

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 \pm 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	\pm 124,700SF
YEAR BUILT	2023
CLEAR HEIGHT	32'
ACREAGE	\pm 22.71-acres

INVESTMENT HIGHLIGHTS



CLASS A, FULLY-LEASED,
SINGLE-TENANT



EXCELLENT
ACCESS



DIVERSE END
USER MIX



SUPERIOR LOGISTICS
LOCATION

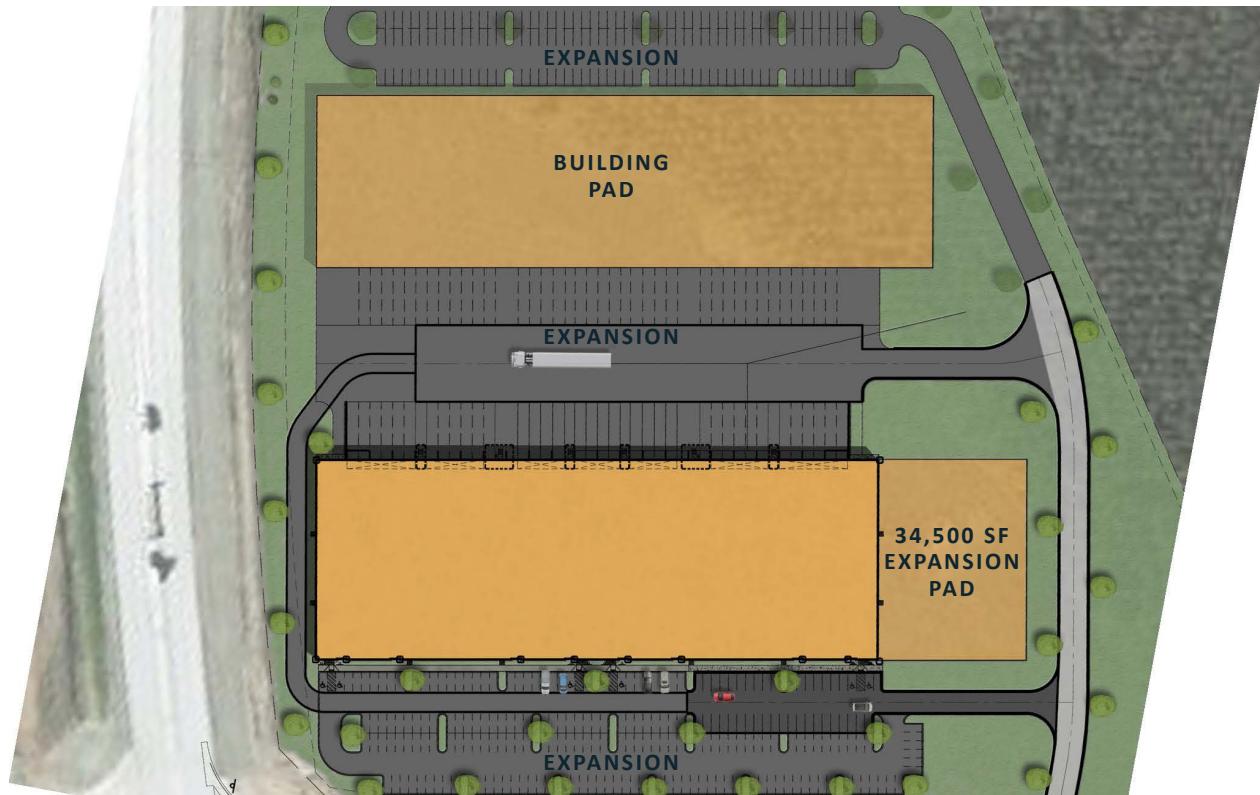


FIVE CHOP RD

±6 ACRE EXPANSION PAD

301

TRI-COUNTY
ELECTRICAL CO-OP
SUBSTATION

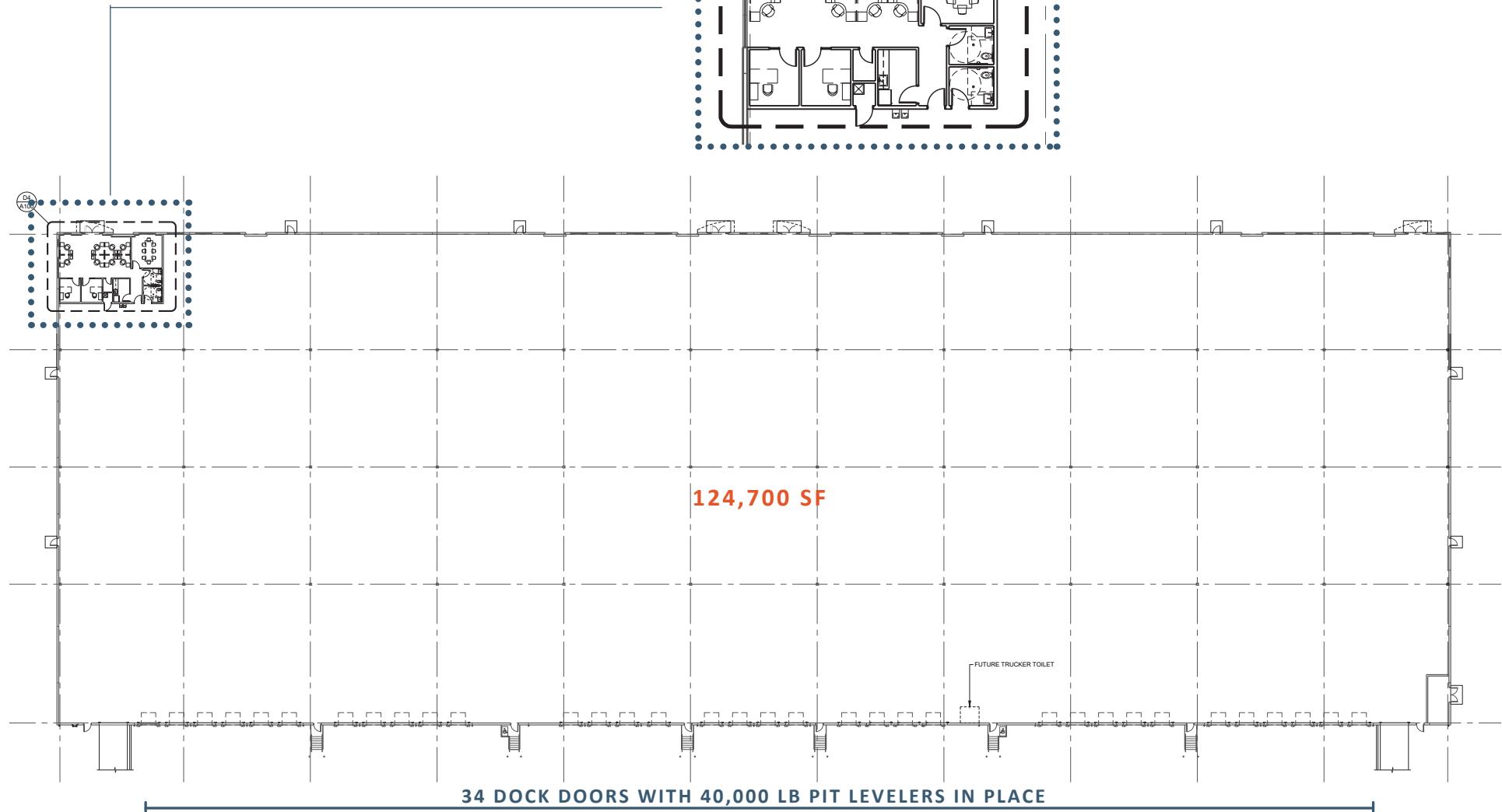


BUILDING SPECIFICATIONS

BUILDING SIZE:	124,700 SF (Expandable to 159,200 SF)	LIGHTING:	LED with Motion Sensors
OFFICE SF:	1,320 SF	LOADING BAY SPACING:	54' x 60'
BUILDING DIMENSIONS:	210' x 594'	INTERIOR BAY SPACING:	50' x 54'
CLEAR HEIGHT:	32'	FLOOR THICKNESS:	7.25" Non Reinforced
DOCK DOORS:	34 (9' x 10')	ROOF:	Single Membrane R-20
DRIVE-IN DOORS:	2 (12' x 14')	CONSTRUCTION:	Tilt-Up/Concrete
LOADING TYPE:	Rear Loading	EMPLOYEE PARKING:	41 Spaces (Expandable to 261)
SPRINKLERS:	ESFR	TRUCK COURT:	Concrete apron
POWER:	1,600 amps	SECURITY:	Fencing + Power Plates
		DOCK EQUIPMENT:	All dock doors equipped with Dock Seals and Z-Guards

BUILDING FLOOR PLAN

SOUTH CAROLINA GATEWAY

**POWER:**

Dominion Energy & Tri County Electric Co-Op

CONSTRUCTION:

Choate Construction

WATER & SEWER:

Santee Water & Waste

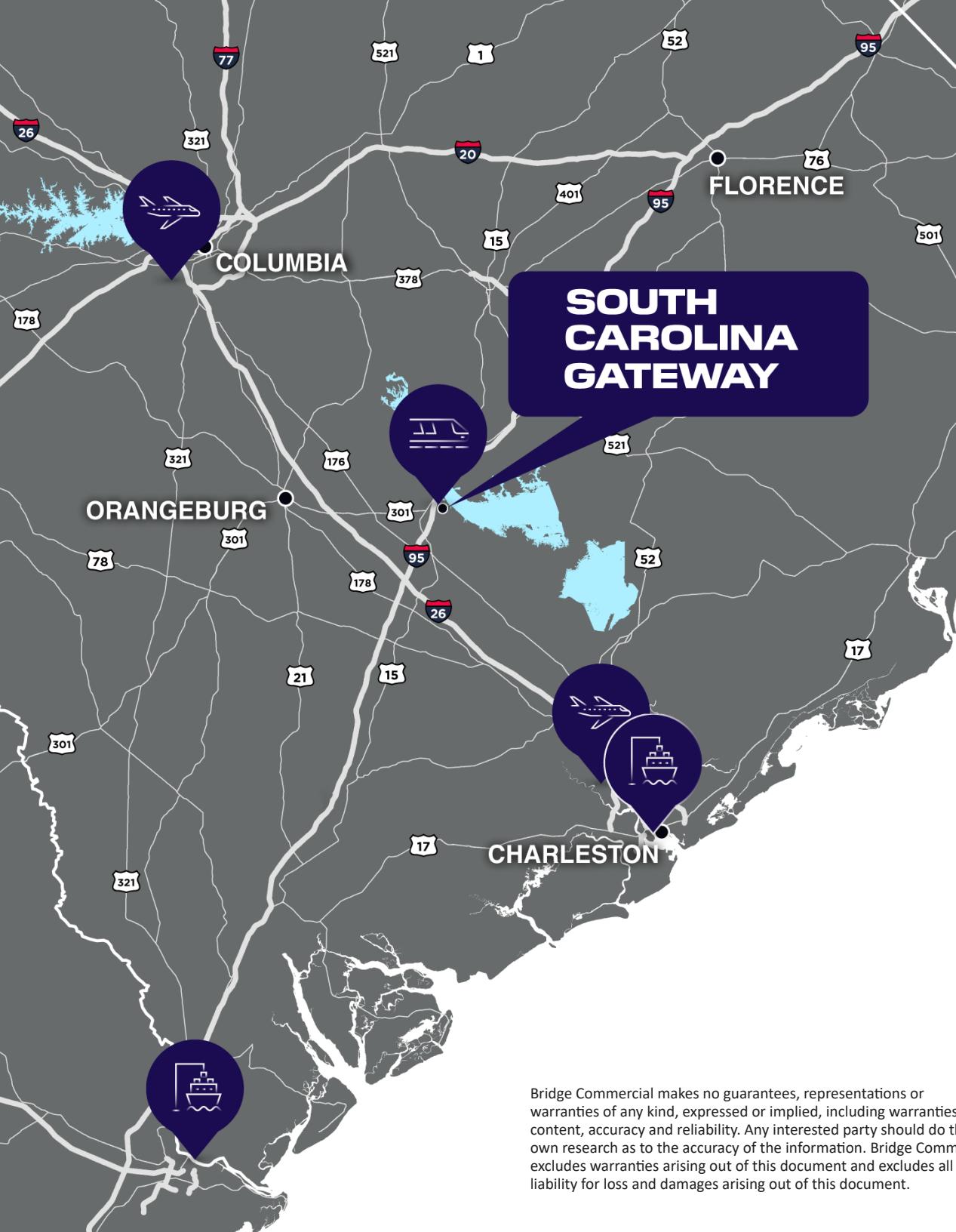
CIVIL ENGINEER:

WK Dickson

ARCHITECT:

Triad Design Group

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SOUTH CAROLINA GATEWAY

LOCATION & ACCESS

PROXIMATE TO INTERSTATES, PORTS, AND MAJOR CITIES

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 RAIL

- 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.

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



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LOCATED IN THE PATHWAY OF GROWTH

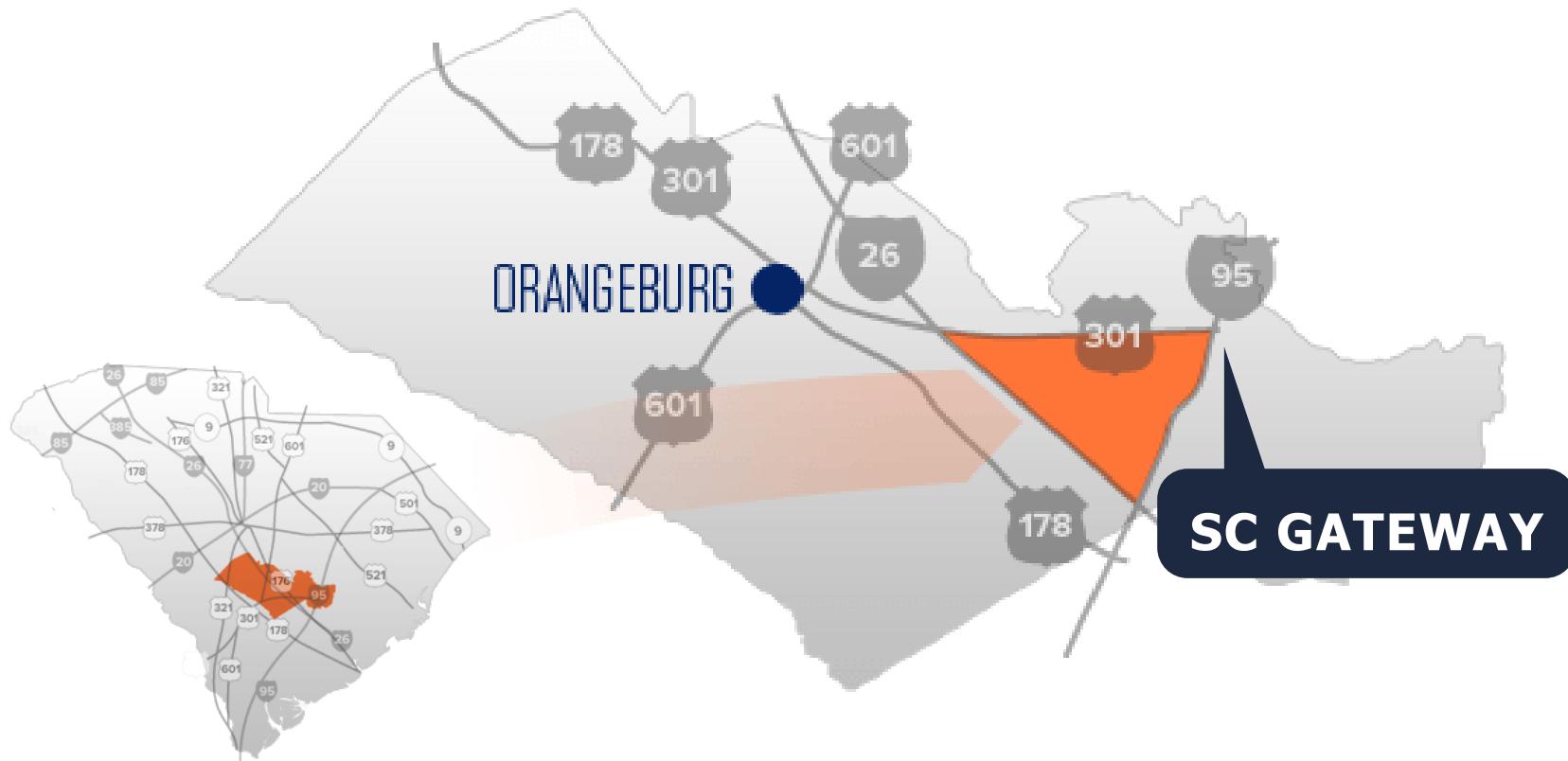
- Proximate to interstates and a surrounding skilled labor force.
- Home to numerous Fortune 500 companies with over 170 Expansions or New Industry in the past 5 years.





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 manu-

facturing 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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