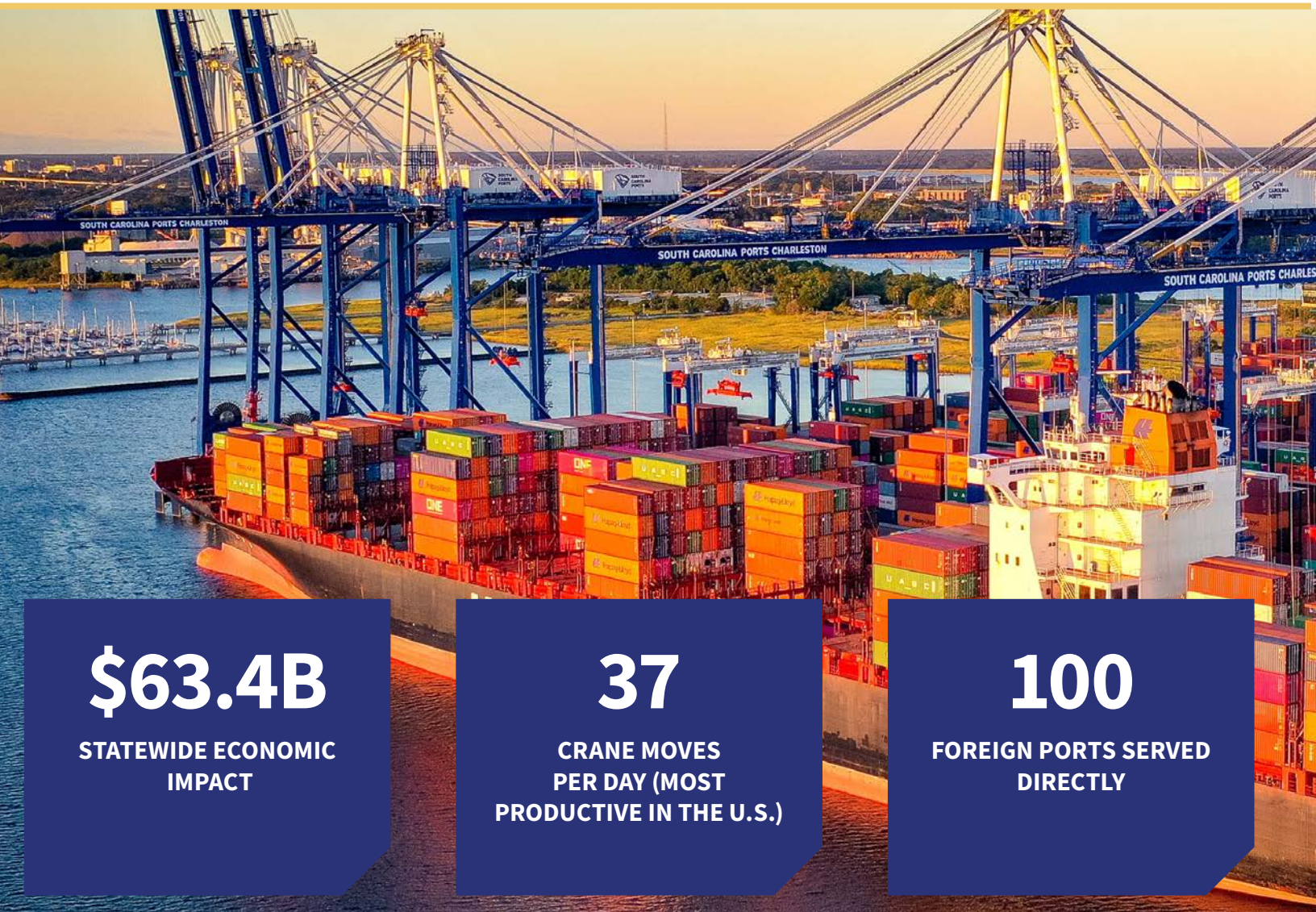


FILOT IN PLACE	YES
FILOT TERM	2042
SPECIAL SOURCE REVENUE CREDIT	YES
ASSESSMENT RATE	6%
SPECIAL SOURCE REVENUE CREDIT PERCENTAGE	15%
SPECIAL SOURCE REVENUE CREDIT TERM	2032

**YOUR
ECONOMIC
ADVANTAGE**

RAPIDLY EXPANDING PORT OF CHARLESTON

- The port has experienced outstanding growth in total loaded TEUs over the past decade, most recently reporting record levels of cargo handled during fiscal year 2022 (2.85 million TEUs), 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.
- Totalling nearly \$2.8 billion, the Port's game-changing expansion program is well underway including the delivery of the new Leatherman Terminal (Mar-2021), a new access road connecting to I-26 and the new, dual-access intermodal terminal.
- Following its successful completion in December of 2022, the \$580 million Charleston Harbor Deepening Project increased the depth of the harbor to 52 feet, making it the deepest seaport harbor on the East Coast. 52' depth ensures mega container ships can access terminals free from tidal restriction.
- \$500 million investment to further modernize the Wando Welch Terminal including three (3) more 155' ship-to-shore cranes and 24 rubber-tired gantry cranes which enable the Port to handle three 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.



\$63.4B

STATEWIDE ECONOMIC IMPACT

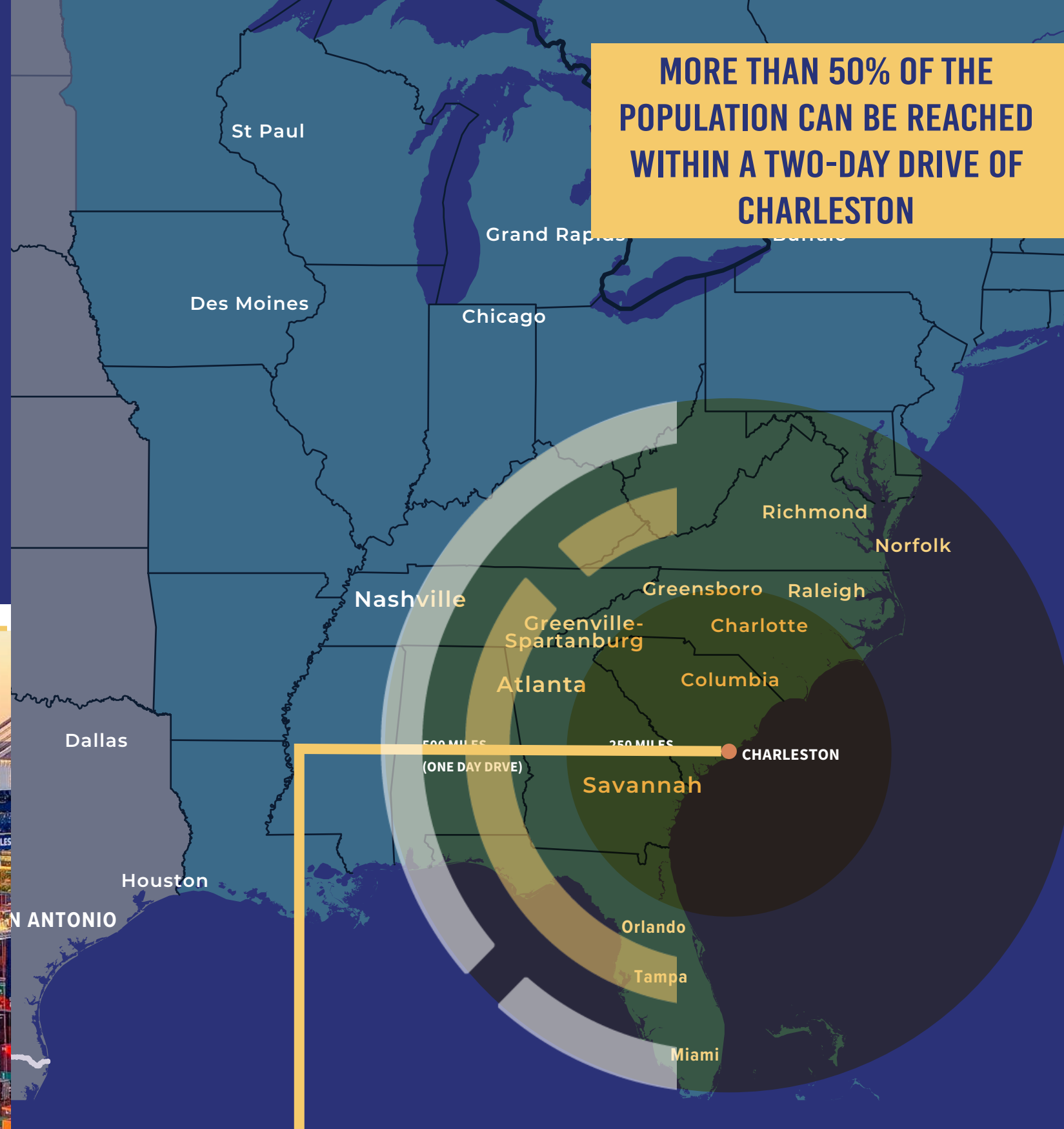
37

CRANE MOVES PER DAY (MOST PRODUCTIVE IN THE U.S.)

100

FOREIGN PORTS SERVED DIRECTLY

MORE THAN 50% OF THE POPULATION CAN BE REACHED WITHIN A TWO-DAY DRIVE OF CHARLESTON



DISTANCE TO U.S. POPULATION (% OF POPULATION)	
500 MILES (1-DAY DRIVE)	69.8M (21%)
750 MILES (2-DAY DRIVE)	170.5M (51%)
1,000 MILES (3-DAY DRIVE)	235.2 (71%)



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