

# SOUTH CAROLINA GATEWAY

**FOR SALE OR LEASE  
CLASS A INDUSTRIAL FACILITY**



**8099 FIVE CHOP ROAD, SANTEE, SC 29142**  
(HWY 301 & I-95)

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8099 FIVE CHOP ROAD  
SANTEE, SC 29142

SOUTH CAROLINA  
GATEWAY



CLASS A INDUSTRIAL BUILDING  
SANTEE, SC

On behalf of DP World (Owner), Bridge Commercial is pleased to exclusively offer the opportunity to purchase 8099 Five Chop Road, an existing 124,700 SF, industrial facility with a ±6 acre building pad for future expansion. The property is located within an approximate 1,000-acre, master-planned industrial park in Santee, SC and is adjacent to Highway 301 and Interstate 95.

8099 Five Chop Road is ideally positioned in the path of population and workforce growth in the Orangeburg region. The site is less than 1 mile to I-95 and 62 miles to Charleston ports. The Orangeburg region is home to numerous Fortune 500 companies with over 170 expansions or new industry within the last five years.

South Carolina is consistently ranked among one of the best states for business. Additionally, the site is proximate to two of the fastest growing ports, South Carolina and Georgia ports.

PROJECT OVERVIEW	
ADDRESS	8099 Five Chop Road Santee, SC 29142
EXISTING BUILDING AREA	±124,700SF
YEAR BUILT	2023
CLEAR HEIGHT	32'
ACREAGE	±22.71-acres

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# INVESTMENT HIGHLIGHTS



CLASS A, FULLY-LEASED,  
SINGLE-TENANT



EXCELLENT  
ACCESS



DIVERSE END  
USER MIX

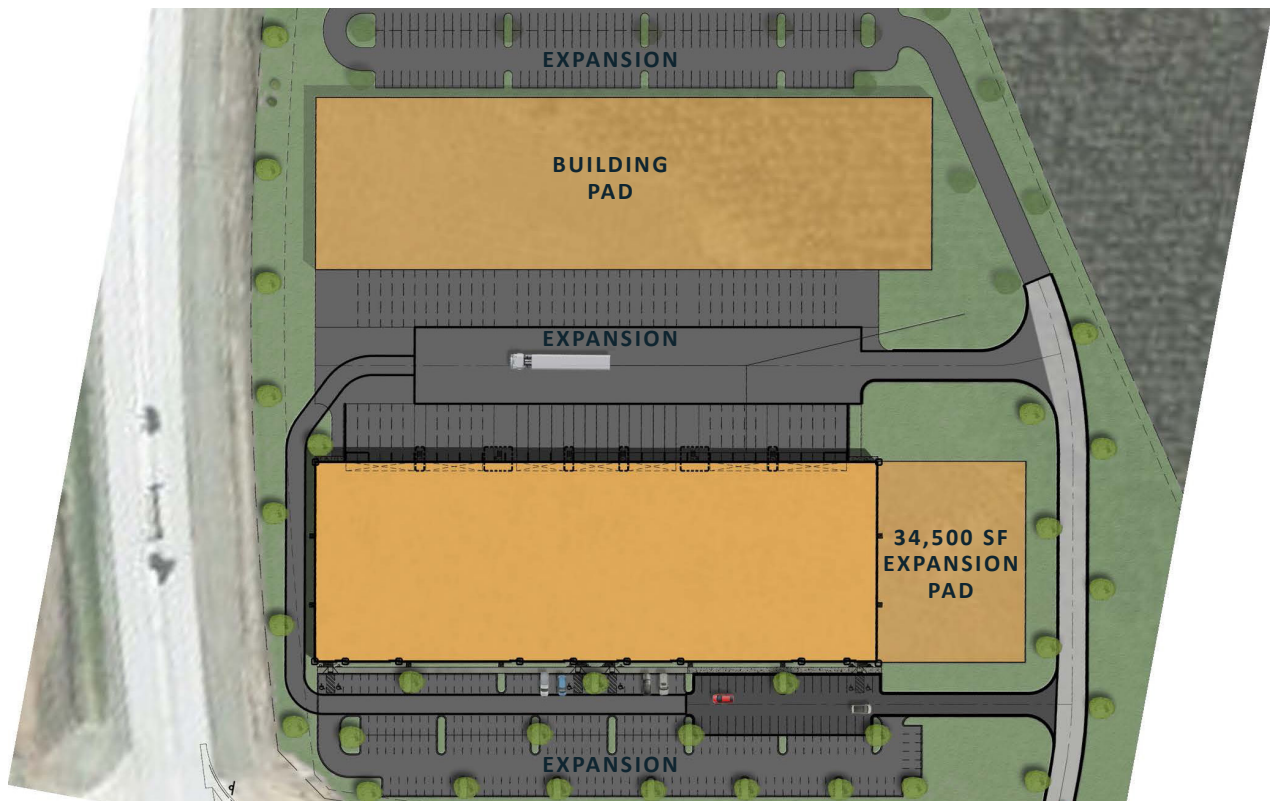


SUPERIOR LOGISTICS  
LOCATION



\*PARCEL IS TO BE SUBDIVIDED UPON SALE. CURRENT TAX MAPS DO NOT REFLECT ADVERTISED PROPERTY FOR SALE.\*

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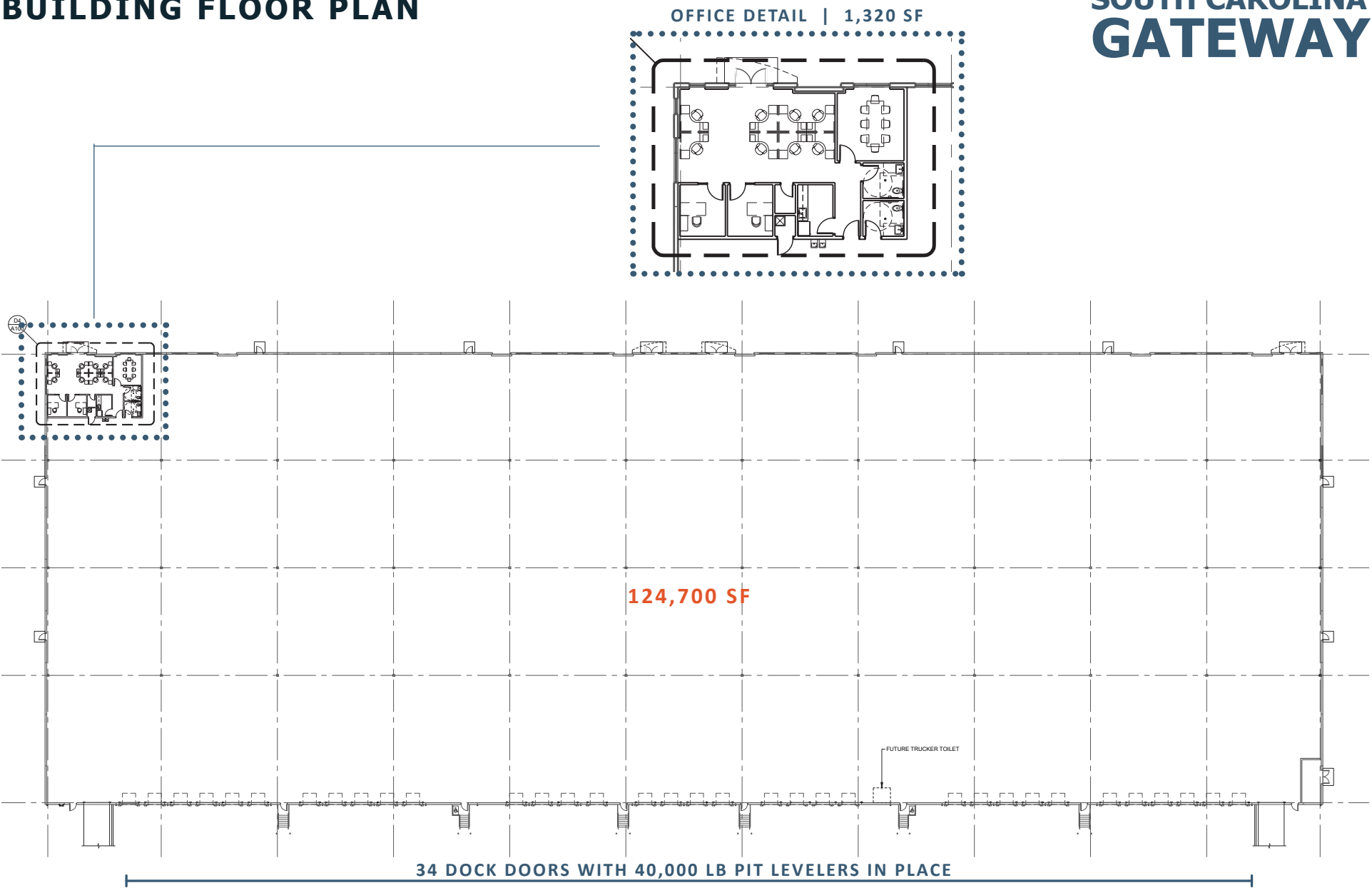
**BUILDING SPECIFICATIONS**

<b>BUILDING SIZE:</b>	124,700 SF (Expandable to 159,200 SF)
<b>OFFICE SF:</b>	1,320 SF
<b>BUILDING DIMENSIONS:</b>	210' x 594'
<b>CLEAR HEIGHT:</b>	32'
<b>DOCK DOORS:</b>	34 (9' x 10')
<b>DRIVE-IN DOORS:</b>	2 (12' x 14')
<b>LOADING TYPE:</b>	Rear Loading
<b>SPRINKLERS:</b>	ESFR
<b>POWER:</b>	1,600 amps

<b>LIGHTING:</b>	LED with Motion Sensors
<b>LOADING BAY SPACING:</b>	54' x 60'
<b>INTERIOR BAY SPACING:</b>	50' x 54'
<b>FLOOR THICKNESS:</b>	7.25" Non Reinforced
<b>ROOF:</b>	Single Membrane R-20
<b>CONSTRUCTION:</b>	Tilt-Up/Concrete
<b>EMPLOYEE PARKING:</b>	41 Spaces (Expandable to 261)
<b>TRUCK COURT:</b>	Concrete apron
<b>SECURITY:</b>	Fencing + Power Plates
<b>DOCK EQUIPMENT:</b>	All dock doors equipped with Dock Seals and Z-Guards

# BUILDING FLOOR PLAN

SOUTH CAROLINA  
GATEWAY



**POWER:** Dominion Energy & Tri County Electric Co-Op  
**WATER & SEWER:** Santee Water & Waste

**CONSTRUCTION:** Choate Construction  
**CIVIL ENGINEER:** WK Dickson  
**ARCHITECT:** Triad Design Group



## LOCATION & ACCESS

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-95	<1	1 min
I-26	14	16 min
I-77	58	59 min
I-20	72	1 hr 10 min

PORT	DISTANCE (mi)	DRIVE TIME
Charleston	62	59 min
Savannah	110	1 hr 48 min

CITY	DISTANCE (mi)	DRIVE TIME
Charleston	67	1 hr 9 min
Columbia	68	1 hr 10 min
Charlotte	159	2 hr 30 min
Atlanta	248	4 hr 1 min
Miami	593	8 hr 30 min
New York	699	11 hr 29 min

- Direct access to CSX mainline, which has active and regular service to multiple local and regional industries.
- Centrally located within CSX's 23 state/21,000 track mile network, and nearby to the "A" line (Atlantic Coastline) which runs along the entire eastern seaboard between Florida and New York.
- Access to CSX's network provides rail connectivity to nearly 2/3rd of the US population in addition to access to every major east coast port including 70 river, lake, and ocean terminals.

**LOCATED WITHIN A 1,000-ACRE,  
MASTER-PLANNED INDUSTRIAL PARK**

**As one of South Carolina's largest available industrial parks, South Carolina Gateway is paving the way for bold new possibilities. Situated within Orangeburg County's Global Logistics Triangle at the four-way interchange of Highway 301 & I-95, the park offers 1,000 developable acres with the ability to accommodate a dozen world-class industrial facilities ranging in size from 50,000 SF to 1 million square feet.**



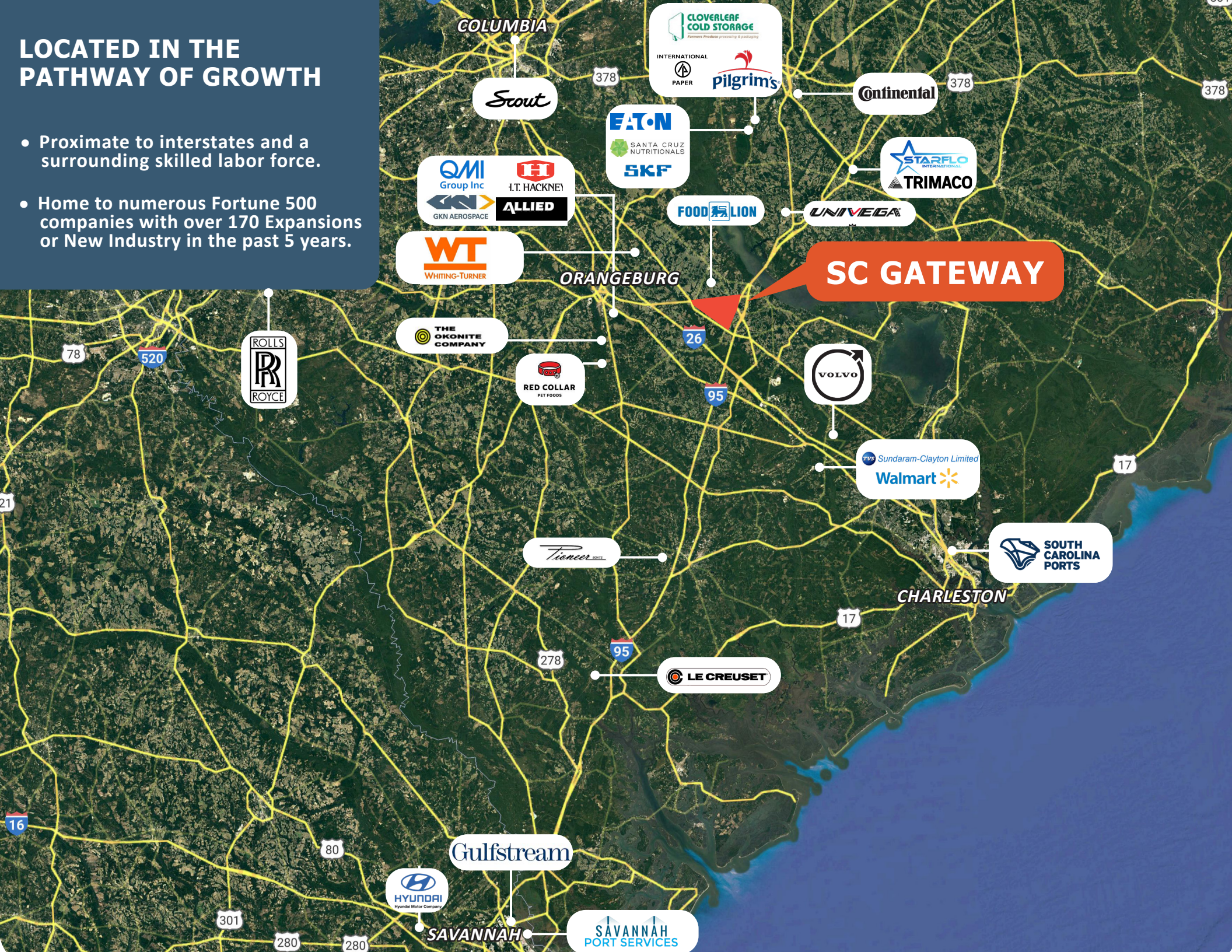
**DP WORLD**

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# LOCATED IN THE PATHWAY OF GROWTH

- Proximate to interstates and a surrounding skilled labor force.
- Home to numerous Fortune 500 companies with over 170 Expansions or New Industry in the past 5 years.



68 MILES TO PORT OF CHARLESTON  
110 MILES TO PORT OF SAVANNAH



8099 FIVE CHOP

DOWNTOWN  
SANTEE

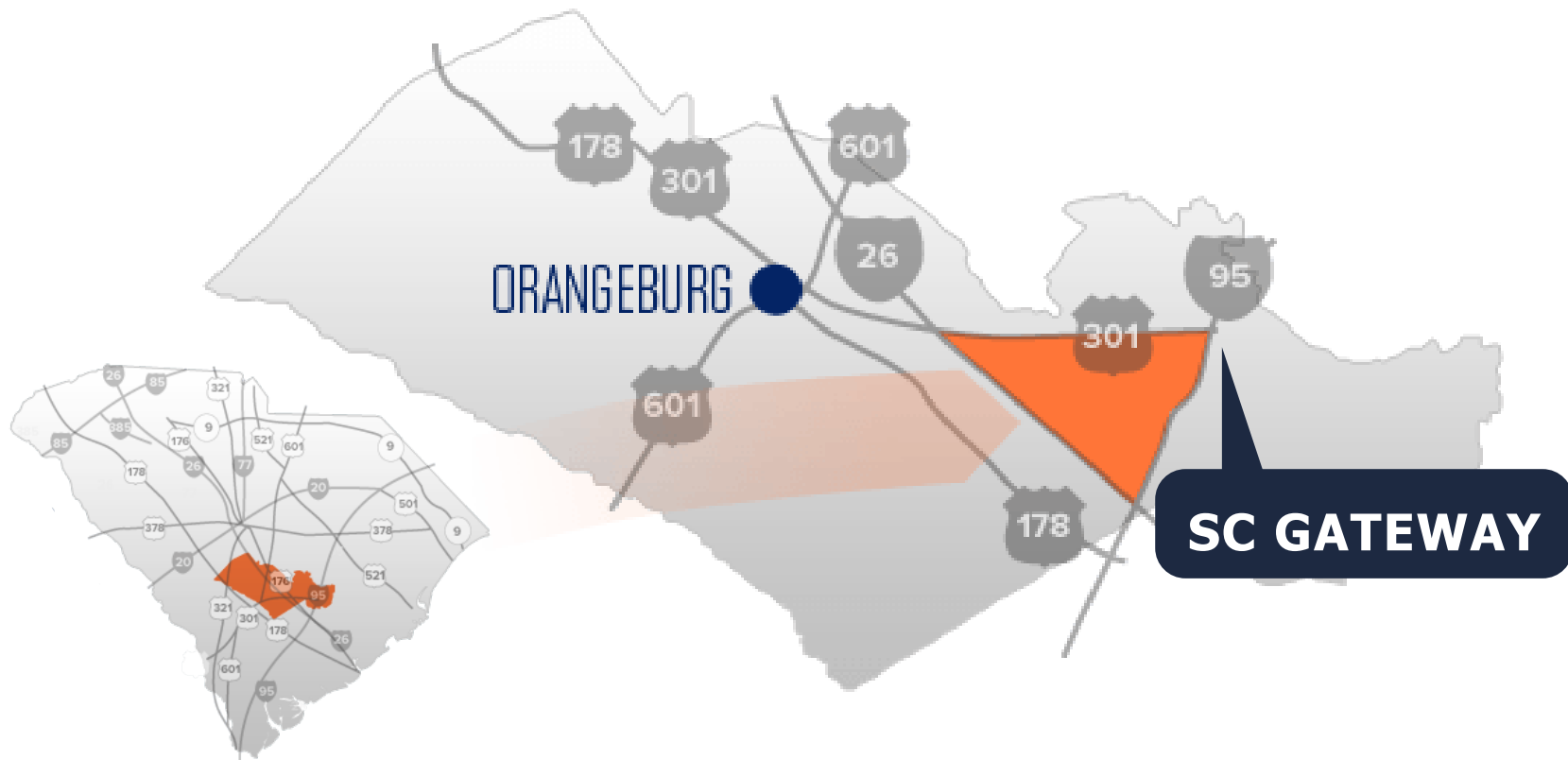


CSX RAIL



## LOCATED IN SC'S GLOBAL LOGISTICS TRIANGLE

**SOUTH CAROLINA  
GATEWAY**



- The Global Logistics Triangle (GLT) is a vision to transform South Carolina's Low Country into a regional gateway for the United States.
- The goal is the establishment of a twenty-first century trade and logistics infrastructure that links the world economy to the markets of the southeast and beyond.
- Early projections show the triangular area encompassed by I-95, I-26, and U.S. 301 will become a regional intermodal transportation center over the next decade.
- The (GLT) is a truly 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.
- Global Logistics Triangle 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.

*Source: ocdc.com*



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## PURCHASE OPPORTUNITY CLASS A INDUSTRIAL FACILITY



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