



**3.2 MILLION SF INDUSTRIAL
FOR LEASE OR BUILD-TO-SUIT**



Proposed Rendering

SUMMERVILLE, SOUTH CAROLINA



PROJECT SPECIFICATIONS



3.2
MILLION INDUSTRIAL
SQUARE FEET



254
USABLE ACRES

County	Dorchester
City	Summerville
Parcel ID	122-00-00-031 (Dorchester County) 722-00-00-031 (Berkeley County)
Available SF	170K-1.2M SF Buildings 3,200,000 SF Total
Site Acreage	303.68
Buildings	Seven (7)
Delivery	Q4 2026
Zoning	Industrial
Lighting	LED
Water & Sewer	On-site
Water Provider	Dorchester County
Water Line	12" Water Line
Sewer Line	8" and 12" Wastewater Lines
Natural Gas Provider	Dominion Energy
Gas Line	4" Dominion Energy Gas Line
Electric Line	230 kV
Electric Provider	SCE&G
Telecom	AT&T

SITE PLAN



LOCATION HIGHLIGHTS



RARE NEW DEVELOPMENT
IN CHARLESTON'S INDUSTRIAL CORRIDOR



INDUSTRIAL ZONING



EXCELLENT ACCESS
TO PORT OF CHARLESTON



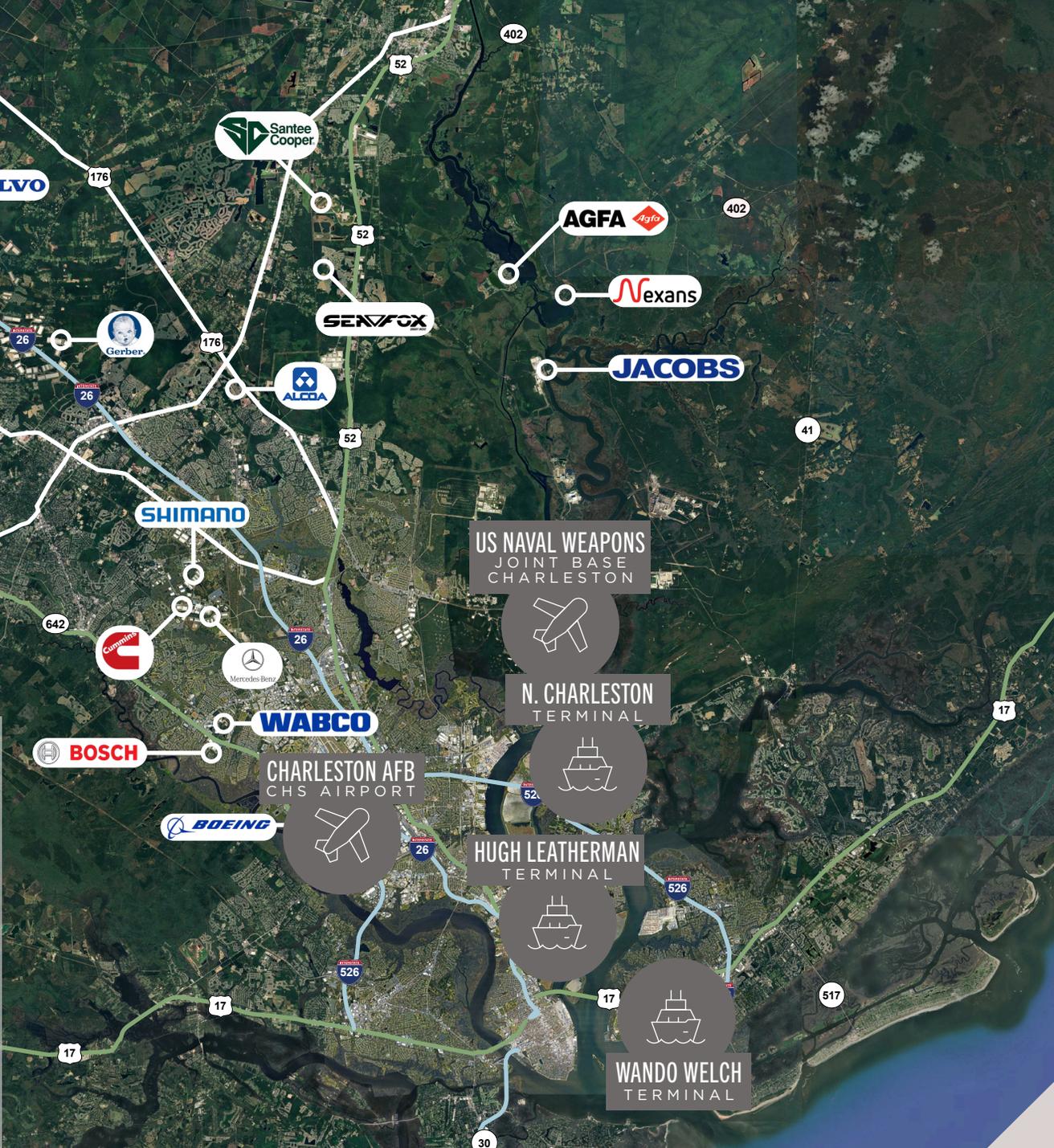
CLOSE PROXIMITY
TO I-26



DORCHESTER INTERNATIONAL TRADEPORT

DISTANCE TO INTERSTATES AND PORTS

Interstate 26	165	1 mile
Interstate 95		21 miles
Hugh Leatherman Terminal		34 miles
North Charleston Terminal		39 miles
Wando Welch Terminal		39 miles
Volvo		1 mile
Mercedes Benz	17	2.5 miles
Boeing	17, 165	27 miles



CHARLESTON SOUTH CAROLINA

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come. The Charleston metro continues to experience unprecedented business growth, with both multinational corporations and startups taking advantage of our globally competitive business environment.

#9

**METRO FOR FOREIGN
DIRECT INVESTMENT (FDI)**
Brookings Global Cities Initiative Report

\$200B

MANUFACTURING IMPACT
SC Manufacturers Alliance

84%

**COST OF LIVING AS A PERCENTAGE
OF THE NATIONAL AVERAGE**
SC Manufacturers Alliance

#1

**BEST CITY
IN THE U.S.**
Travel & Leisure
Magazine

#20

**IN THE U.S. FOR
ADVANCED INDUSTRIES**
Brookings Institution

30+

**NEW PEOPLE MOVE
THE REGION EACH DAY**
U.S. Census Bureau

3X

**CIVILIAN LABOR FORCE GREW 3X
FASTER THAN THE U.S. AVERAGE
FROM 2017-2022**
U.S. Census Bureau

AREA WORKFORCE



684,000
POPULATION



36.7
MEDIAN AGE



+54,000
WORK IN MANUFACTURING
& TRANSPORTATION



35.8%
POP. BETWEEN
20-44 YEARS

AUTOMOTIVE

#1

**MID-SIZED METRO
FOR WORKFORCE AGES 25-34**
SC Manufacturers Alliance

#1

**SOUTH CAROLINA NAMED
FDI NATIONAL CHAMPION**
FDI Magazine

#2

**HIGHEST EMPLOYMENT
CONCENTRATION FOR TRANSPORTATION
EQUIPMENT (MID-SIZED METROS)**
Area Development

AEROSPACE/AVIATION

#2

**FOR AEROSPACE PRODUCT & PARTS
MANUFACTURING EMPLOYMENT
(AMONG MID-SIZED METROS)**
Avalanche Consulting

#6

**"BEST PLACE TO
START A CAREER"**
Wallet Hub

AEROSPACE NICHE SECTORS:
Boeing Suppliers
Subassembly Operations
Advanced Materials
Manufacturers & Fabricators

MANUFACTURING EMPLOYERS



Mercedes-Benz





Proposed Rendering

ABOUT THE DEVELOPER

RealtyLink, LLC, founded in Greenville, South Carolina in 1998, is a full-service real estate development company. Developments across the company include grocery-anchored shopping centers, power retail centers, single tenant build-to-suit, multi-family, industrial, self-storage, and mixed-use.

When you work with RealtyLink, you work with experienced real estate professionals who provide single-source project management. We have the in-house resources to deliver your project on time and within an agreed-upon budget.

As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

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