



BRIDGE
COMMERCIAL

PINE HILL BUSINESS CAMPUS

FULLY ENTITLED INDUSTRIAL LAND FOR SALE
CHARLESTON, SC REGION



LAND READY FOR INDUSTRIAL DEVELOPMENT

THE OFFERING

Bridge Commercial, on behalf of WestRock ("Owner"), is pleased to exclusively offer the opportunity to purchase industrial land across in the greater Charleston area ("Offering"). The available property is better known as Pine Hill Business Campus and includes ±389 Acres of fully entitled woodlands prime for industrial development.

The unprecedented level of horizontal, municipal, and infrastructure work brings tremendous value to any buyer. Utilities are available to site, development agreements and zoning are complete, park entrances are complete, and roadways are partially constructed on all development-ready sites.

Located in the rapidly growing industrial market of Charleston, South Carolina, the parks are all strategically positioned and are proximate to ports, interstates, and/or rail in addition to the Boeing Final Assembly Plant, Boeing Interiors Facility, the Volvo Manufacturing Facility and the Daimler Vans Manufacturing Facility; accommodating a variety of users.

OFFERING PROCESS

Upon execution of the Confidentiality Agreement, Interested parties under the terms and conditions set forth in the Confidentiality Agreement, are invited to a secure document center containing electronic forms of information that should be useful in the evaluation of the Offering. Please contact Bridge for questions or access regarding the online document center.



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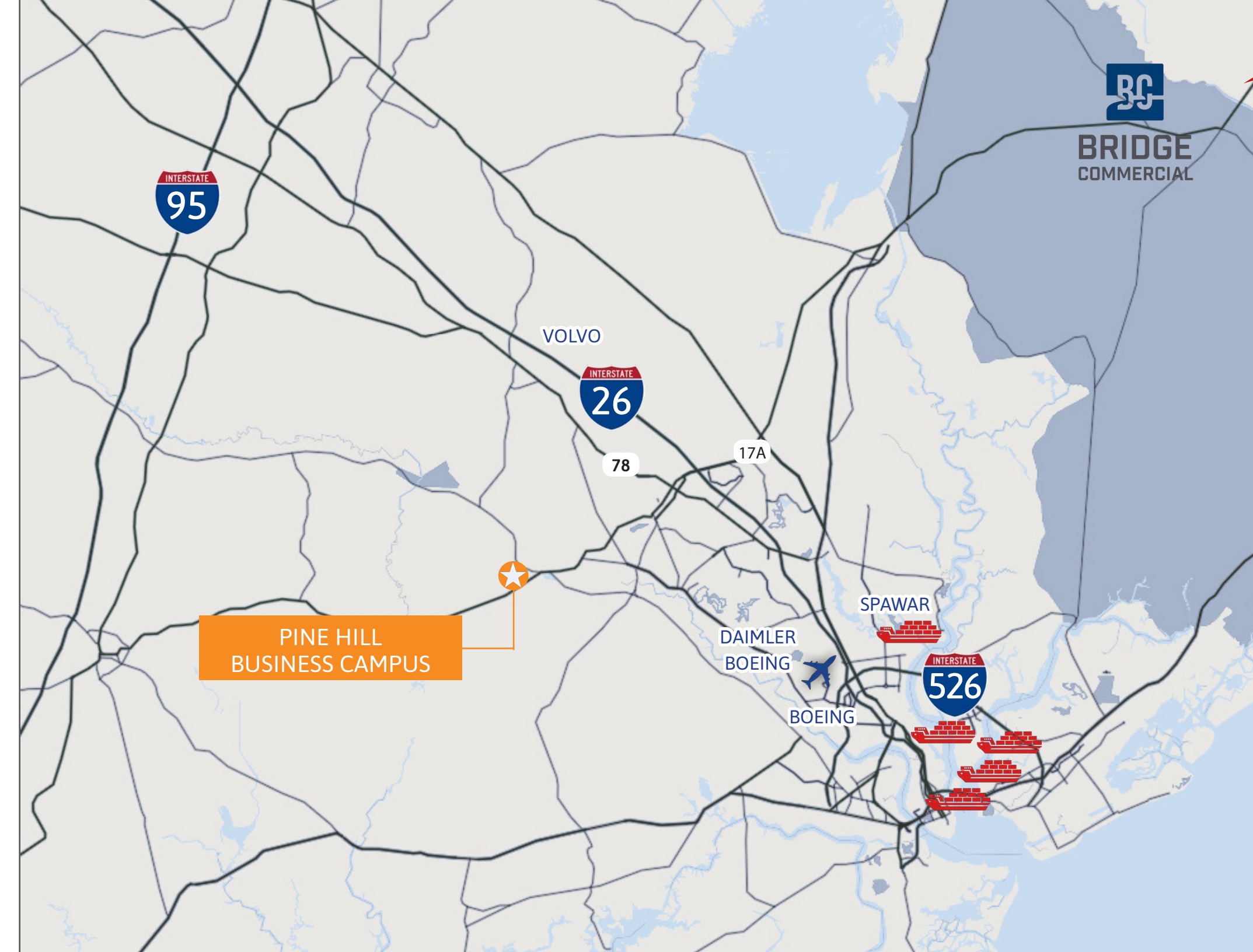
STRATEGICALLY POSITIONED SITES PROXIMATE TO CRITICAL INFRASTRUCTURE

HIGHLIGHTS

- > Strategically located along transportation corridors in the Charleston region with access to ports, interstates, Boeing, Volvo and Daimler.
- > Lot sizes are flexible.
- > Substantial site work and infrastructure are in place.
- > Development agreements and zoning are complete.
- > South Carolina Certified Industrial Sites available.

IDEAL FOR A VARIETY OF USERS INCLUDING:

- > Manufacturing
- > Light industrial
- > Aerospace
- > Life sciences
- > R&D



PINE HILL BUSINESS CAMPUS



Ideal for light manufacturing, biosciences, medical and data centers, this ± 389 -acre scenic business campus offers a deep pool of highly skilled workers. Developed by WestRock, it is located on US Highway 17A, just 10 miles southwest of the Summerville exit on I-26. This site has been designated a South Carolina Certified Industrial Site. Part of East Edisto Master Planned development.

ADDRESS:

Highway 17A
Summerville, SC

SITE SIZE:

± 389 acres
Flexible lot sizes

UTILITIES:

Gas & electric provided by SCE&G

DISTANCE TO INTERSTATE:

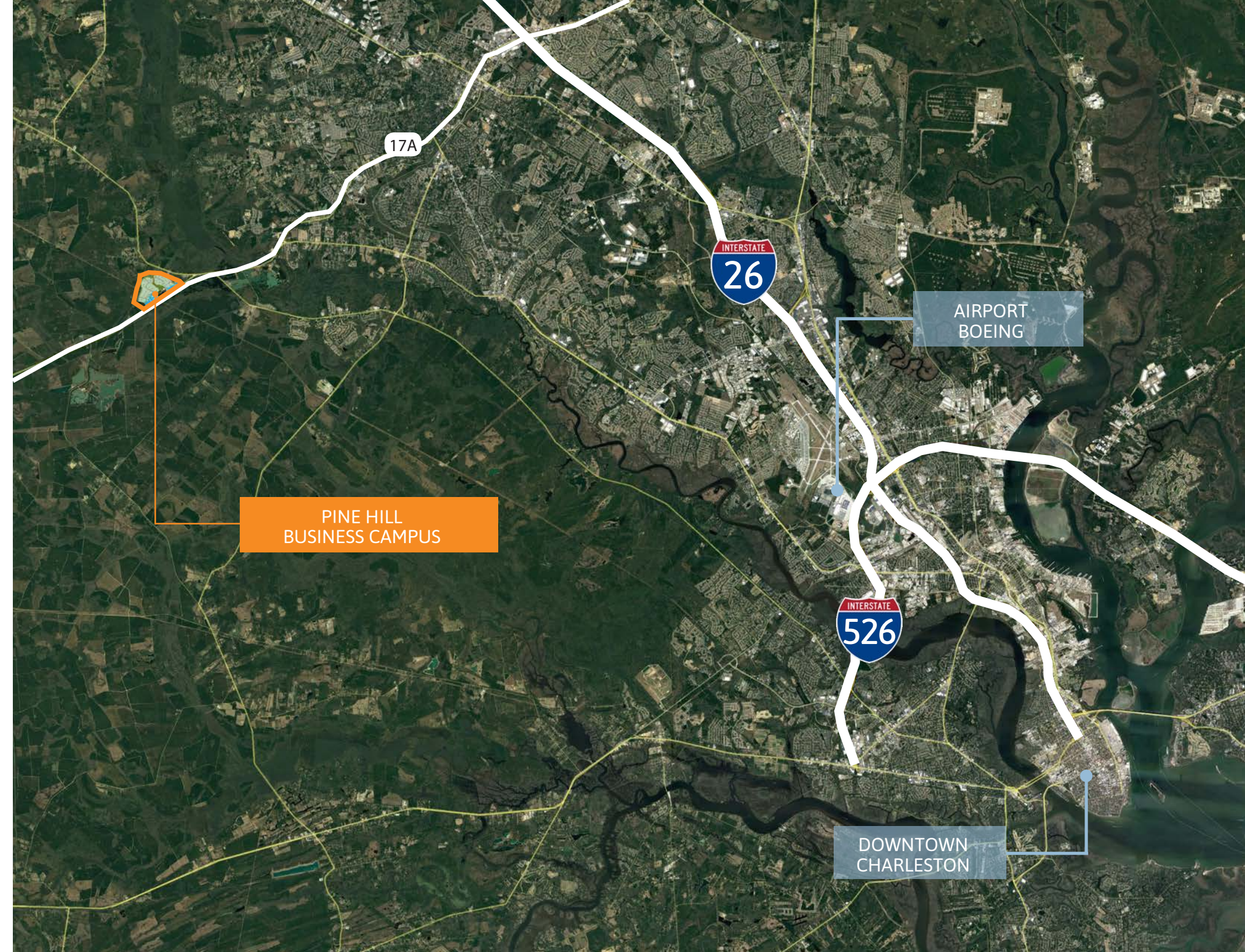
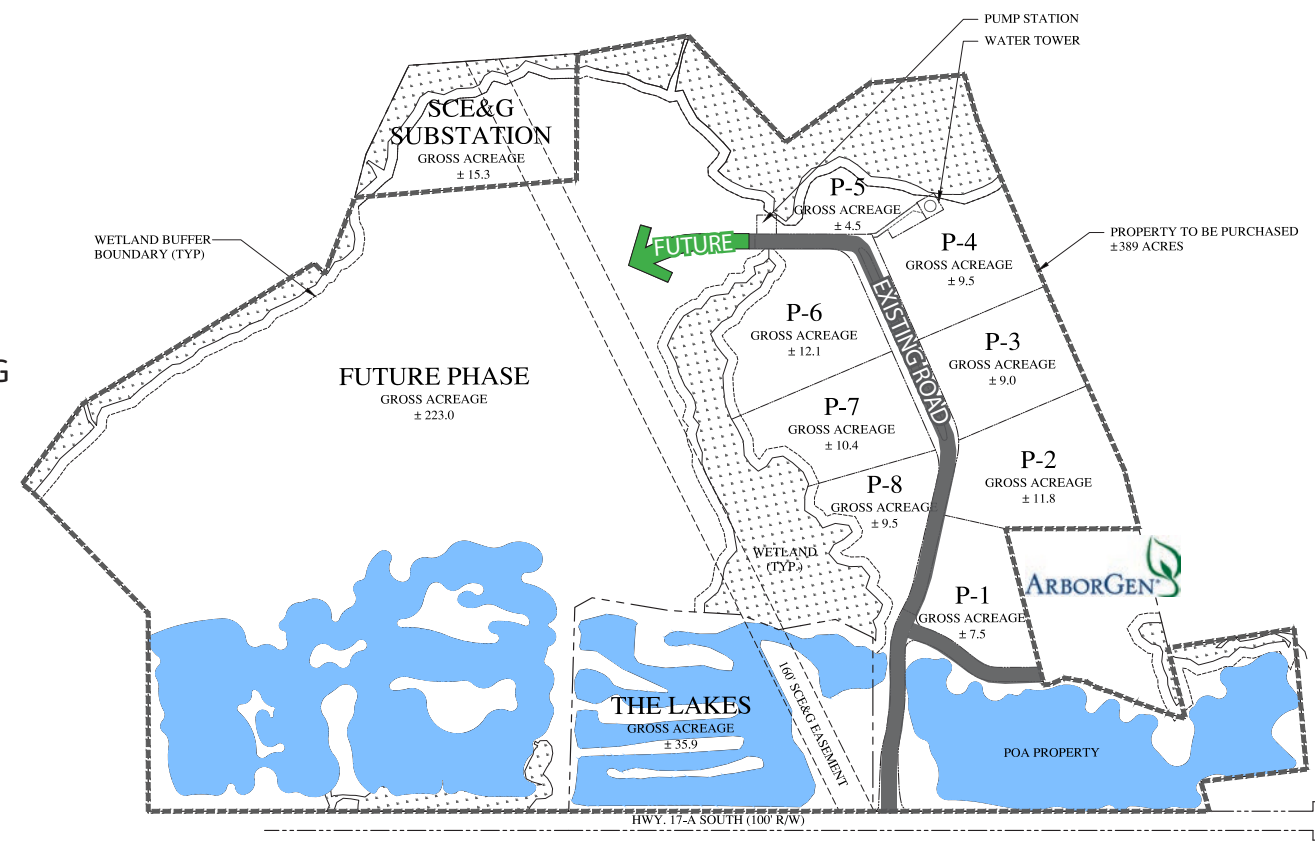
10 miles to I-26

DISTANCE TO BOEING:

18 miles to Boeing
Final Assembly

DISTANCE TO MERCEDES:

13 miles



No. 1
CITY IN THE WORLD
TRAVEL + LEISURE 2015

No. 1
CITY IN THE U.S. FOR THE
FOURTH YEAR IN A ROW
CONDE NAST 2014

No. 2
BEST BUSINESS CLIMATE
SITE SELECTION MAGAZINE 2015

No. 7
WHERE THE JOBS WILL BE
FORBES 2015

No. 9
U.S. METRO FOR FOREIGN
DIRECT INVESTMENT
BROOKINGS 2014



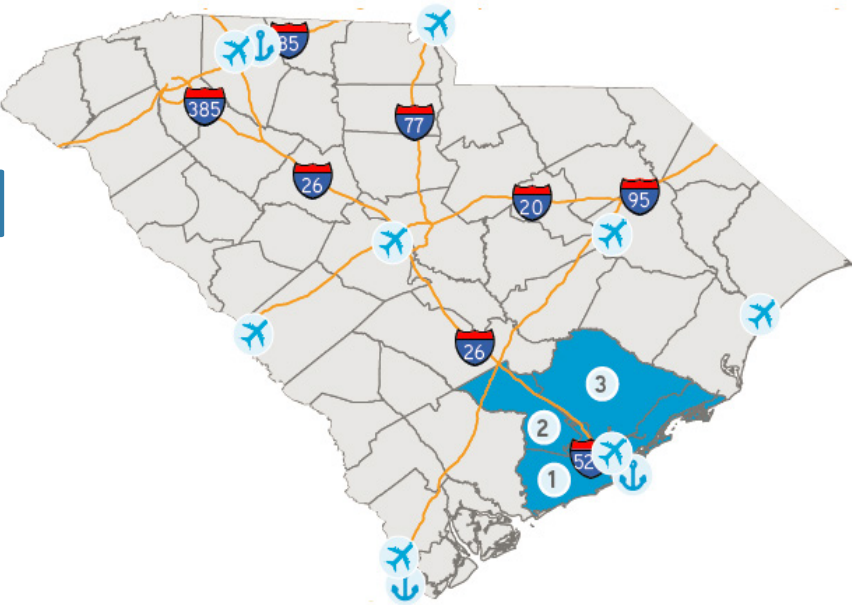
CHARLESTON, SC REGION

OVERVIEW

Charleston, South Carolina is an attractive blend of old and new. The historic district and surrounding plantations preserve the buildings and landscapes from the time of the nation’s founding. Fort Sumter, Middleton Plantation and Fort Moultrie are but some of the hundreds of sites of national historic significance in the region. Interspersed with these treasures is the modern - Boeing, Volvo and Blackbaud, who manufacture airplanes, automobiles and software, respectively. Together, these companies bring more than 10,000 new residents a year.

At its core is the Port of Charleston. This port has grown over the subsequent years into one of the busiest ports on the east coast of the U.S. – moving 170,000 shipping containers a month from 5 terminals. The Port also attracted the U.S. military during World War II, when the U.S. Navy established a presence. Today, that presence has grown into the region’s single largest employer, the Joint Base Charleston (a combination of the Naval Weapons Station and the Charleston Air Force Base). While there are 70 state and federal agencies present on the base, the largest contingent is the Space and Naval Warfare Systems Center Atlantic (SPAWAR), which specializes in information collection and technology management for the Navy. This has brought a wealth of engineering and information technology talent to the region – much of which has chosen to remain in the area over time.

In recent years, Charleston’s unique environment has become home to many high tech firms, giving the area the name Silicon Harbor. Anchored by Blackbaud, Boeing, Benefitfocus and Booze Allen Hamilton (SPARC), the region is home to many firms specializing in software design and development for the aerospace, defense and medical industries. The competitive quality of life and low cost of living allow these firms and many others to attract and retain world-class talent.



MARKET DRIVERS



PORT



MANUFACTURING



AEROSPACE



AUTOMOTIVE



DEFENSE



TECHNOLOGY

TOP EMPLOYERS

Joint Base Charleston	22,000
MUSC	12,200
Boeing	8,200
Roper St. Francis	4,800
Trident Health System	2,500
Robert Bosch	2,100

RAPIDLY EXPANDING INDUSTRIAL MARKET

The Charleston industrial market is driven by explosive, high quality manufacturing growth and the improving capacity and efficiency of the Port of Charleston. Charleston is an internationally recognized city, which promotes lifestyle, arts and innovation, each influencing the industrial segment.

Much of Charleston’s recent economic and industrial sector strength has been a result of its incredibly attractive supply chain position and access to a top-tier transportation network and most reliable access to the Southeast, one of the fastest growing population areas in the U.S. With the most productive and efficient seaport in North America, an integrated rail and highway system, and an international airport, Charleston provides seamless connections to the global marketplace.

Charleston is benefiting from the significant increase in the manufacturing base throughout the southeast region. Key industry types growing in the Charleston region are automotive, aviation and composite manufacturing. Several major companies have announced new facilities and expansions in the Charleston market including Boeing, Daimler and Volvo.

Charleston’s key drivers and access to the global market coupled with it’s available, skilled workforce will provide the region with future growth.

NOTABLE EMPLOYERS IN THE CHARLESTON REGION

**Gerber Childrenswear**

**TBC CORPORATION**

**VOLVO**

**BOSCH**

**GILDAN**

**Mercedes-Benz**

**BOEING**

**FRUIT OF THE LOOM**

**BEHR**

Top 10 in Rail & Highway ACCESSIBILITY

Fastest Growing Major U.S. Port SINCE 2011

Top 10 in Port Productivity BY JOC

8th Fastest Growing Labor Force IN THE U.S.



PORT PRODUCTIVITY & EFFICIENCY



52'
CHANNEL DEPTH
COMING 2019
Deepest
Southeast Port



23
MINUTES AVG.
TRUCK TURN TIME
Fastest of the
Major Ports



55
CRANE MOVES
PER HOUR
Most Productive
in U.S.



No. 4
BUSIEST
EAST COAST PORT
Most Productive
in U.S.



connectivity
VIA INTERSTATES 26,
95 AND 85



dual
RAIL
ACCESS



29
DAYS FROM
SHANGHAI
TO MEMPHIS



INDUSTRIAL LAND OFFERING

CHARLESTON, SOUTH CAROLINA REGION

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