

# PORT95 BUSINESS PARK

INDUSTRIAL PARK OFFERING | AVAILABLE Q2 2023

## BUILDING I & BUILDING II

978,120 SF

241,652 SF

CHARLESTON INDUSTRIAL MARKET



**JANKO** | GROUP



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# PROJECT OVERVIEW

Located at the nexus of I-26 and I-95, Port 95 Business Park is a gateway to both the Port of Charleston and the Port of Savannah, the two busiest ports in the southeastern United States. The Port of Charleston, which is in the process of doubling its capacity, uses I-26 and then I-95 to connect to the markets of the southeast US. The Port of Savannah is only 80 miles away on Interstate 95.

Port 95 Business Park is the first phase of a development-ready 1300-acre tract in business-friendly Dorchester County. All needed infrastructure, including roadway improvements, municipal utilities, electricity, natural gas, and telecom are in place. More improvements are on the way, including a 500,000-gallon water tank, expanded electrical capacity, and additional roadway improvements including an alternative Spring Road/Hwy 15 connection to I-26.

Port 95 is only 13 miles from the 3M SF Walmart import distribution center, which was recently opened to receive goods rerouted from West Coast ports to the Port of Charleston. This location will handle over 350 containers per day and supply regional warehouses serving over 850 Walmart and Sam's Club stores in the southeastern United States. The Port of Charleston has also constructed a container drop facility at this location which will benefit area companies.

Area manufacturers also continue to thrive. The Volvo plant, located 18 miles away off I-26 near Ridgeville, already assembles the S60 SUV and will soon be building the XC90 SUV and then the all-electric Polestar 3. Second tier suppliers are seeking facilities near the plant in anticipation of the ramp up in vehicle production.

The Charleston region continues to see amazing population growth, having one of the highest in-migration growth rates in the country. Ample and trained labor is readily available to Port 95 businesses. Port 95 is a short commute from moderately priced housing. Dorchester County is committed to training labor for high technology jobs. The County's QuickJobs Training Center is two miles away.

Long-term tenant occupancy costs will also be very competitive at Port 95. The park is one of the few in the region which enjoys a Fee In Lieu of Taxes (FILOT), thereby fixing an occupant's tax rate for the term of the lease.

Port 95 is positioned and ready to supply new and expanding companies with first-class distribution and manufacturing space.

# 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.

## FEE IN LIEU OF TAXES (FILOT)

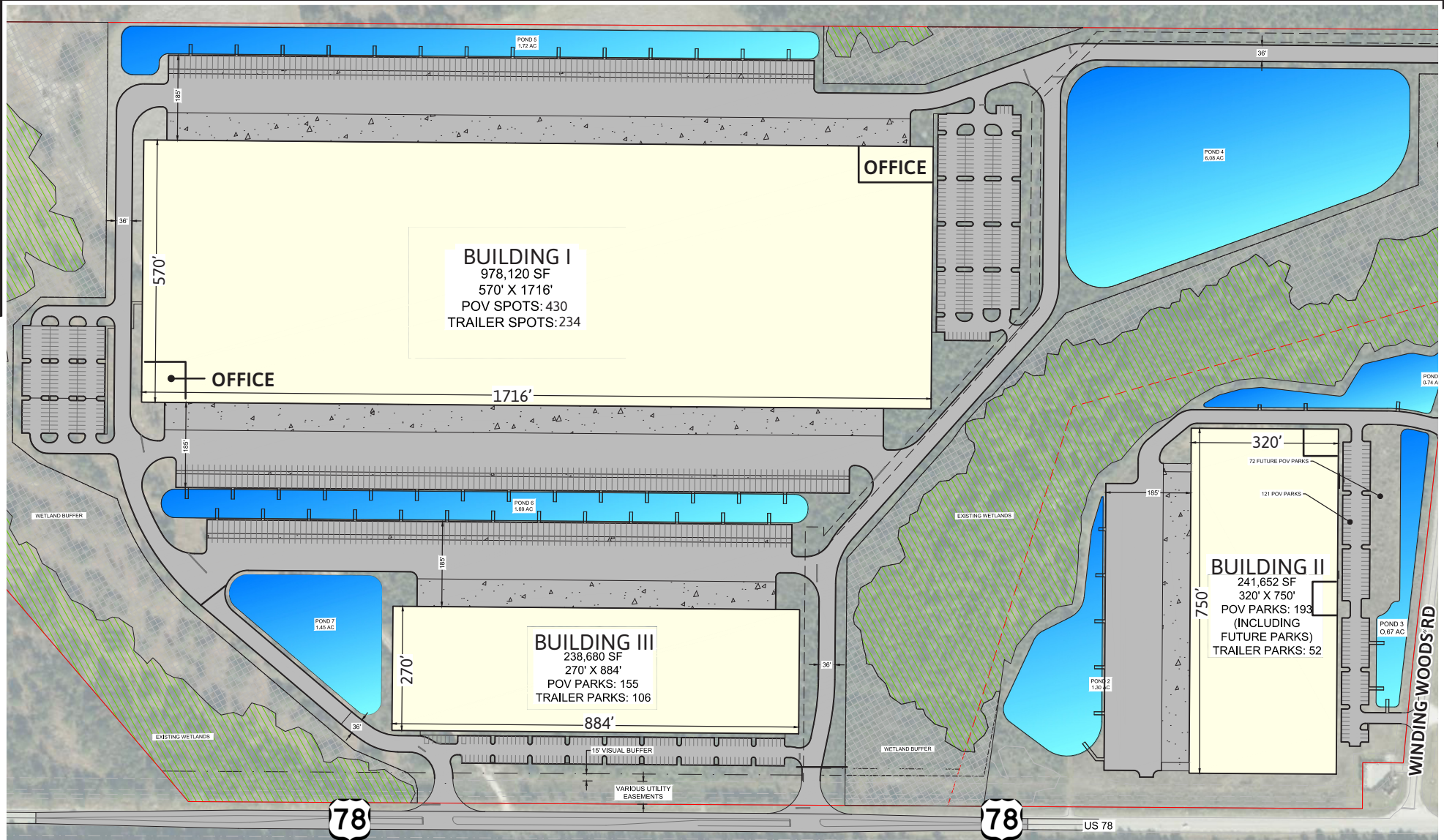
Dorchester County has granted Port 95 a FILOT which greatly reduces real estate liabilities going forward. The assessment ratio and the millage rate are fixed for the life of the FILOT.

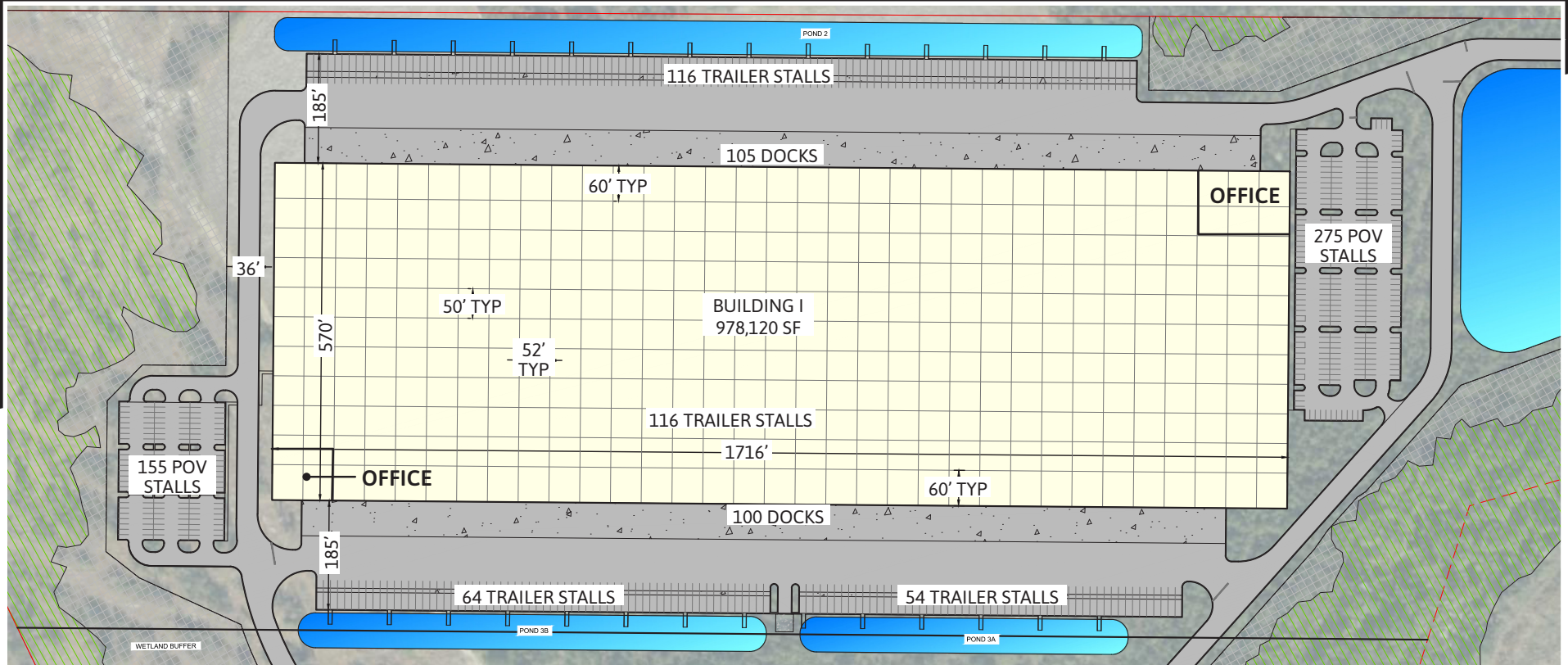
## SPECIAL SOURCE REVENUE CREDIT (SSRC)

As a part of the FILOT agreement with Dorchester County, SSRC's have been granted for the first 10 years after initial development of Port 95.

ITEM	
FILOT in Place	Yes
FILOT Effective Date	March 18, 2019
FILOT Term	30 years (possible future extension to 40 years)
Assessment Rate	6%
Millage Rate	351.7 mills
SSRC	Yes
SSRC %	Further 25% reduction of FILOT payments for first 10 years



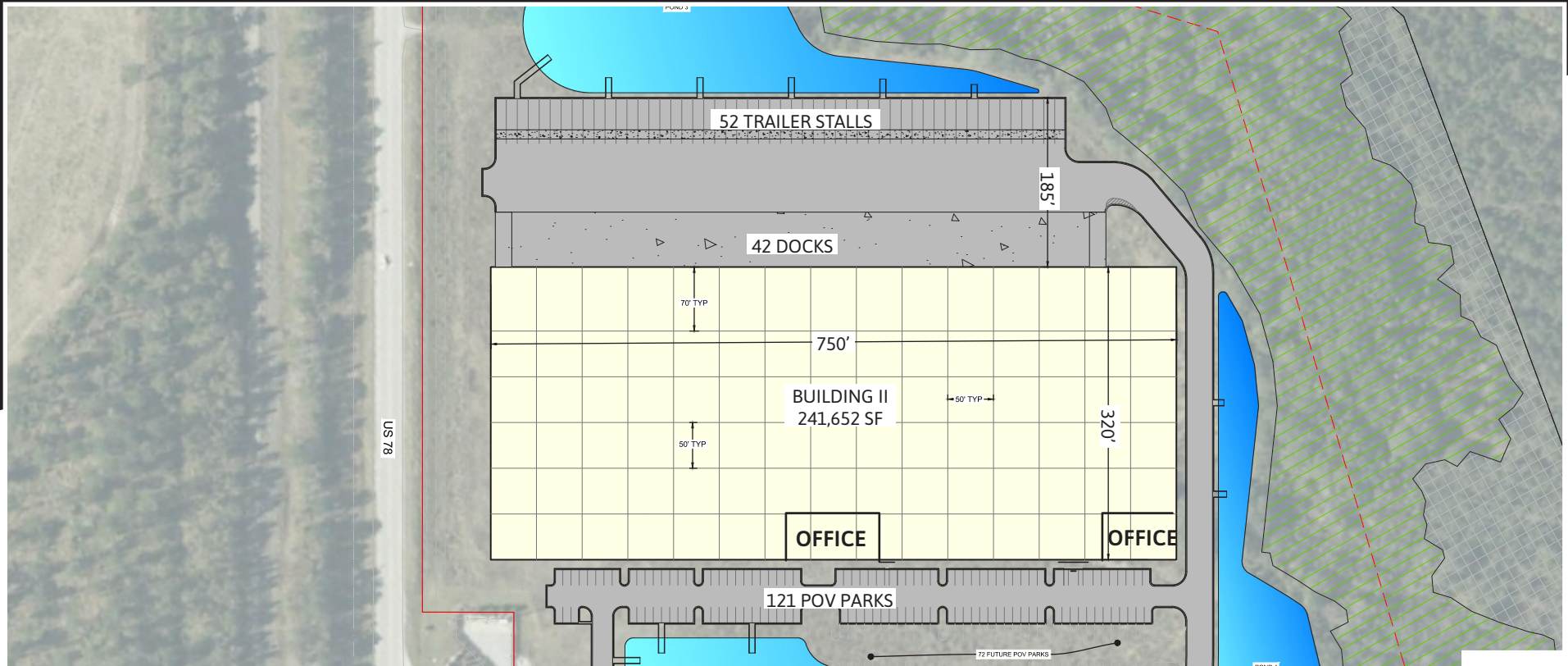




## BUILDING SPECIFICATIONS

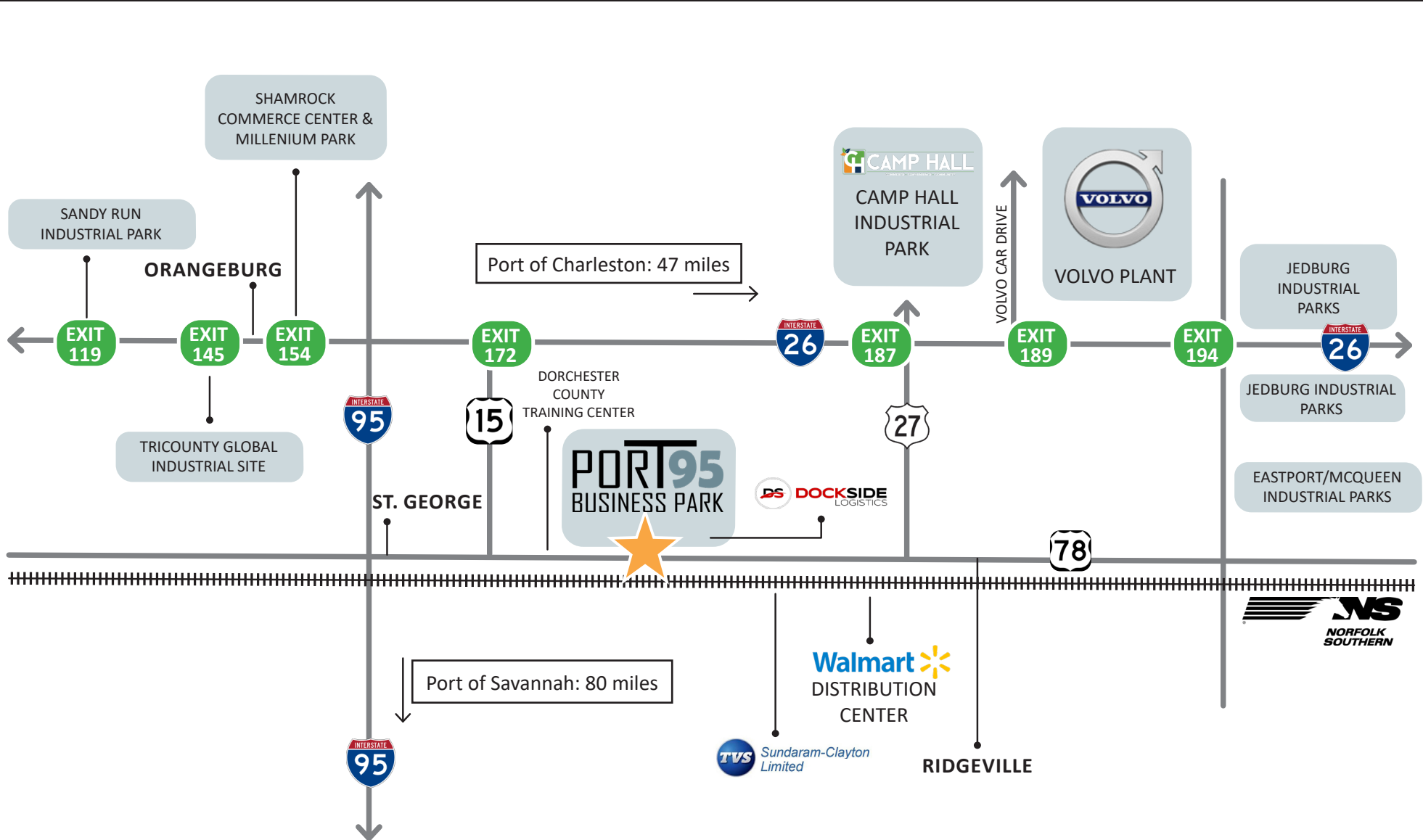
<b>BUILDING SIZE:</b>	978,120 SF	<b>EMPLOYEE PARKING:</b>	430 Spaces
<b>DIVISIBLE:</b>	Yes	<b>TRAILER PARKING:</b>	234 Stalls
<b>AVAILABLE:</b>	Q2 2023	<b>FLOOR THICKNESS:</b>	6" Reinforced Concrete - 4,000 psi
<b>TMS:</b>	059-00-00-101	<b>ELECTRIC PROVIDER:</b>	Edisto Electric Cooperative
<b>COUNTY:</b>	Dorchester County	<b>SPRINKLER:</b>	ESFR
<b>CLEAR HEIGHT:</b>	40'	<b>LOADING BAY SPACING:</b>	60' x 52'
<b>DOCK-HIGH DOORS:</b>	108 (Expandable to 205)	<b>INTERIOR BAY SPACING:</b>	50' x 52'
<b>DRIVE-IN DOORS:</b>	4 with full dock equipment	<b>TRUCK COURT DEPTH:</b>	185'
<b>BUILDING DIMENSIONS:</b>	1716' x 570'	<b>LIGHTING:</b>	Motion Sensor LED
<b>TRUCKERS OFFICE:</b>	Built-to-suit	<b>CONSTRUCTION:</b>	Tilt-Up Concrete
<b>MAIN OFFICE:</b>	Built-to-suit	<b>ROOF:</b>	60mil Rubber Membrane TPO





## BUILDING SPECIFICATIONS

<b>BUILDING SIZE:</b>	241,652 SF	<b>EMPLOYEE PARKING:</b>	193 Spaces, including future parking
<b>DIVISIBLE:</b>	Yes	<b>TRAILER PARKING:</b>	52 Stalls
<b>AVAILABLE:</b>	Q2 2023	<b>FLOOR THICKNESS:</b>	6" Reinforced Concrete - 4,000 psi
<b>TMS:</b>	059-00-00-101	<b>ELECTRIC PROVIDER:</b>	Edisto Electric Cooperative
<b>COUNTY:</b>	Dorchester County	<b>SPRINKLER:</b>	ESFR
<b>CLEAR HEIGHT:</b>	36'	<b>LOADING BAY SPACING:</b>	70' x 52'
<b>DOCK-HIGH DOORS:</b>	20 with full dock equipment, expandable to 42	<b>INTERIOR BAY SPACING:</b>	50' x 52'
<b>DRIVE-IN DOORS:</b>	2	<b>TRUCK COURT DEPTH:</b>	130'
<b>BUILDING DIMENSIONS:</b>	750' x 320'	<b>LIGHTING:</b>	Motion Sensor LED
<b>TRUCKERS OFFICE:</b>	Built to suit	<b>CONSTRUCTION:</b>	Tilt-Up Concrete
<b>MAIN OFFICE:</b>	Built to suit	<b>ROOF:</b>	60mil Rubber Membrane TPO



# CHARLESTON PORT OVERVIEW

**CHARLESTON IS ONE OF THE FASTEST GROWING PORTS IN NORTH AMERICA. WITH THE DEEPEST HARBOR IN THE SOUTHEAST, CHARLESTON CAN HANDLE FULLY-LOADED POST-PANAMAX VESSELS AT ALL POINTS OF TIDE.**

## 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.
- Volume doubled over the last 10 years due to growth in advanced manufacturing and distribution.
- Strategic focus on advanced distribution for retail and e-commerce.
- Hugh Leatherman Terminal Phase 1 opened. \$2.4MM TEU capacity at full buildout.
- Charleston Harbor will be 52', the deepest on the Southeast coast.
- SC Port Tax Credit - up to \$100 per TEU for new business.
- South Carolina Ports Authority offers flexibility for expedited Foreign Trade Zone designation.

Source: SCSPA



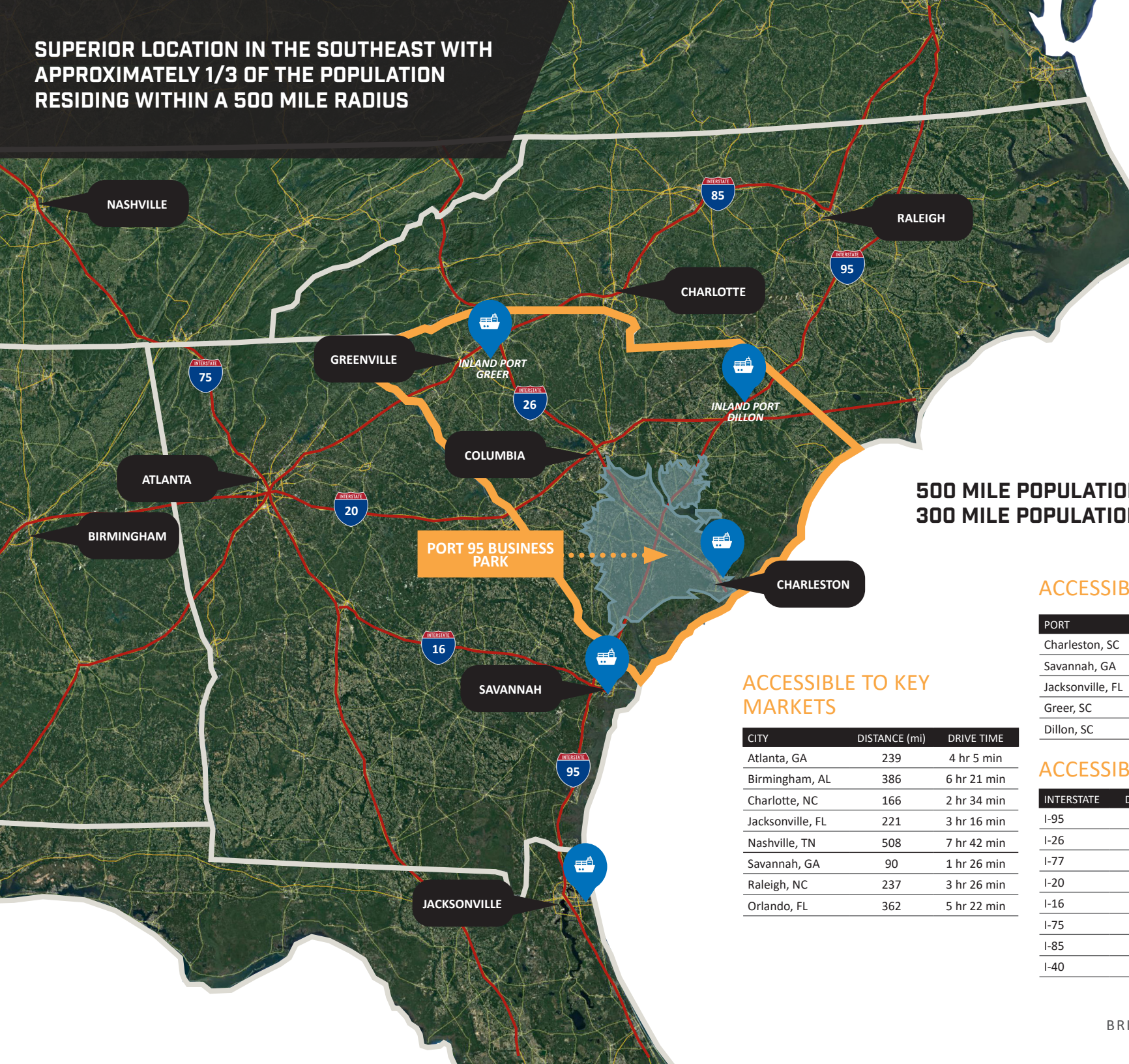
Photo: SCSPA

## USER DEMAND FORECAST

THE SC PORTS AUTHORITY IS NEARLY DOUBLING THE CAPACITY OF THE PORT OF CHARLESTON. IN 10 YEARS, THE ANNUAL IMPORT CONTAINER VOLUME IS EXPECTED TO INCREASE BY 175% OVER CURRENT LEVELS. AS A RESULT, THE ADDITIONAL DEMAND FOR INDUSTRIAL WAREHOUSE/DISTRIBUTION SPACE IS FORECAST TO REQUIRE AN ADDITIONAL 34M SF SPACE OVER THE TEN-YEAR PERIOD (3.4M SF PER YEAR).



**SUPERIOR LOCATION IN THE SOUTHEAST WITH APPROXIMATELY 1/3 OF THE POPULATION RESIDING WITHIN A 500 MILE RADIUS**



**500 MILE POPULATION: 72,000,000  
300 MILE POPULATION: 18,600,000**

**ACCESSIBLE TO PORTS**

PORT	DISTANCE (mi)	DRIVE TIME
Charleston, SC	47	1 hr
Savannah, GA	90	1 hr 26 min
Jacksonville, FL	222	3 hr 16 min
Greer, SC	172	2 hr 42 min
Dillon, SC	118	1 hr 43 min

**ACCESSIBLE TO KEY MARKETS**

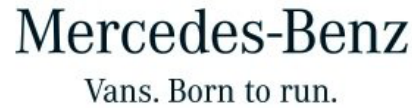
CITY	DISTANCE (mi)	DRIVE TIME
Atlanta, GA	239	4 hr 5 min
Birmingham, AL	386	6 hr 21 min
Charlotte, NC	166	2 hr 34 min
Jacksonville, FL	221	3 hr 16 min
Nashville, TN	508	7 hr 42 min
Savannah, GA	90	1 hr 26 min
Raleigh, NC	237	3 hr 26 min
Orlando, FL	362	5 hr 22 min

**ACCESSIBLE TO INTERSTATES**

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-95	4	1 min
I-26	9	10 min
I-77	66	1 hr
I-20	82	1 hr 15 min
I-16	93	1 hr 22 min
I-75	243	4 hr 14 min
I-85	168	2 hr 28 min
I-40	222	3 hr 20 min



# CHARLESTON MARKET DRIVERS



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