

CAMPUS 8 BUILDING A

CLASS A INDUSTRIAL FOR LEASE

1125 REDWOOD MATERIALS DRIVE
RIDGEVILLE, SC 29472

BUILDING A
971,302 SF AVAILABLE



READY FOR OCCUPANCY

400,000 SF to 971,302 SF available immediately.

ONSITE AMENITIES

Trails, Refuel C-store, childcare, food trucks, ponds, gathering space, sports fields, and pickle ball all nearby.

SUPERIOR LOGISTICS LOCATION

Direct access to I-26, rail access, minutes to the Port of Charleston and I-95, proximity to Southeast markets, and access to supply chains.

SURROUNDED BY A GROWING POPULATION

The Summerville/Jedburg submarkets have witnessed unprecedented residential and commercial growth in recent years.

INFRASTRUCTURE & HIGH POWER IN PLACE

Everything needed to be operational in place. Camp Hall provides more power suited for manufacturing tenants than other industrial parks.



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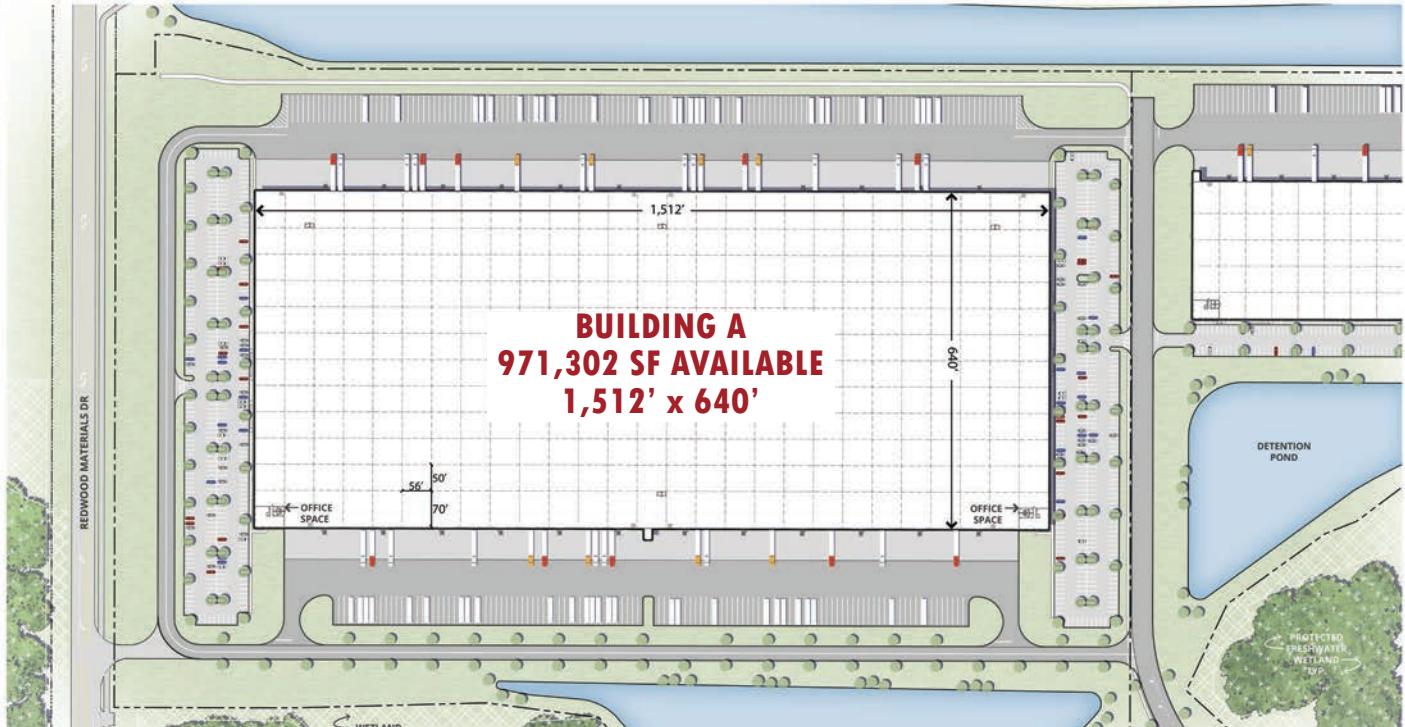
BUILDING SPECIFICATIONS

CAMP HALL

- 6,800 ACRE COMMERCE PARK
- ONSITE AMENITIES
- EASILY ACCESSIBLE
- HOME TO VOLVO & REDWOOD MATERIALS



CAMPUS 8, BLDG A
971,302 SF
AVAILABLE FOR LEASE



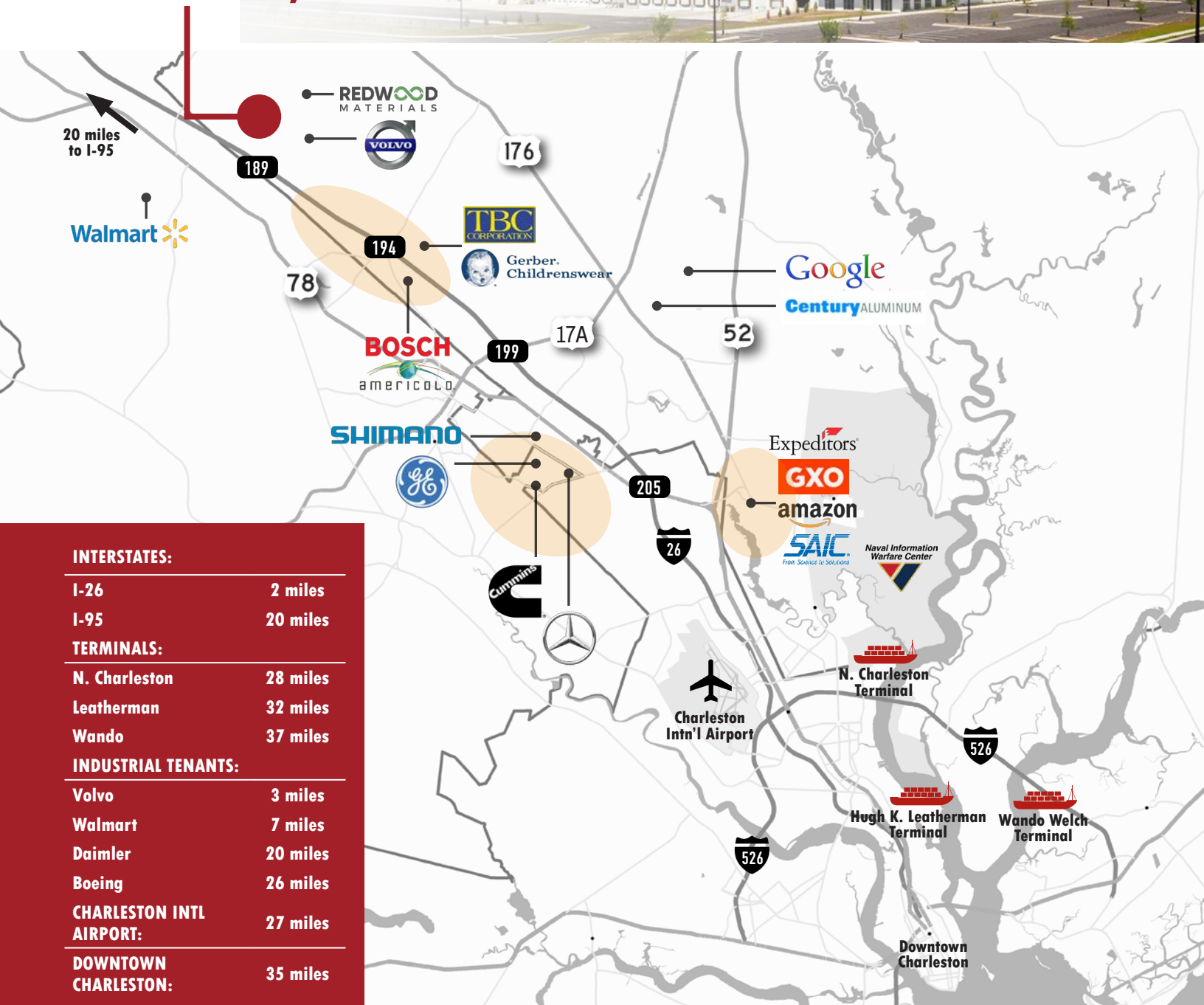
BUILDING A

ADDRESS:	1125 REDWOOD MATERIALS DR
BUILDING SIZE	971,302 SF
AVAILABLE SF:	971,302 SF
DIVISIBILITY:	±400,000 SF
DIMENSIONS:	1,512' x 640'
DOCK CONFIGURATION:	Crossdock
MAIN OFFICE:	4,604 SF Total 2 Offices 2,302 SF Each
CLEAR HEIGHT:	40'
DOCK HIGH DOORS:	172 (9' x 10')
DRIVE-IN DOORS:	4 (12' x 14')
COLUMN SPACING:	50' x 56' with 70' Speed Bays

FLOOR THICKNESS:	7" 4000 PSI
SPRINKLER:	ESFR with K-28 Heads
LIGHTING:	25 FC 4' x 4' Clerestory Windows
POWER:	2 Transformers - Both feed 2000 A Service Power
CONSTRUCTION:	Tilt-Up Concrete
ROOF:	45-mil TPO
AUTO PARKING:	697
TRAILER PARKING:	258
TRUCK COURT DEPTH:	185'

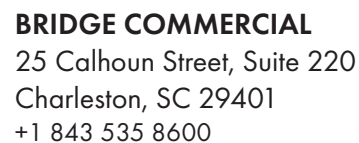
Avian Commons, Camps Hall's amenity center, features recreation fields and courts, outdoor dining, Refuel gas station, fitness center, and (coming soon) childcare center.

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**DOWNTOWN
CHARLESTON:** 35 miles

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