

NORTH POINTE COMMERCE PARK

NORTH SIGNAL
CAPITAL 

1014 NORTH POINTE INDUSTRIAL BOULEVARD
HANAHAN (CHARLESTON), SC 29410



Delivering August 2022 | 25,000 - 127,000 SF Available



**CLASS A INDUSTRIAL
PARK SURROUNDED BY
CORPORATE TENANTS**



**SUPERIOR ACCESS
TO I-26, I-526 AND
LEATHERMAN TERMINAL**



**PROXIMATE TO SKILLED
WORKFORCE - NWIC - ATLANTIC,
JOINT BASE CHARLESTON, VOLVO,
BOEING AND PORT TERMINALS**

FOR MORE INFORMATION:

PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

JOHN BEAM
+1 843 810 6868
john.beam@bridge-commercial.com

HAGOOD MORRISON, SIOR, MBA, CRE
+1 843 270 5219
hagood.morrison@bridge-commercial.com

WILL CROWELL
+1 504 975 1099
will.crowell@bridge-commercial.com



North Pointe Commerce Park Location



±25,000 - 127,000 SF
DELIVERING AUGUST 2022

SAIC

amazon

GXO

ManTech

MainOcean Port Services

Expeditors

GXO

SAIC

53 ACRE PUBLIC PARK
JUNE 2022 DELIVERY

25,000 - 127,000 SF Available

BUILDING SPECIFICATIONS	
AVAILABLE SF	127,199 SF
MINIMUM DIVISIBILITY	±25,000 SF
BUILDING DIMENSIONS	550' x 235' deep
SPEC OFFICE	±1,000 SF
INTERIOR BAYS	50' x 53' 4"
LOADING BAYS	60' x 53' 4"
INTERIOR BAY SIZE	12,533 SF (235' x 53' 4")
DOCK DOORS	29
BUILDING CLEAR HEIGHT	32'
SPRINKLER	ESFR K-17
AUTO PARKING	131 Spaces
SLAB	6" Unreinforced
LIGHTING	25 FC motion-activated LED
CONSTRUCTION	Tilt-Up Concrete



PROPOSED RIGHT IN / RIGHT OUT DRIVEWAY

PROPOSED FULL ACCESS DRIVEWAY

Expeditors

NORTH POINTE INDUSTRIAL BLVD

N. RHETT AVE

ACCESS ROAD

131 PARKING SPACES

60' SETBACK

PROPOSED POND (TYP.)

PROPOSED POND (TYP.)

OFFICE ±1,000 SF

FUTURE OFFICE ±904 SF

FUTURE OFFICE ±904 SF

OFFICE ±1,000 SF

PROPOSED BUILDING

TOTAL AREA: ±127,199 SF
 TOTAL OFFICE: ±3,808 SF
 TOTAL WAREHOUSE: ±123,391

*INTERIOR WALL & OFFICE CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY AND MAY BE MODIFIED

WAREHOUSE 1
±41,644 SF
±175'

WAREHOUSE 2
±24,365 SF
±106'

WAREHOUSE 3
±25,875 SF
±106'

WAREHOUSE 4
±35,315 SF
±160'

29 DOCK DOORS

PROPOSED TRUCK COURT

PUMP ELECTRICAL ROOM

RAMP

RAMP

GXO

SAIC



Centrally Located

	MILES	MINUTES*
I-26	4.5	9
NAVAL INFORMATION WARFARE CENTER	5.5	9
I-526	4.6	10
N. CHARLESTON TERMINAL	5.3	10
NORFOLK SOUTHERN & CSX HUBS	6.3	14
BOEING FINAL ASSEMBLY	8.2	14
CHS INTERNATIONAL AIRPORT	8.8	15
MERCEDES VANS MANUFACTURING	10.5	16
BOEING INTERIORS RESPONSIBILITY CENTER	10.6	16
HUGH K. LEATHERMAN, SR. TERMINAL	8.9	18
BOSCH PLANT	11.5	20
WANDO WELCH TERMINAL	14.0	25
I-95	43.5	40

*Google Maps drive time during business hours

CHARLESTON PORT TERMINALS



±25,000 - 127,000 SF
DELIVERING AUGUST 2022

Charleston, SC Region

NO. 2

MOST RESILIENT MEDIUM-SIZED CITY IN THE U.S.

WORTH.COM

The strength of our diverse economy has allowed the Charleston region to be resilient. Before the pandemic, the Charleston region had a healthy, thriving economy. It is this foundation that will allow for a quick recovery.

- Charleston Chamber of Commerce



OVERVIEW:

Comprised of three counties – Berkeley, Charleston and Dorchester – the Charleston region is a highly diverse market, advantageously located on the Atlantic coast half-way between New York and Miami. The region, which covers more than 3,100 square miles (8,192 kilometers), combines a thriving economy, rich history and breathtaking environment to offer an outstanding business climate and a quality of life that is second to none.

The Charleston metro's economy has transformed over the past decade from service-based to STEM-based, thanks in large part, to Boeing, Mercedes, Volvo and many others calling our region home. Charleston ranks number 20 among the nation's top 100 metros for growth in the Advanced Industry Sector, according to the Advanced Industries Study by the Brookings Institution, which examines growth in STEM-intensive occupations including logistics and transportation, advanced manufacturing and healthcare. The growth of this sector is helping to fuel the region's overall economic growth and transform

the economy from a service-based to skills-based job market. Advanced Industry jobs are among the nation's fastest growing and highest paying.

Charleston Harbor will soon be the deepest port on the East Coast of the U.S. – all in time to welcome Post Panamax ships 24/7. There is no question that the Charleston metro is a profoundly different place than it was 25 years ago when the economy was centered on the nation's third largest Navy Base. And there is no doubt that we will be profoundly different a decade from now when Boeing, Volvo and Mercedes are all fully operational with their supply chains in place and our airport and port are offering thriving logistics and transportation options to reach the global supply chain. Charleston has earned its place on the global map as a visitor destination and now we are also recognized as a global business destination.

-Charleston Metro Chamber of Commerce

no. 1 city in the world

TRAVEL + LEISURE | 2016

#1 SMALL CITY IN THE U.S.

10TH YEAR IN A ROW

CONDE NAST TRAVELER | 2011 - 2021

20TH IN THE U.S. FOR ADVANCED INDUSTRIES

BROOKINGS INSTITUTION

NO. 29

best performing city

MILIKEN INSTITUTE | 2021

CHARLESTON METRO RANKS #42 BEST PLACE TO LIVE IN THE USA

U.S. NEWS | 2021

\$200B

IMPACT ON STATE FROM MANUFACTURING

SC FUTURE MAKERS & SC MANUFACTURERS ALLIANCE | 2021

#6 MOST FUN PLACE TO LIVE IN THE U.S.

U.S. NEWS | 2019

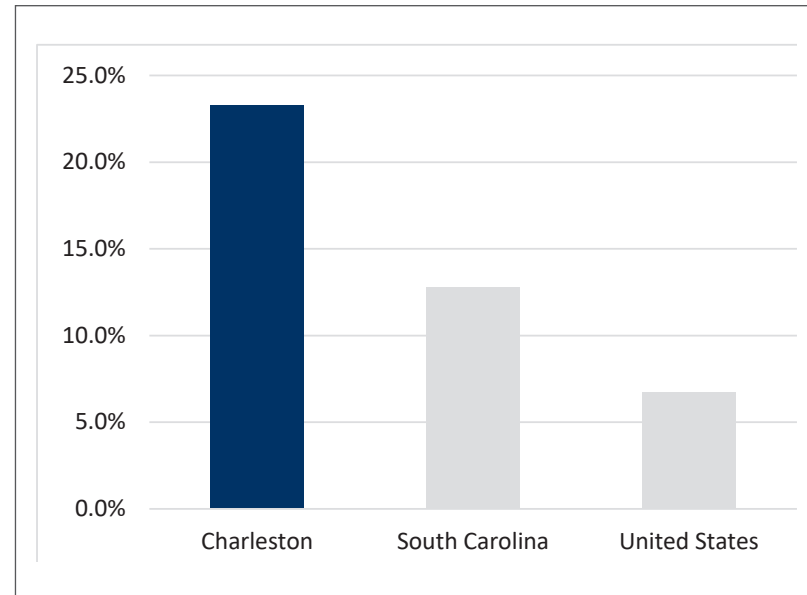
NO. 17

FASTEST GROWING CITIES U-HAUL | 2021

2X 3X

SOUTH CAROLINA AVERAGE GROWTH UNITED STATES AVERAGE GROWTH

POPULATION GROWTH:



Sources: U.S. Bureau of Labor Statistics, CRDA.org

ECONOMIC DRIVERS:



POWER SYSTEMS

Home to the world's most advanced drive train testing facility at Clemson University Restoration Institute. Charleston's aerospace industry continues to develop.



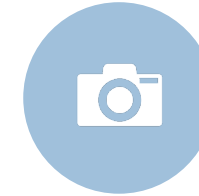
HIGHER EDUCATION

Over 40,000 students enrolled across the region.



HEALTHCARE

Supports over 30,000 local jobs. Over 2,000 physicians in the Charleston metro.



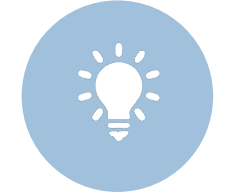
TOURISM

No. 1 City in the U.S. for last 8 years. 7.4+ million visitors annually with \$9.7 billion annual economic impact. 47,000 regional workforce.



MILITARY

Home to Joint Base Charleston, operated by the Department of Defense. 20,000 active duty military and 15,000 retirees. \$10.8 billion economic impact.



CREATIVE/TECH

Top 5 employer. 26,000+ regional workforce. \$3.2 billion economic impact.

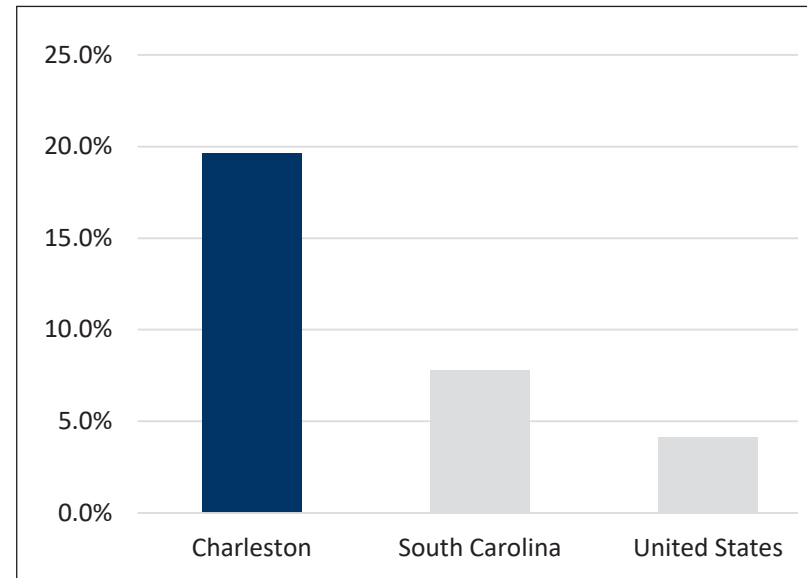
WORKFORCE GROWTH:

4X

WORKFORCE GROWTH THAN UNITED STATES AVERAGE

37.5% 84%

ADULTS WITH A BACHELOR'S DEGREE AVERAGE ANNUAL PAY AS A PERCENTAGE OF U.S. AVERAGE



Sources: U.S. Bureau of Labor Statistics, CRDA.org

IN ECONOMIC IMPACT ANNOUNCEMENTS MADE IN FY 2019-20	COMPANY	INVESTMENT	COMPANY	INVESTMENT
	Vikor Scientific <i>Molecular Diagnostics</i>	\$1 million	PRC Laser <i>Fiber Laser Cutting</i>	\$1.4 million
Vigilant Labs <i>COVID-19 Rapid Tests</i>	\$104.6 million	Vendr <i>SaaS</i>	\$4 million	
Juliska <i>Home Decor Distribution HQ</i>	\$1.9 million	Lineage Logistics <i>Temperature Controlled Logistics Solutions</i>	\$34 million	
Carver Maritime <i>Maritime Logistics</i>	\$27.8 million	Daye North America <i>Outdoor Power Equipment</i>	\$1.8 million	
Walmart Distribution Center <i>Direct Import Distribution Center</i>	\$220 million	Blue Acorn iCi <i>E-Commerce</i>	\$125 million	
Holy City Linen <i>Commercial Laundry</i>	\$12.4 million	Dockside Logistics <i>Warehousing, Distribution & 3rd Party Logistics</i>	\$8.5 million	
Ceterus <i>Accounting Software</i>	\$9.1 million	Baker Motor Company <i>Mercedes Benz Sprinter Van Dealership</i>	\$25 million	
Palmetto Clean Technology <i>Solar Panel & Energy Storage</i>	\$25 million	Defense Engineering Services <i>Technical, Design & Manufacturing Engineering Services</i>	\$1.1 million	

#5 CHARLESTON IS WHERE THE JOBS WILL BE 2020 | FORBES

BEST PLACE TO START A CAREER CHARLESTON RANKS 6TH 2021 | WALLETHUB

#10 CHARLESTON GAINING IN-NOVATION JOBS 2020 | THE NEW YORK TIMES

Charleston's Rapidly Expanding Industrial Market

FOCUS ON THREE SECTORS: DISTRIBUTION, MANUFACTURING & DEFENSE



DISTRIBUTION

The SC Ports Authority is investing over \$2.7 billion in infrastructure improvements to improve the efficiency and capacity of its terminals. These projects include deepening the harbor, building a new terminal to double capacity, building a transload rail terminal on site, and additional road infrastructure to reduce turn times for trucks on and off the terminal.



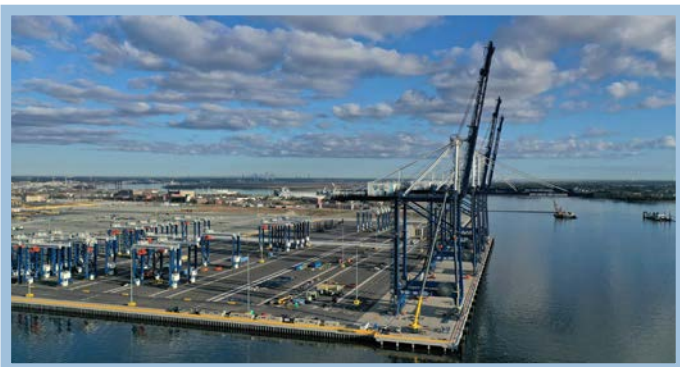
MANUFACTURING

Charleston boasts a robust manufacturing presence with three major manufacturers (Boeing, Volvo, and Mercedes) taking a large presence in the market and spinning of tier 1, tier 2, and tier 3 suppliers across the market. Both Boeing and Volvo have announced plans to expand their current footprint to take on more projects in the market.



DEFENSE

The defense sector is a large part of Charleston with \$3-\$5 Billion defense contracts coming from the NWIC base located in Hanahan. As such, some of the largest global defense contractors such as BAE Systems, SAIC, & Lockheed Martin have taken large footprints in the market to service the defense industry.



NEW PORT TERMINAL OPENS IN CHARLESTON

As the new Hugh K. Leatherman, Sr. Terminal, the only permitted new container terminal on the U.S. East and Gulf Coasts, opens its first phase in March 2021, the outlook is bright. At full build-out in 2033, the three-wharf terminal will double the South Carolina Ports' current capacity, keeping the Port of Charleston one of the U.S.'s top ranked and one of the world's most competitive ports. The Ports' forecast for 2021 is for an increase of 6.7% in TEU (twenty-foot equivalent unit containers) activity compared to 2020, and 2022 will bring another 5% increase.

> [Read Charleston's Economic Scorecard](#)



WALMART BREAKS GROUND ON NEW DISTRIBUTION CENTER

Walmart commences construction on a 3 MSF distribution facility in Ridgeville. The anticipated completion date is early 2022. This will bring approximately 1,000 jobs to the region and increase port volumes by 5%. This will be one of Walmart's largest distribution centers in the U.S. It will support six Walmart Distribution Centers and 850 Walmart and Sam's Club stores across the southeast.

> [Read article \(Charleston Business\)](#)

One of the fastest growing U.S. Ports

TOP 10
& FASTEST GROWING
CONTAINER PORT
in the U.S. for the last
10 years

NO. 8
SEAPORT
in dollar value of
goods (2019)

52'
DRAFT
by 2021; deepest in
Southeast by 2022

3
PORT LOCATIONS
Charleston and inland
ports in Greer and Dillon

\$63.4B
ECONOMIC IMPACT
in the state

3
PREMIERE SERVICE
FROM ALL 3
top ocean carrier
alliances

1
DAY RAIL
to inland port Greer

100
FOREIGN PORTS
served directly

<60
MINUTE
two-way truck turn

Q4 2021 CHARLESTON REGION INDUSTRIAL MARKET SNAPSHOT



OVERALL INVENTORY*
55.3 MILLION SF



VACANCY
1.8%

* 55.3 Million SF does not include 22.2 Million SF of specialized buildings.

Superior Access

MINNEAPOLIS

GRAND RAPIDS

ROCHESTER

WORCESTER

BOSTON

MILWAUKEE

DETROIT

BUFFALO

HARTFORD

PROVIDENCE

CHICAGO

DETROIT

CLEVELAND

BRIDGEPORT

NEW YORK

OMAHA

PITTSBURGH

PHILADELPHIA

KANSAS CITY

COLUMBUS

BALTIMORE

WASHINGTON, D.C.

2 DAYS

LOUISVILLE

RICHMOND

VIRGINIA BEACH

TULSA

1 DAY

RALEIGH

OKLAHOMA CITY

NASHVILLE

CHARLOTTE

GREENVILLE

DALLAS

BIRMINGHAM

ATLANTA

CHARLESTON

AUSTIN

JACKSONVILLE

SAN ANTONIO

HOUSTON

NEW ORLEANS

ORLANDO

74%

**OF THE U.S. POPULATION
CAN BE REACHED IN A
2-DAY DRIVE**

**29% OF THE U.S.
POPULATION CAN BE
REACHED IN A 1-DAY DRIVE**

**Based on ESRI and current electronic driving log regulations.*



FOR MORE INFORMATION

PETER FENNELLY, SIOR, MCR, SLCR
+1 843 425 0186
peter.fennelly@bridge-commercial.com

HAGOOD MORRISON, MBA, SIOR, CRE
+1 843 270 5219
hagood.morrison@bridge-commercial.com

SIMONS JOHNSON, SIOR, MCR, CCIM
+1 843 557 4047
simons.johnson@bridge-commercial.com

WILL CROWELL
+1 504 975 1099
will.crowell@bridge-commercial.com

JOHN BEAM
+1 843 810 6868
john.beam@bridge-commercial.com

DEVELOPED BY:



MARKETED BY:



This document has been prepared by Bridge Commercial for advertising and general information only. Bridge Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Bridge Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Bridge Commercial and/or its licensor(s). ©2022. All rights reserved.