



OMNI

INDUSTRIAL CAMPUS

3-BUILDING INDUSTRIAL DEVELOPMENT
COMING Q4 2022

971,580 SF REMAINING



DEVELOPED BY:



MARKETED BY:



PETER FENNELLY SIOR MCR SLCR

President

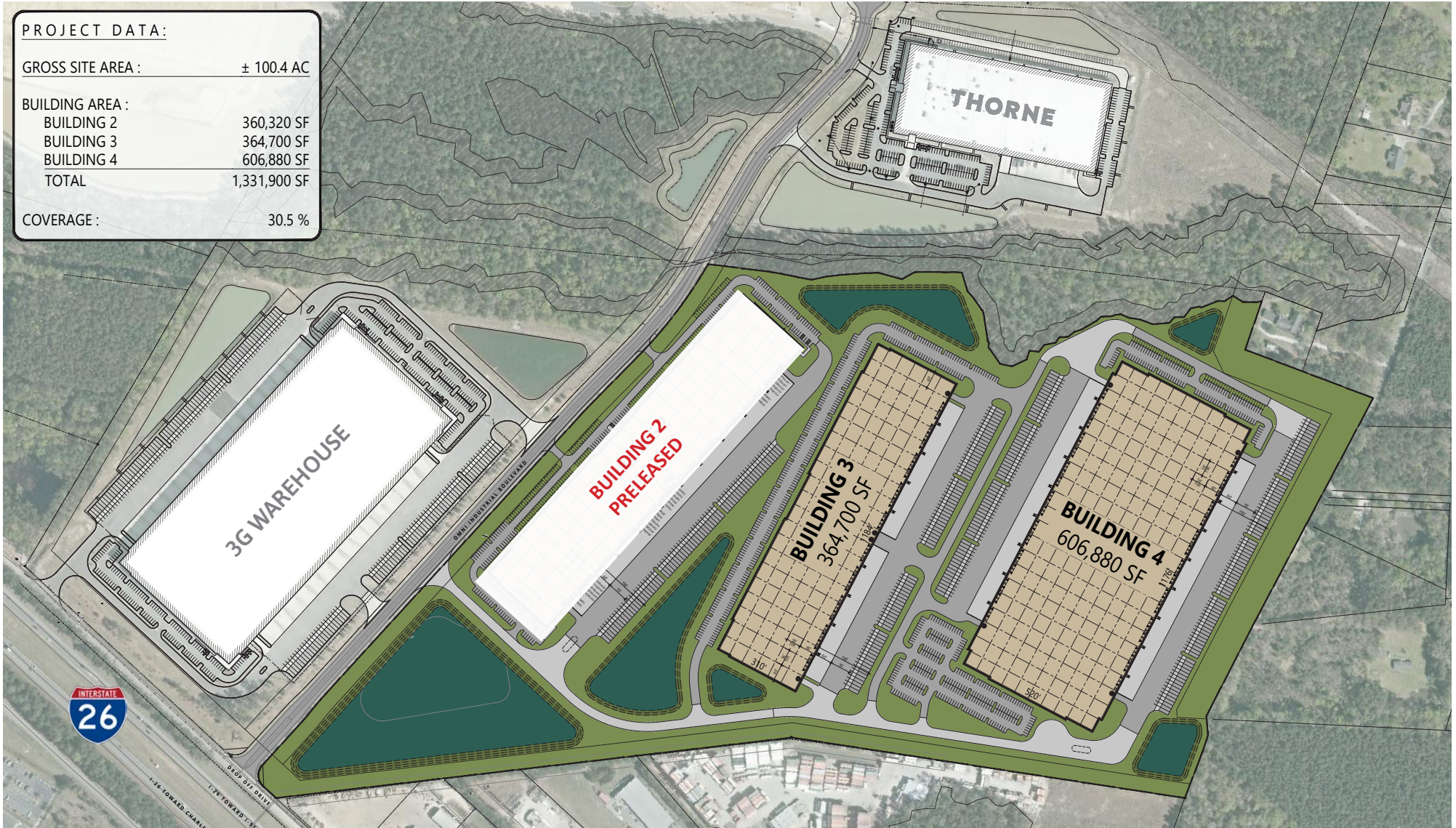
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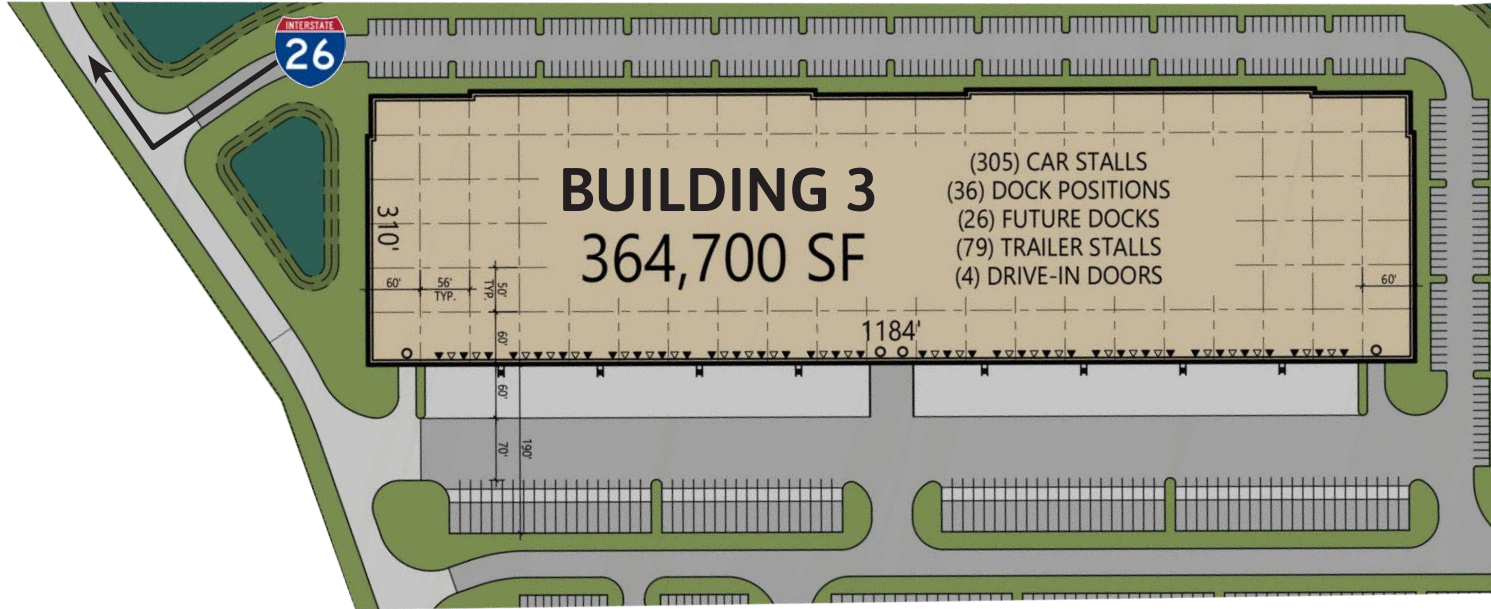
SITE PLAN

PROJECT DATA:	
GROSS SITE AREA :	± 100.4 AC
BUILDING AREA :	
BUILDING 2	360,320 SF
BUILDING 3	364,700 SF
BUILDING 4	606,880 SF
TOTAL	1,331,900 SF
COVERAGE :	30.5 %



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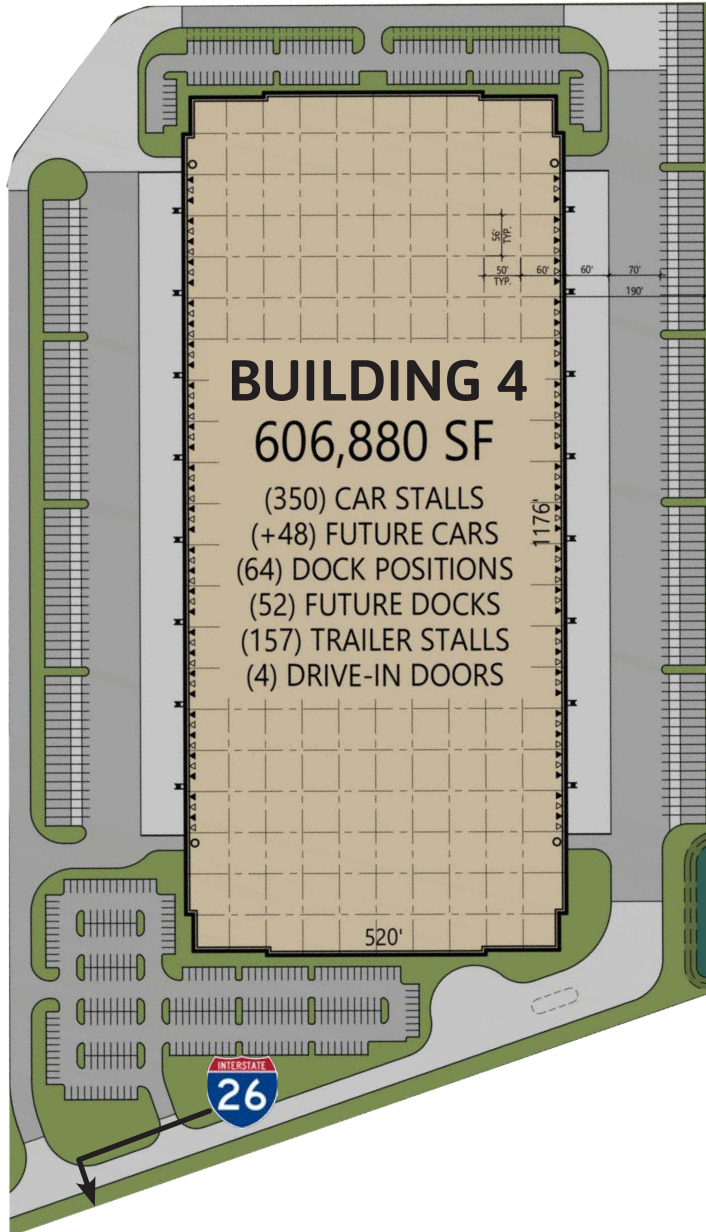
SITE PLAN & SPECS



OMNI INDUSTRIAL BLVD, CHARLESTON, SC 29483

BUILDING SIZE:	364,700 SF	FLOOR THICKNESS:	7"
AVAILABLE:	Q3 2022	ELECTRIC PROVIDER:	Berkeley Electric Cooperative
DIVISIBILITY:	±180,000 SF	SPRINKLER:	ESFR
MUNICIPALITY:	Berkeley County	LOADING BAY SPACING:	56' x 60'
CLEAR HEIGHT:	36'	INTERIOR BAY SPACING:	56' x 50'
DOCK HIGH DOORS:	36 (Expandable to 62)	TRUCK COURT DEPTH:	190'
DRIVE-IN DOORS:	4	LIGHTING:	LED with motion sensor
BUILDING DIMENSIONS:	310' x 1184'	MAIN OFFICE:	Built to Suit
EMPLOYEE PARKING:	305	CONSTRUCTION:	Tilt-up Concrete
TRAILER PARKING:	79	ROOF:	45-mil TPO, R-20, with 15 year warranty

SITE PLAN & SPECS



OMNI INDUSTRIAL BLVD, CHARLESTON, SC 29483

BUILDING SIZE:	606,880 SF
AVAILABLE:	Q4 2022
DIVISIBILITY:	±300,000 SF
MUNICIPALITY:	Berkeley County
CLEAR HEIGHT:	36'
DOCK HIGH DOORS:	64 (Expandable to 116)
DRIVE-IN DOORS:	4
BUILDING DIMENSIONS:	520' x 1176'
EMPLOYEE PARKING:	350
TRAILER PARKING:	157
FLOOR THICKNESS:	7"
ELECTRIC PROVIDER:	Berkeley Electric Co-Op
SPRINKLER:	ESFR
LOADING BAY SPACING:	56' x 60'
INTERIOR BAY SPACING:	56' x 50'
TRUCK COURT DEPTH:	190' (on both sides)
LIGHTING:	LED with motion sensor
MAIN OFFICE:	Built to Suit
CONSTRUCTION:	Tilt-up Concrete
ROOF:	45-mil TPO, R-20, with 15 year warranty

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INCENTIVES

A wide range of economic incentives, together with competitive tax rates, provide an exceptional economic climate for business in the Charleston region. Companies will want to contact the South Carolina Department of Commerce to learn more about the various programs which may apply.

The site has an in place Fee in Lieu of Taxes (“FILOT”) and Special Source Revenue Credit (“SSRC”), which run with the land. The FILOT fixes the taxes for a period ending in 2042 and the SSRC reduces the taxes by 15% for a period ending in 2032.

FEE IN LIEU OF PROPERTY TAX:

In South Carolina, counties levy property taxes. Companies with qualifying investments may be able to negotiate a fee in lieu of property taxes, which can greatly reduce their liability by decreasing assessment ratios and fixing millage rates for a specified term of years. This incentive is discretionary and may only be granted by the County in which the project is located. There are multiple types of fee arrangements that vary as to the length of the incentive and the amount of the incentive.

SPECIAL SOURCE REVENUE CREDIT:

A County may grant a company a credit against its property taxes or fee in lieu of property taxes in order to offset costs related to the company’s infrastructure expenditures. The incentive is discretionary and may only be granted by the county where the project is located.

15%
TAXES REDUCED
UNTIL 2032

FIXED
TAXES FIXED UNTIL 2042

**ECONOMIC
ADVANTAGE**

LOWER AVERAGE OPERATING
COSTS



ITEM	
FILOT in Place	Yes
FILOT Term	2042
Special Source Revenue Credit (SSRC)	Yes
Assessment Rate	6%
Special Source Revenue Credit Percentage	15%
Special Source Revenue Credit Term	2032

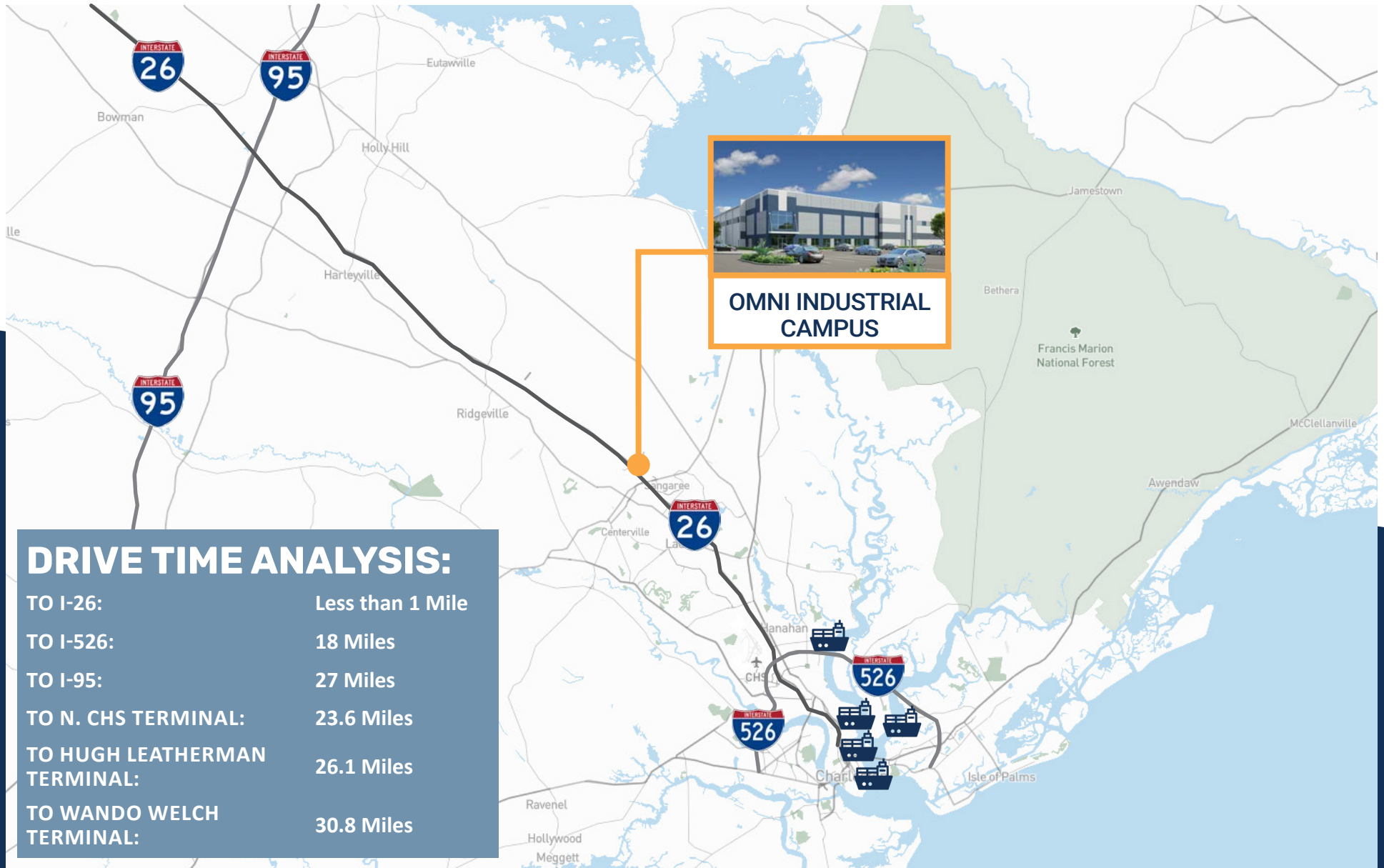
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OMNI INDUSTRIAL CAMPUS

NEARBY CORPORATE USERS

LOCATION OVERVIEW



CHS PORT OVERVIEW

The most productive and the fastest growing port in North America. With the deepest harbor in the South Atlantic, Charleston is the only port in the Southeastern U.S. efficiently handling fully-loaded post-Panamax vessels. SC Ports is currently undergoing a project to deepen the harbor channel to 52ft/15.85m by 2021, and is home to the only permitted new container terminal currently under construction on the U.S. East Coast – boosting capacity by 50%.

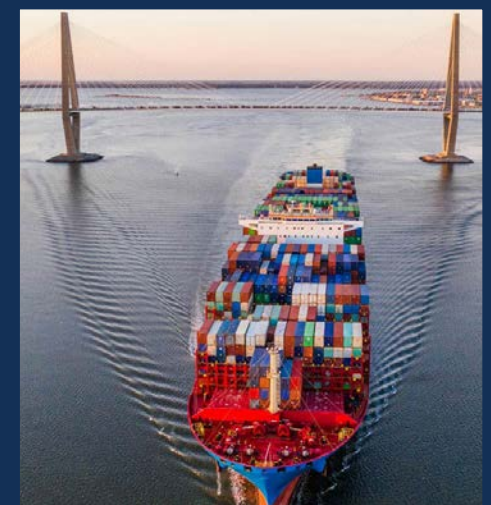
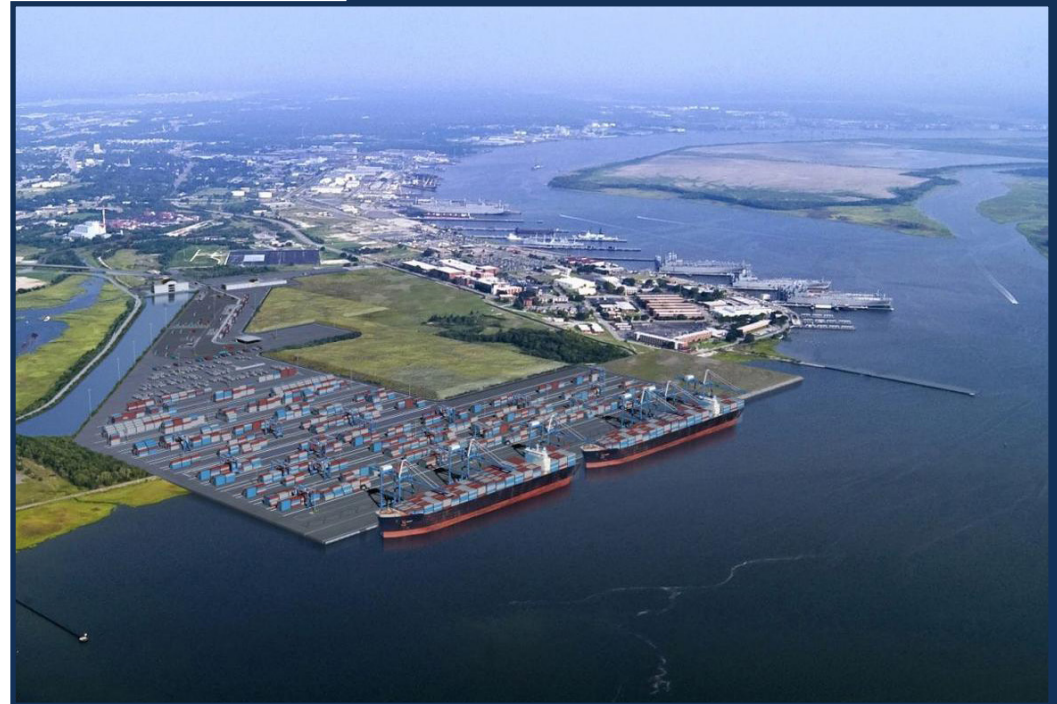
QUICK FACTS

- SC Ports Authority owns and operates ports in Charleston, and inland ports in Greer and Dillon, SC.
- Top 10 U.S. container port and fastest-growing over the last 10 years.
- Premier service from all 3 top ocean carrier alliances.
- Lack of congestion with an average truck turn time of 54 minutes.
- CY2020 volume 2.55 million TEU.
- Volume doubled over 10 years on the back of advanced manufacturing.
- Strategic focus on advanced distribution for retail and e-commerce.
- Container facilities in Greer, S.C. and Dillon, S.C., connected to the Port of Charleston by overnight rail routes
- Extends ports reach 212 miles inland and provides access to 94 million consumers within a one-day drive

\$2.7 BILLION INVESTMENT

- Building Hugh Leatherman Terminal, the only new container terminal under construction in the U.S.
- Will add 50% capacity at full build-out.
- Phase 1 was opened Q1 2021.
- Charleston Harbor will be 52', the deepest on USEC in 2022.
- Building new dual-served intermodal rail facility.
- SC Port Tax Credit - up to \$100 per TEU for new business.
- Expansion of SC inland ports.

Source: SCSPA



Photos: SCSPA

SUPERIOR LOCATION

Omni Industrial Campus is ideally positioned in the path of Charleston's population and workforce growth. The site is minutes from Nexton, a 4,500-acre masterplanned and award-winning community, in addition, to many other surrounding new residential communities.

Located approximately 25 miles to Charleston, voted "No. 1 City in the U.S." by Conde Nast. Charleston's beautiful coastal setting and vibrant culture of food, music and entertainment are attracting people to the region and has earned accolades as a top destination to live, retire and visit.

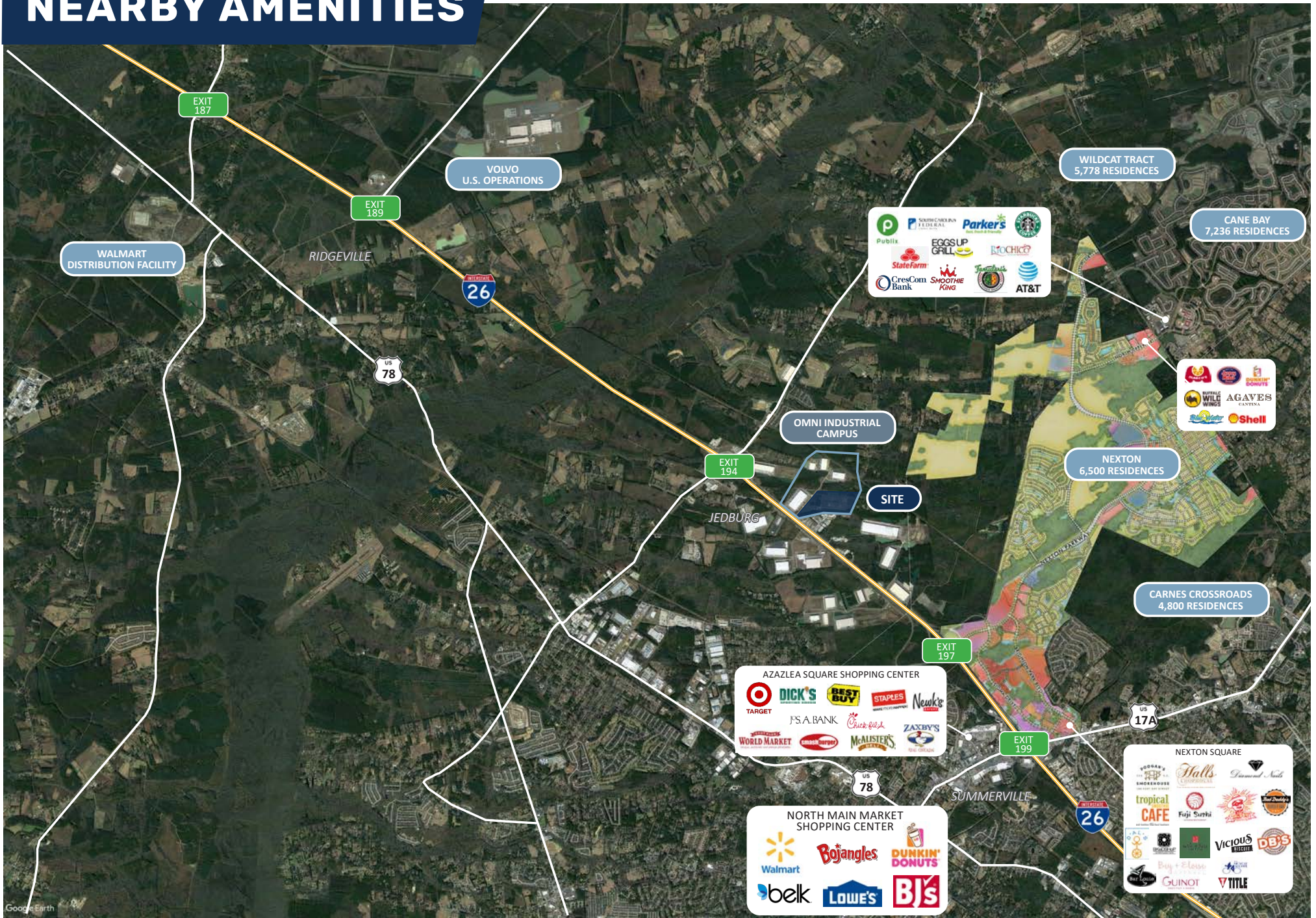
Located in the Jedburg Industrial Corridor among many other corporate tenants including TBC, Fruit of the Loom, Gerber, Bosch, and others. The site is approximately 25 miles to I-95 and 25 miles to Charleston ports.

OMNI INDUSTRIAL CAMPUS

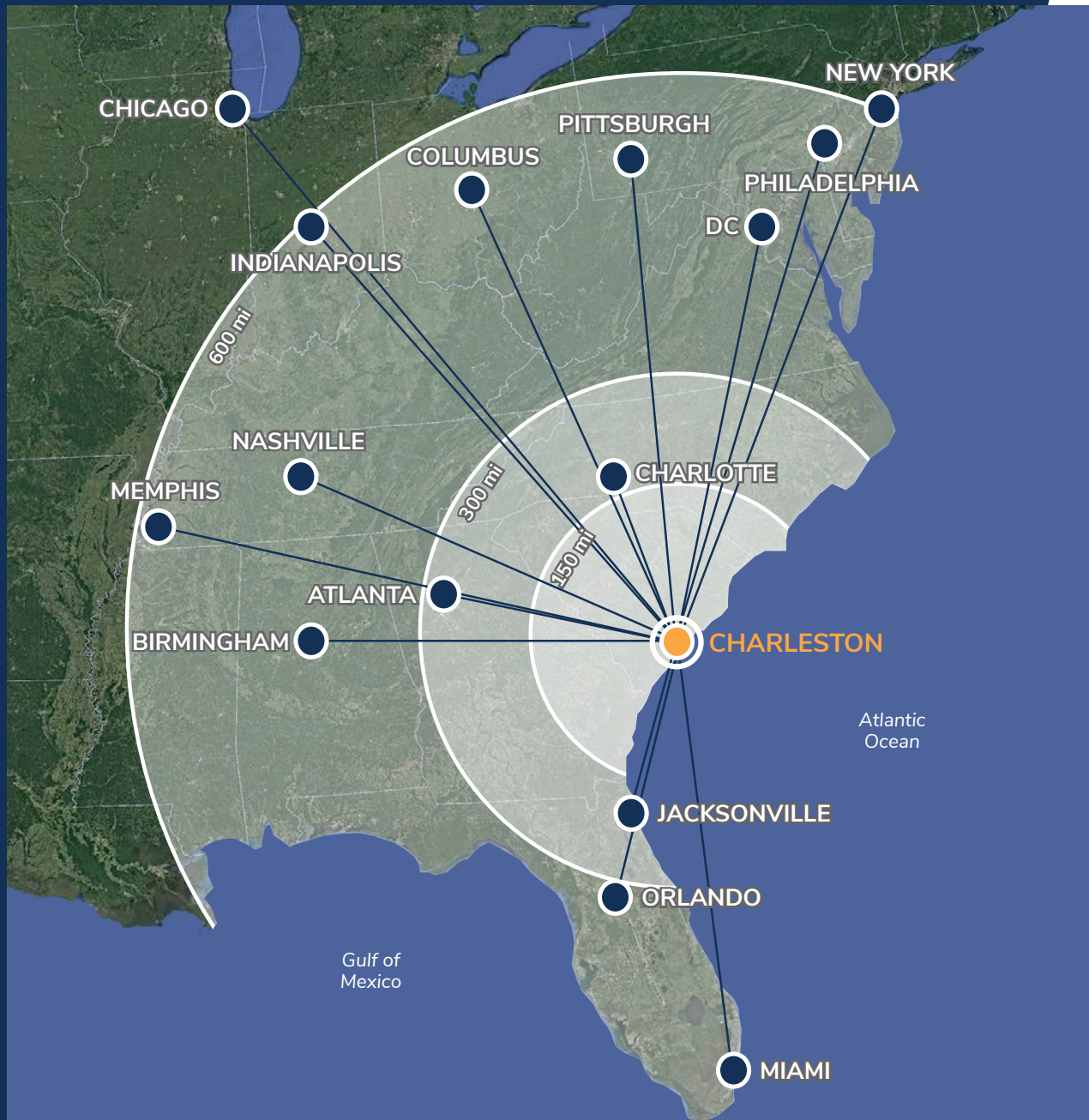


DISTANCE TO:	MILES
I-26	1
Volvo	8
Daimler	13
Boeing	20
Leatherman Terminal	23
I-95	27
Wando Welch Terminal	28

NEARBY AMENITIES



ACCESS TO KEY MARKETS



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