

CAMPUS 8

CAMP HALL – RIDGEVILLE, SC

NOW READY FOR OCCUPANCY



3 Buildings For Lease

Building A: 971,302 SF | Building B: 275,271 SF | Building C: 183,757 SF

DIRECT ACCESS TO I-26 VIA VOLVO INTERCHANGE

LEASING:

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CAMPUS 8 SITE PLAN

BUILDING A - 1125 CAMP HALL BLVD

BUILDING B - 1129 CAMP HALL BLVD

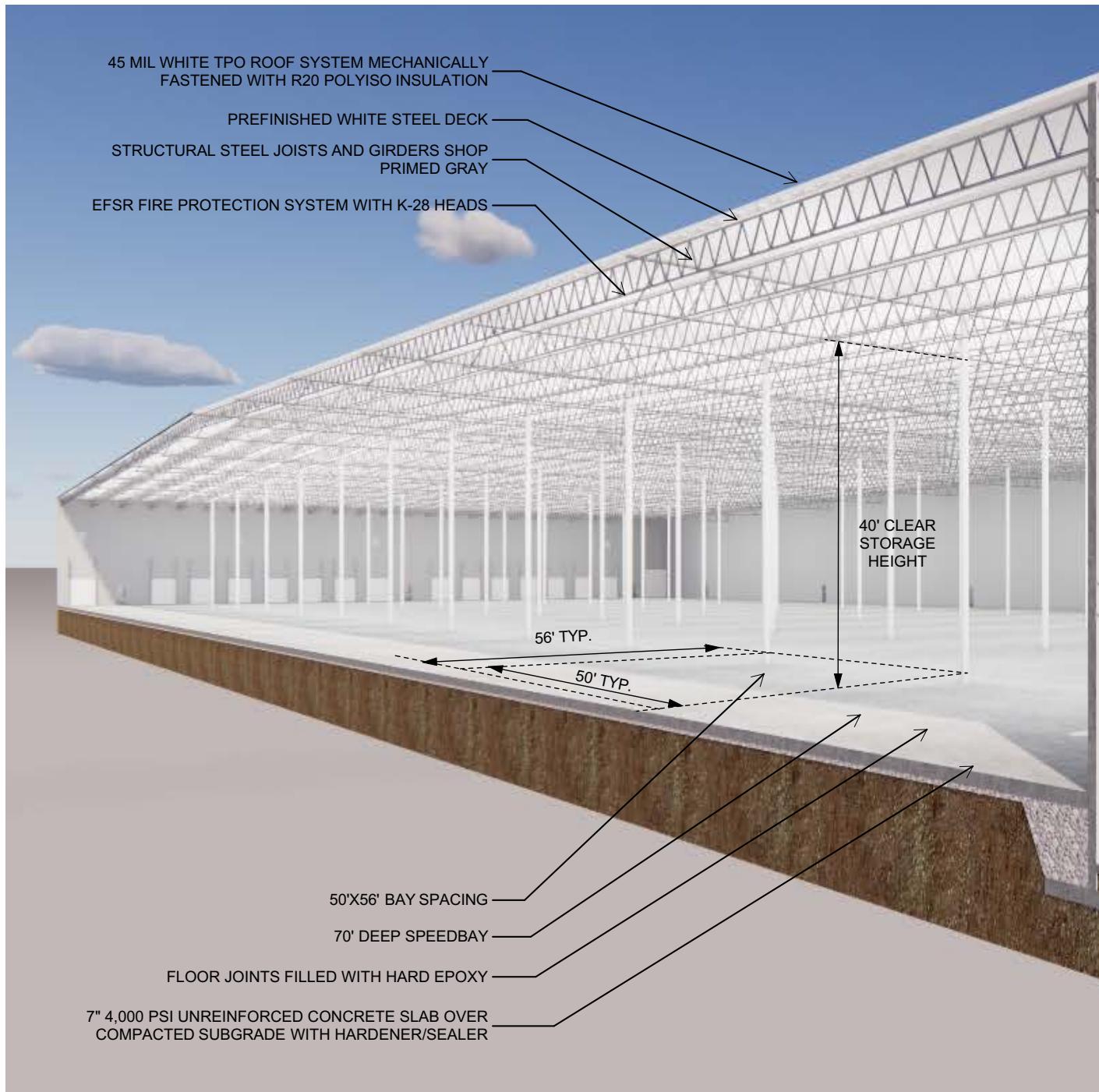
BUILDING C - 912 AUTONOMOUS DRIVE



CAMP HALL MASTER PLAN

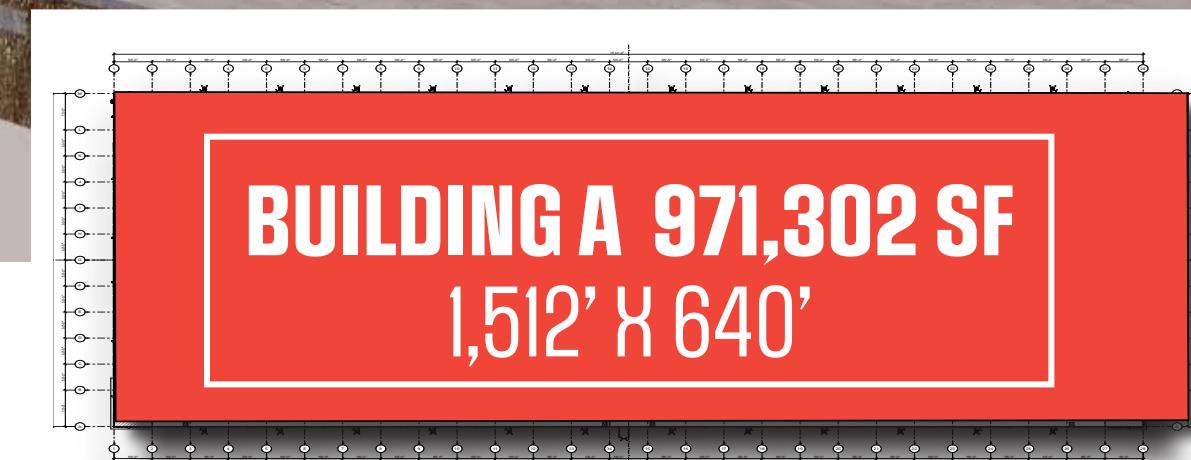
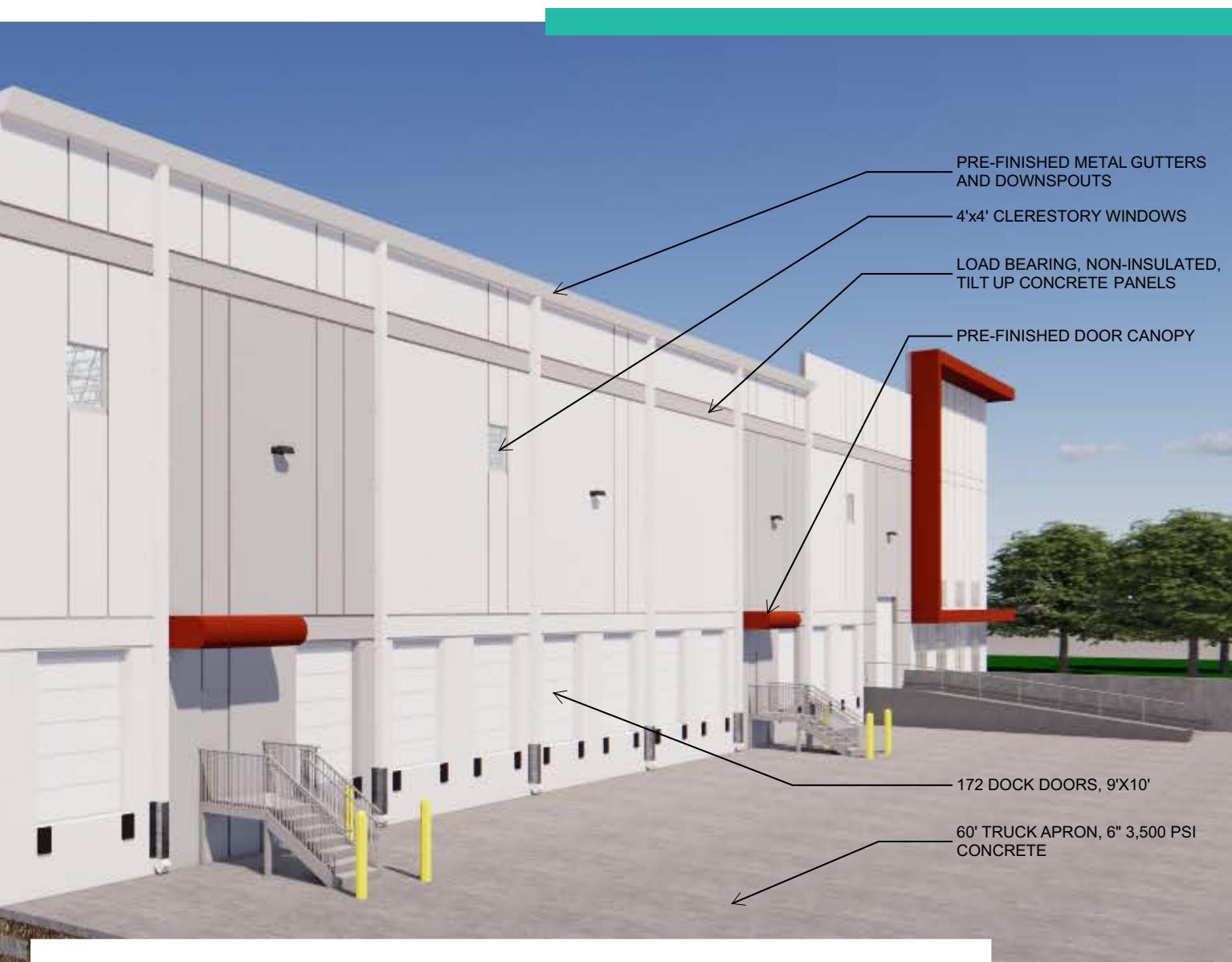


BUILDING A OVERVIEWS/SPEC

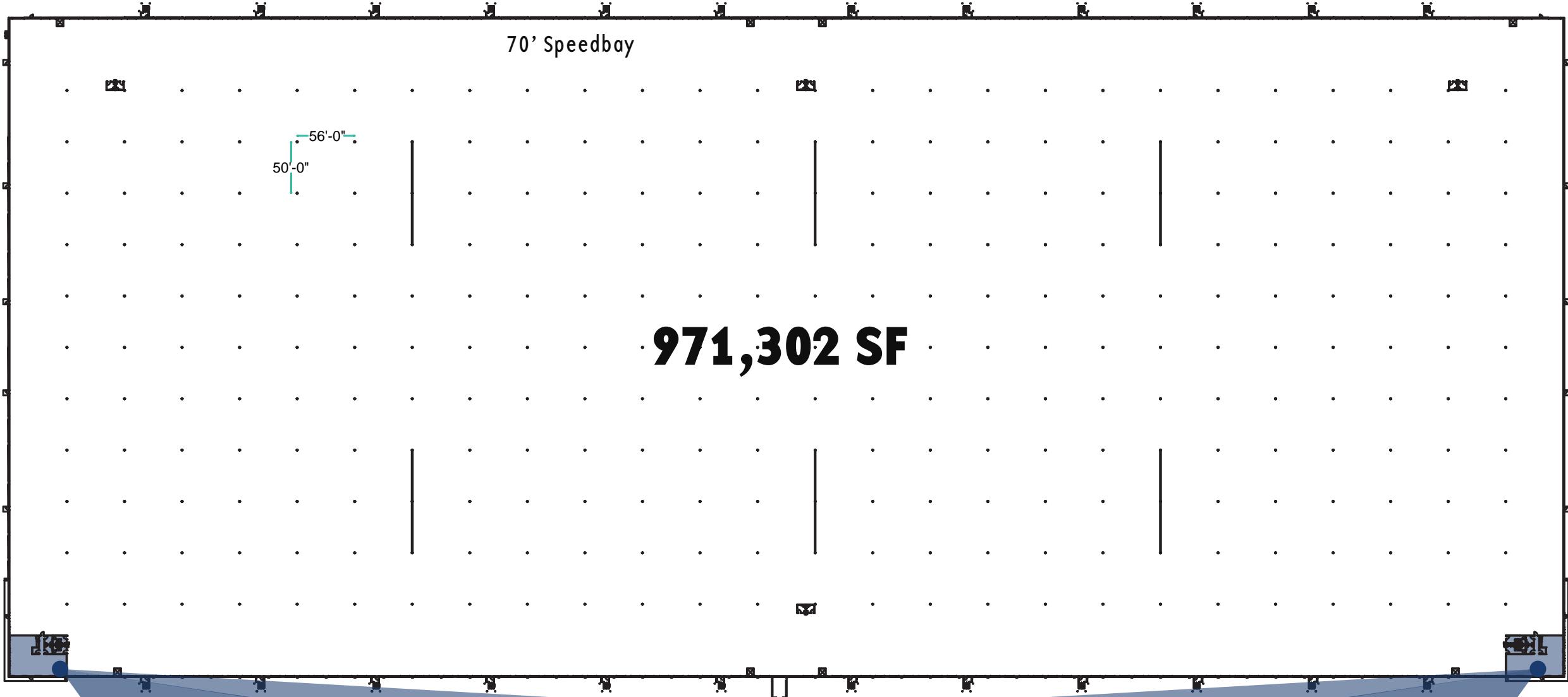


BUILDING A - DELIVERED 2024

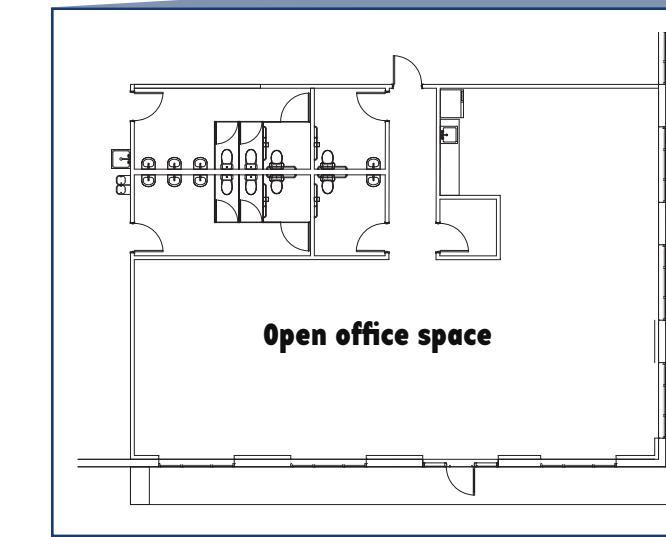
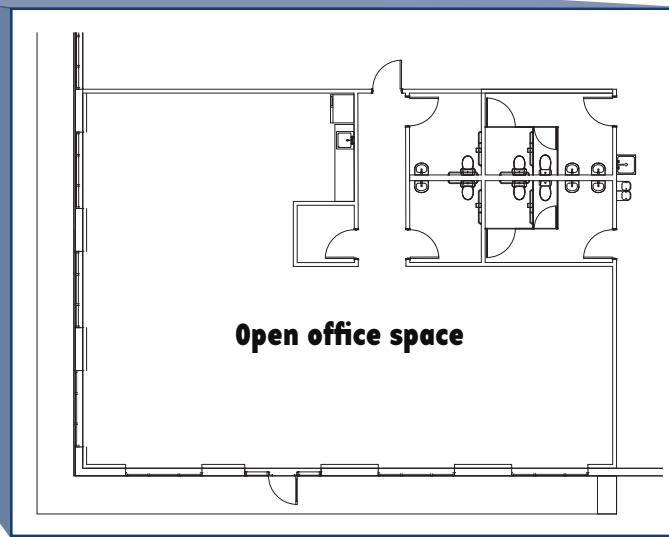
SQUARE FOOTAGE	971,302 SF	AUTO PARKING	697
DIMENSIONS	1512' X 640'	TRAILER PARKING	258
DOCK CONFIGURATION	CROSS DOCK	SPRINKLER	ESFR
CLEAR HEIGHT	40'	SLAB THICKNESS	7" 4000 psi
COLUMN SPACING	56' X 50' WITH 70' SPEED BAYS	ELECTRICAL	TRANSFORMER #1 - FEEDS 2000 A SERVICE POWER TRANSFORMER #2 - FEEDS 2000 A SERVICE POWER
DOCK DOORS	(172) 9' X 10'	ROOF TYPE	45mil TPO
DRIVE IN DOORS	(4) 12' X 14'		
TRUCK COURT	185'		



BUILDING A | 4,604 SF SPEC OFFICE



Left side office
2,302 SF



Right side office
2,302 SF

BUILDING B OVERVIEWS/SPEC

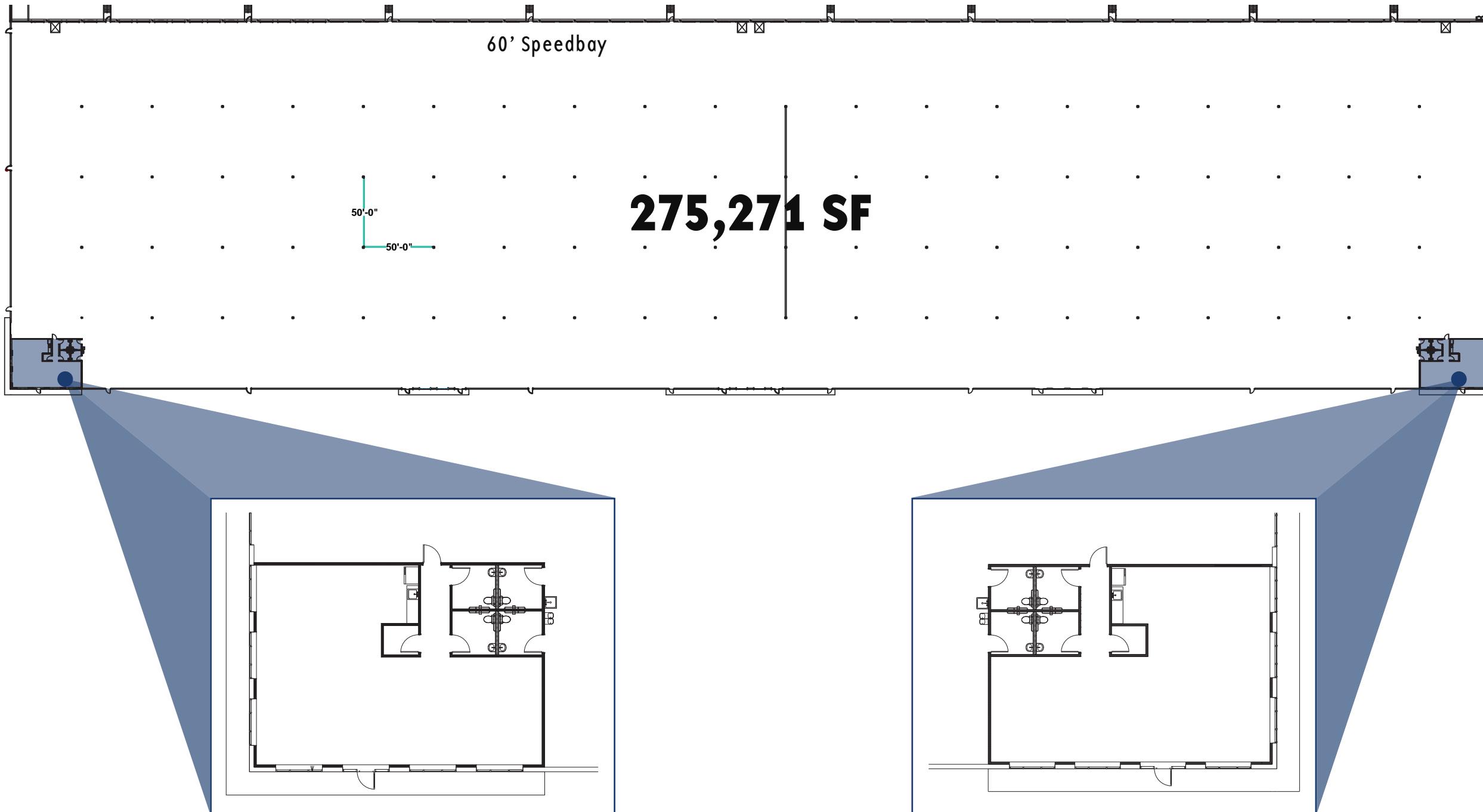


BUILDING B - DELIVERED 2024

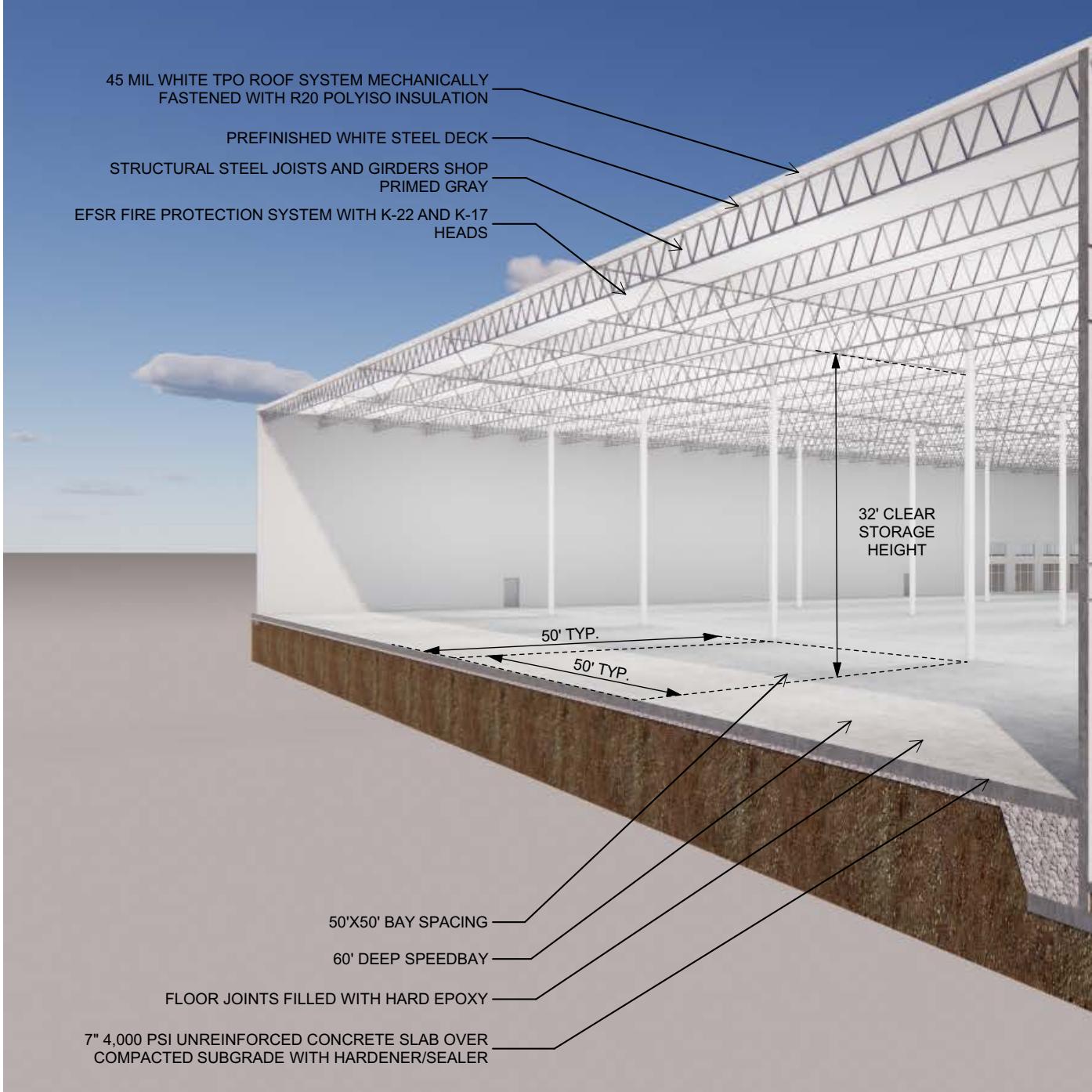
SQUARE FOOTAGE	275,271 SF	AUTO PARKING	194
DIMENSIONS	1050' X 260'	TRAILER PARKING	81
DOCK CONFIGURATION	1050' X 260'	SPRINKLER	ESFR
CLEAR HEIGHT	36'	SLAB THICKNESS	7" 4000 PSI
COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS	ELECTRICAL	TRANSFORMER #1 - FEEDS 800 A SERVICE POWER TRANSFORMER #2 - FEEDS 800 A SERVICE POWER
DOCK DOORS	(70) 9' X 10'	ROOF TYPE	45MIL TPO
DRIVE IN DOORS	2		
TRUCK COURT	185'		



BUILDING B | 3,658 SF SPEC OFFICE

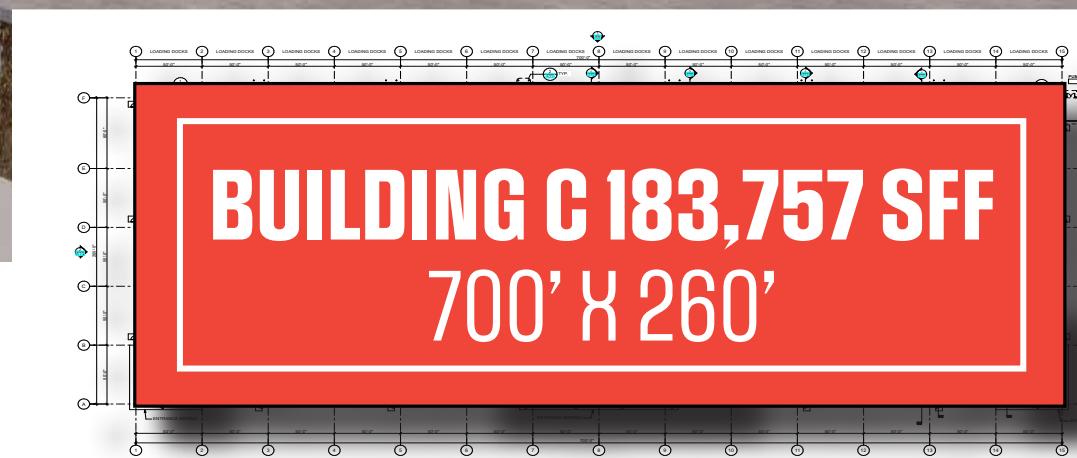
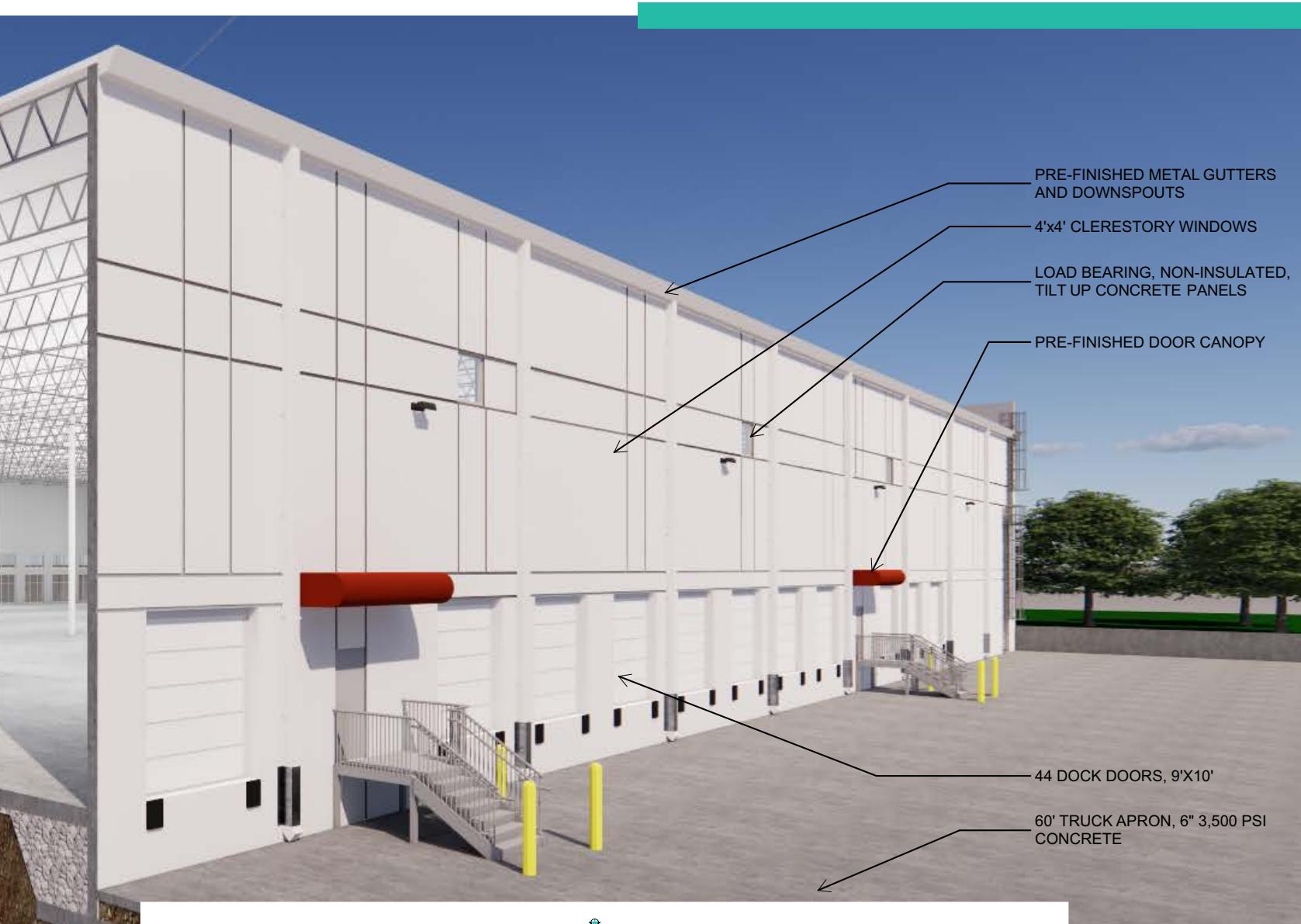


BUILDING COVERAGE/SPEC

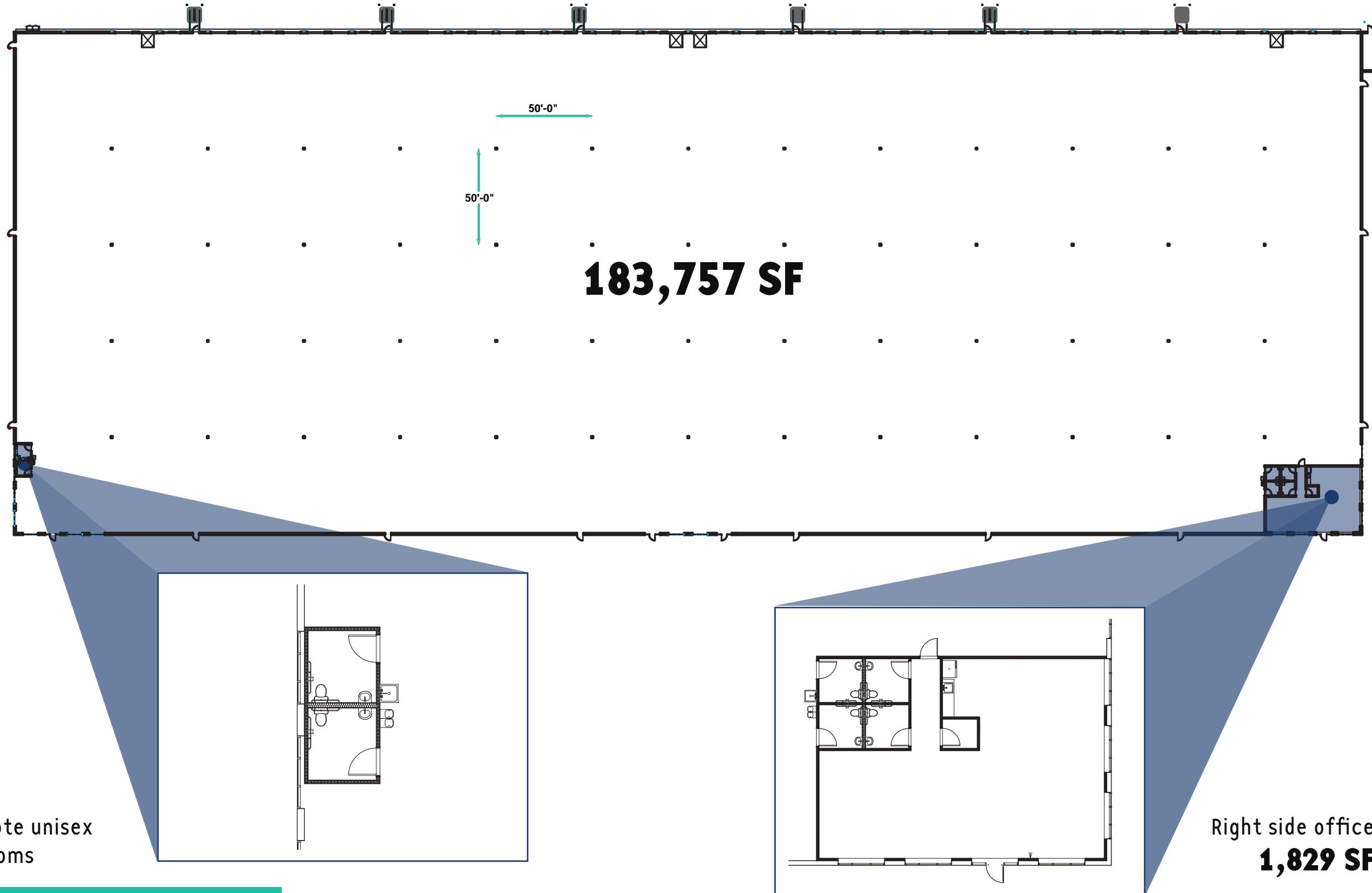


BUILDING C - DELIVERED 2024

SQUARE FOOTAGE	183,757 SF	AUTO PARKING	133
DIMENSIONS	700' X 260'	TRAILER PARKING	58
DOCK CONFIGURATION	REAR LOAD	SPRINKLER	ESFR
CLEAR HEIGHT	32'	SLAB THICKNESS	7" 4000 PSI
COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS	ELECTRICAL	TRANSFORMER #1 - FEEDS 800 A SERVICE POWER TRANSFORMER #2 - FEEDS 800 A SERVICE POWER
DOCK DOORS	(40) 9' X 10'	ROOF TYPE	45MIL TPO
DRIVE IN DOORS	2		
TRUCK COURT	185'		

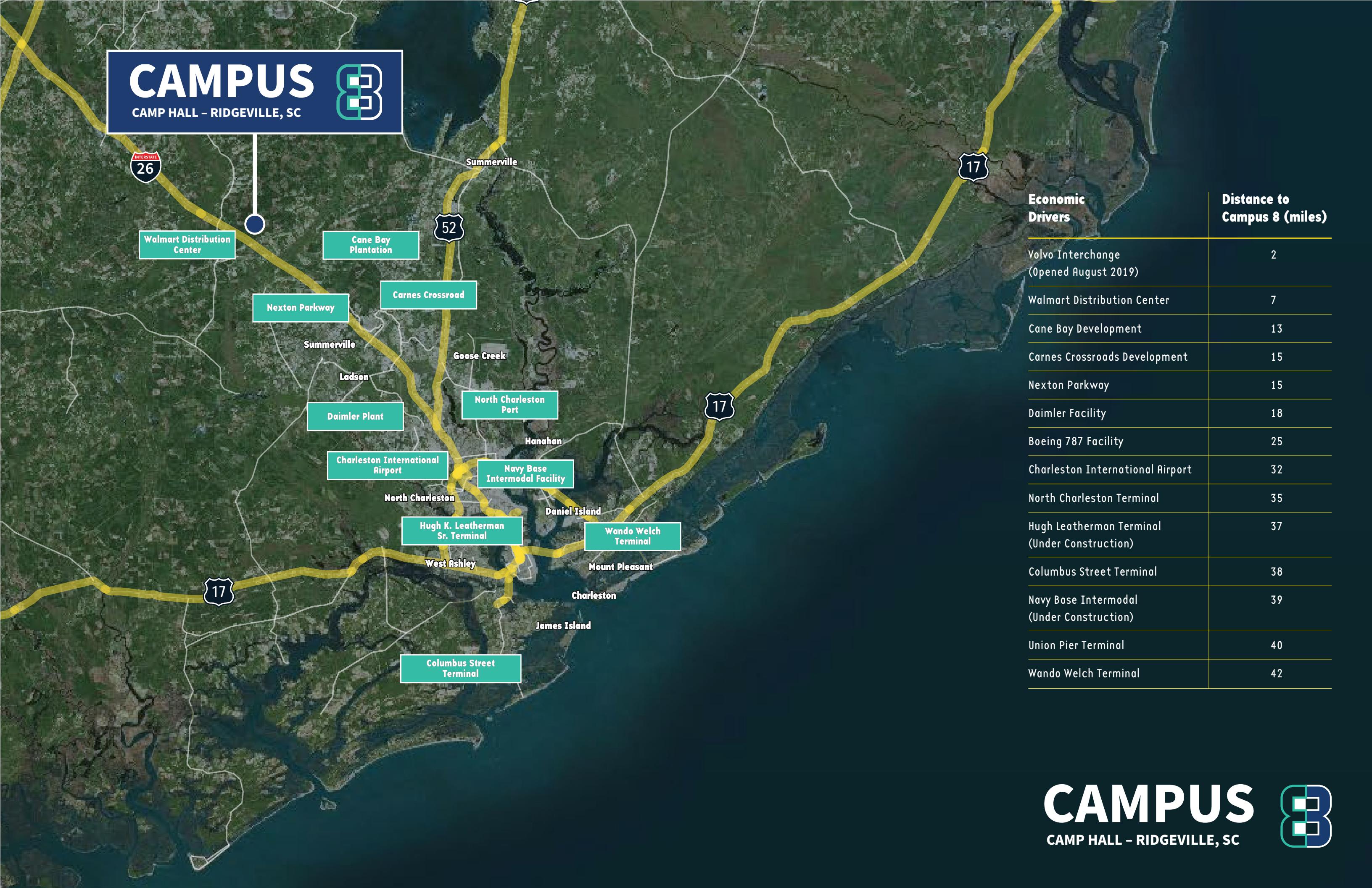


BUILDING C | 1,829 SF SPEC OFFICE



CAMPUS

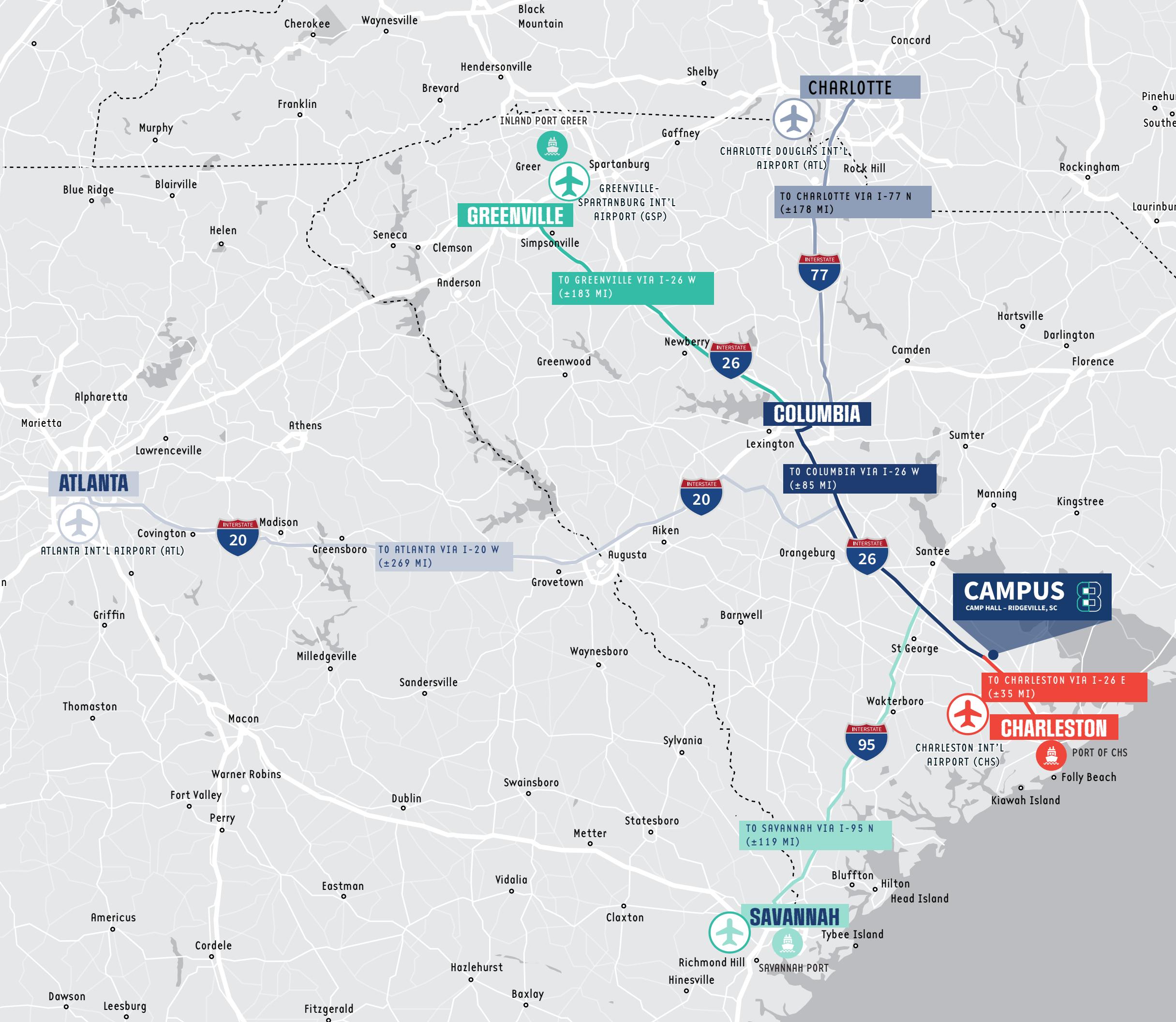
CAMP HALL - RIDGEVILLE, SC



Economic Drivers

	Distance to Campus 8 (miles)
Volvo Interchange (Opened August 2019)	2
Walmart Distribution Center	7
Cane Bay Development	13
Carnes Crossroads Development	15
Nexton Parkway	15
Daimler Facility	18
Boeing 787 Facility	25
Charleston International Airport	32
North Charleston Terminal	35
Hugh Leatherman Terminal (Under Construction)	37
Columbus Street Terminal	38
Navy Base Intermodal (Under Construction)	39
Union Pier Terminal	40
Wando Welch Terminal	42





A STRATEGIC LOCATION

Charleston	± 35 miles
Greenville	± 183 miles
Charlotte	± 178 miles
Atlanta	± 269 miles
Charleston International Airport	± 27 miles
Port of Charleston	± 35 miles
Columbia	± 85 miles
Savannah Port	± 120 miles
Savannah International Airport	± 121 miles
Charlotte Douglas International Airport	± 181 miles
Greenville-Spartanburg International Airport	± 183 miles
Inland Port Greer	± 185 miles
Atlanta International Airport	± 276 miles

LABOR DEMOGRAPHICS & BERKELEY COUNTY

A well educated region



Ranked 8th in the nation
for attracting talent



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
associates degree



Top 5 Metros of where
jobs are



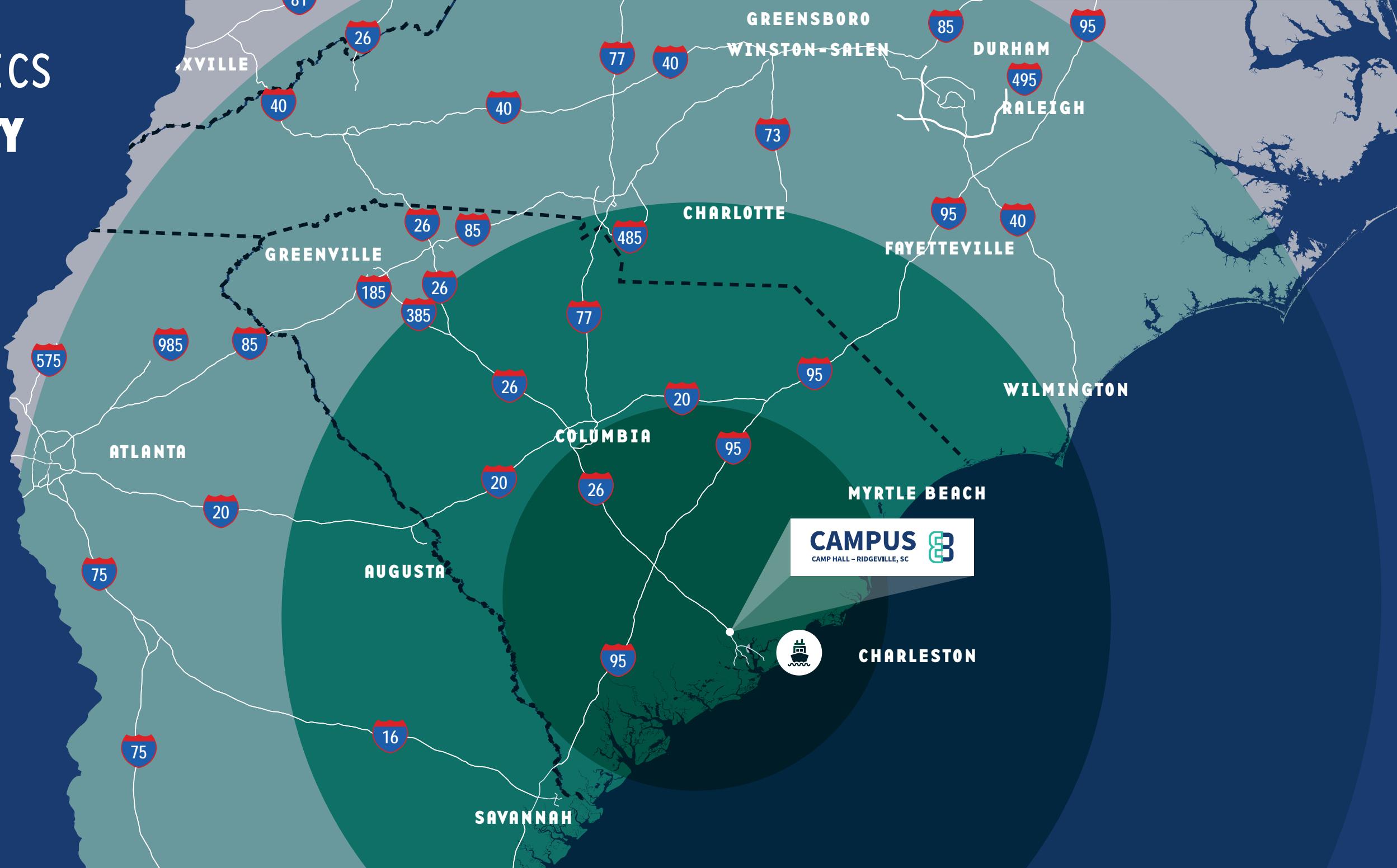
11,421 new jobs
created



\$5,768,823 billion
invested



berkeleycountysc.gov



CURRENT LABOR FORCE SNAPSHOT

400K

total metro civilian
labor force

#25

Metro for percentage of workforce
aged 25-34 who are college graduates

83.5%

prime age (25-54) labor
force participation rate

#2

Mid-Size Metro workforce
for aged 25-34



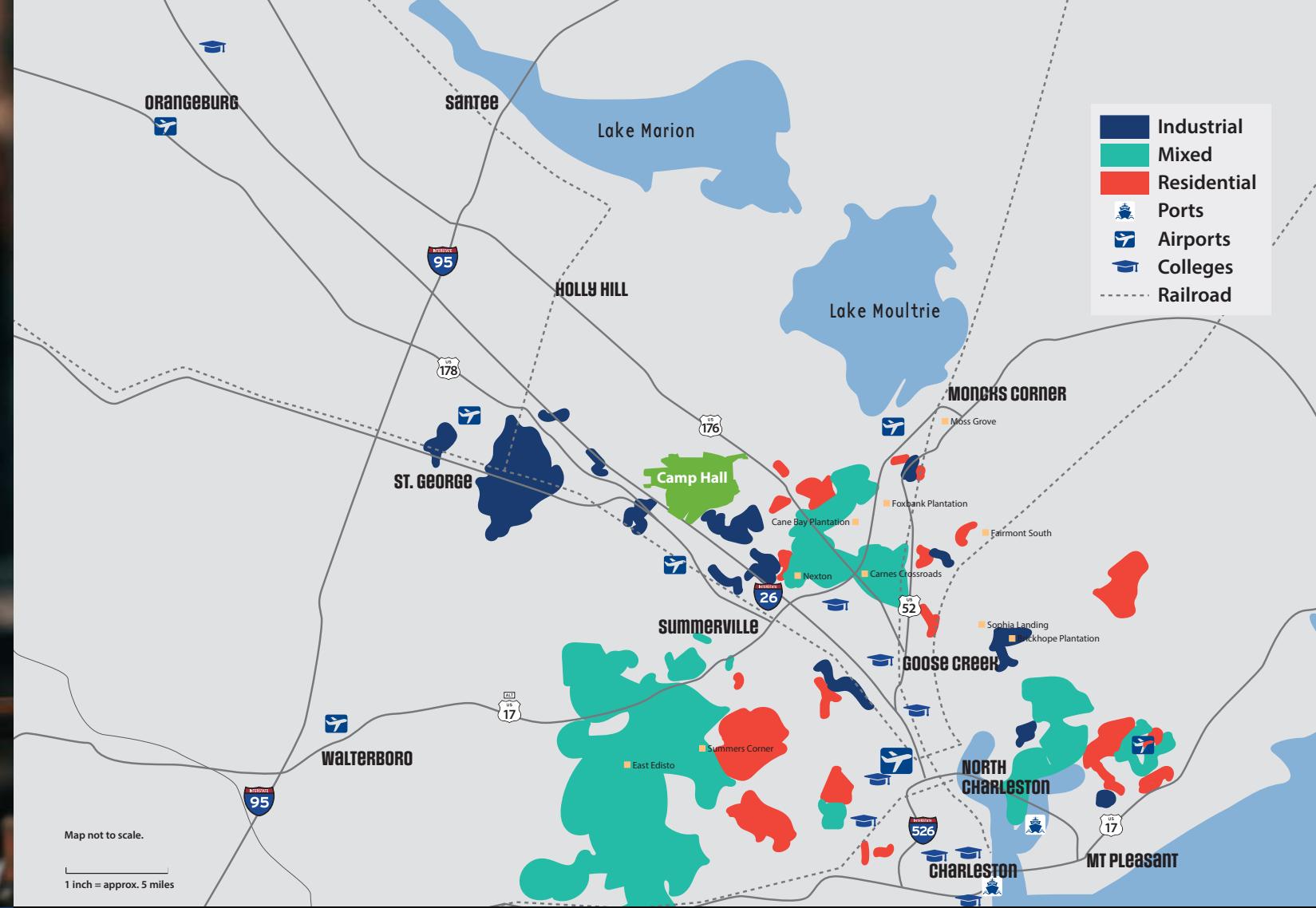
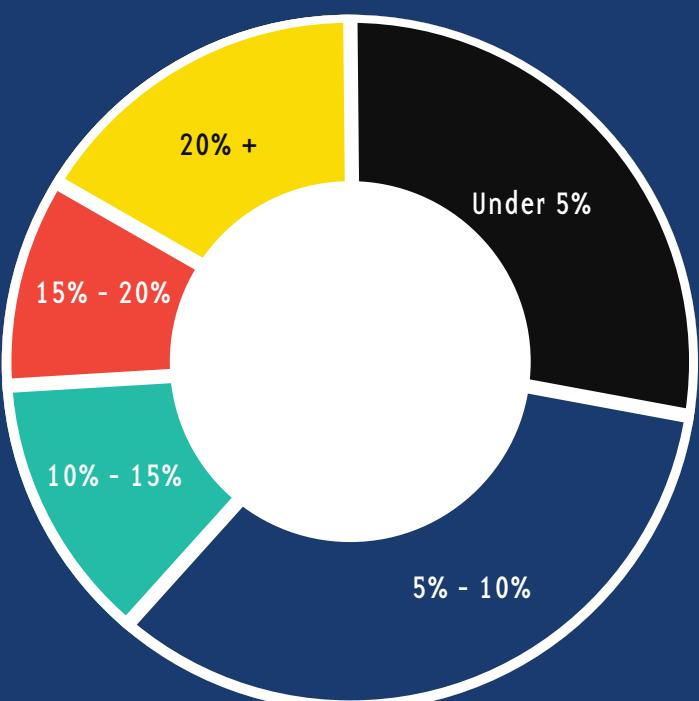
EMPLOYEE TURNOVER

IN MANUFACTURING

Approximately 61% of interviewed and surveyed manufacturers reported annual turnover of less than 10%.

Approximately 16.4% of interviewed and surveyed manufacturers in Summerville area reported annual turnover of more than 20%.

*A detailed workforce study is available



STATE & COUNTY INCENTIVES

SALES & USE TAX

Sales & Use Tax
Out-of-State Sales
Out-of-State Purchases

CORPORATE INCOME TAX

Jobs Tax Credit
Corporate Headquarters Tax
Enhanced Corporate Headquarters Credit
Investment Tax Credit

LOCAL PROPERTY TAXES

Local Property Taxes & Incentives
State Discretionary Incentives
Foreign Trade Zones
Opportunity Zones



2.85M

TEUs handles
in 2022

52 FT

Deepest seaport harbor on
the east coast

\$500M

Investment to further
modernize the port

PORT OF CHARLESTON

Invested in Capacity

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.

Totaling 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.

ECONOMIC MULTIPLIER EFFECT

SOUTH CAROLINA ECONOMIC IMPACT

Sourced from the South Carolina Ports Authority

19%

year-over-year volume
growth CY 2021

2.75M

20' equivalent container units
(TEUs) handled by SC Ports in
CY 2021

1 in 10

SC jobs created by
port operations

\$63.4B

annual economic impact
generated in SC by port operations





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