

CAMPUS 8 BUILDING B

**CLASS A INDUSTRIAL
FOR LEASE**

1129 REDWOOD MATERIALS DRIVE
RIDGEVILLE, SC 29472



**BUILDING B
275,271 SF AVAILABLE**

READY FOR OCCUPANCY

75,000 SF to 275,271 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 B
275,271 SF
AVAILABLE FOR LEASE



REDWOOD MATERIALS
\$3.5B INVESTMENT
CREATES 1,500 JOBS

POLESTAR EXPANSION
\$118M

VOLVO
\$1B TOTAL INVESTMENT
2 PHASES

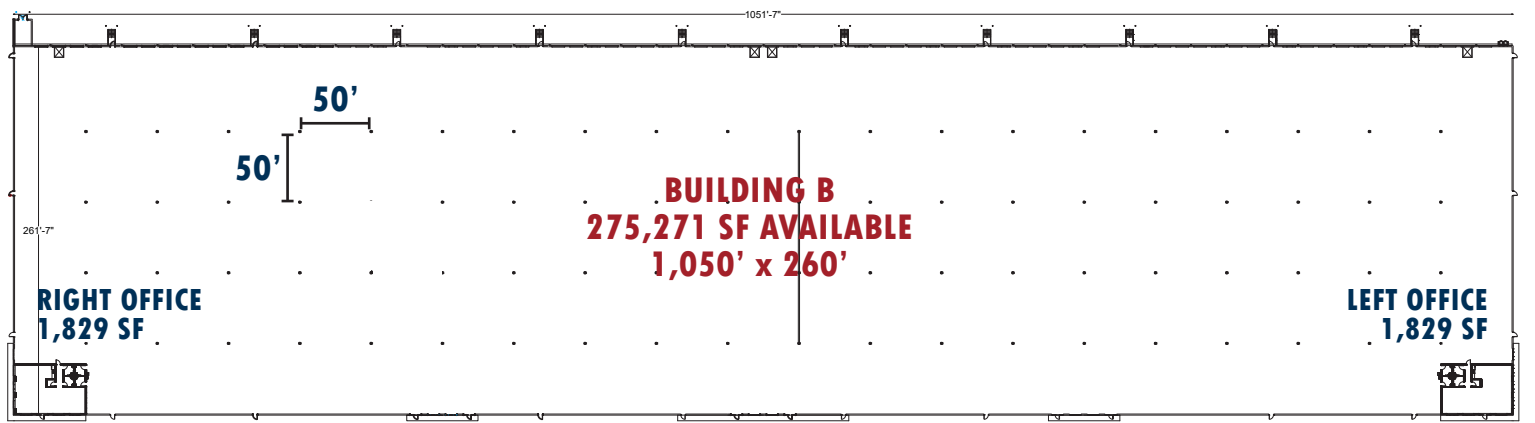
AVIAN COMMONS AMENITY CENTER

28 miles to Ports

Walmart
DISTRIBUTION FACILITY



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



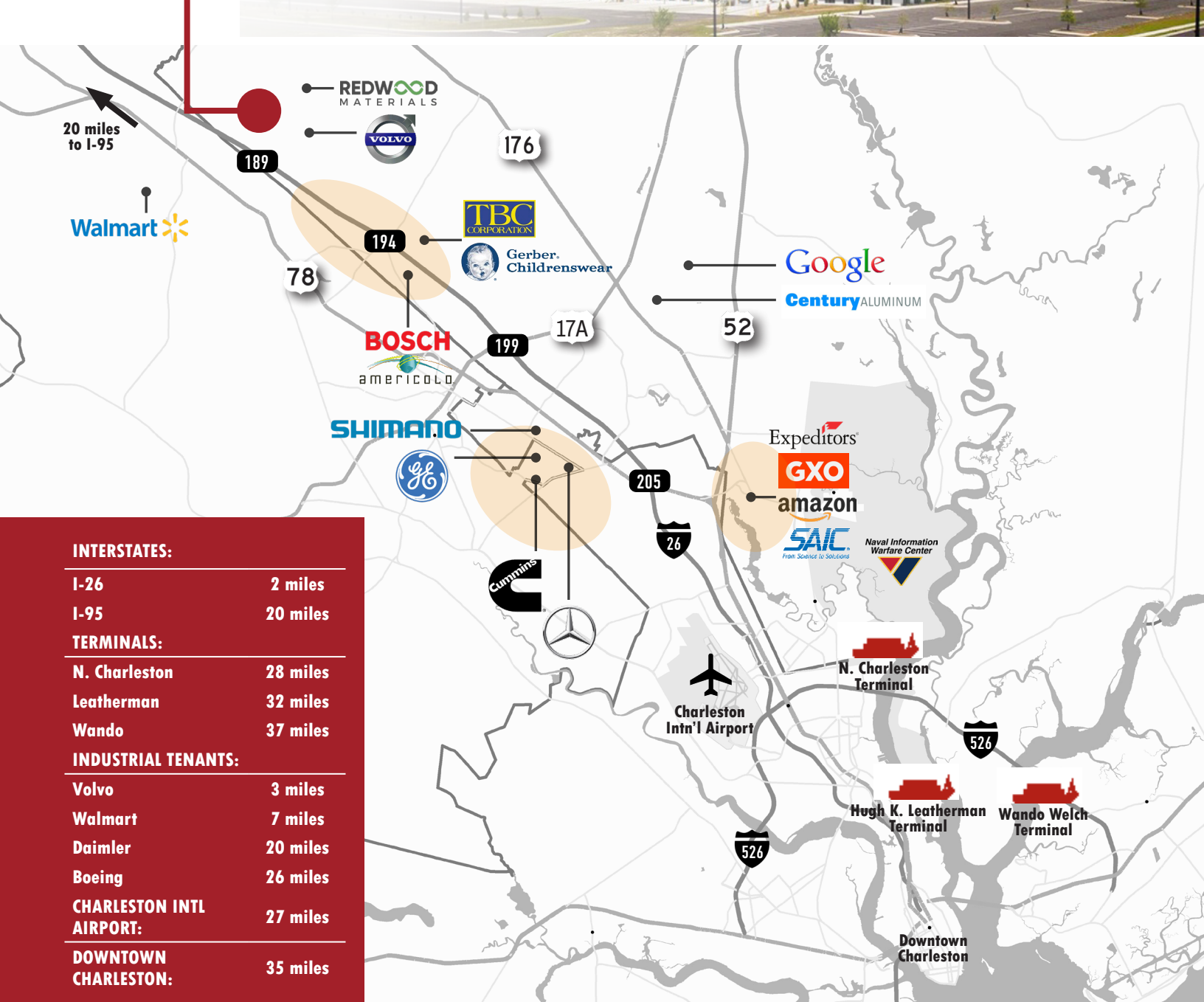
BUILDING B

ADDRESS:	1129 REDWOOD MATERIALS DR
BUILDING SIZE	275,271 SF
AVAILABLE SF:	275,271 SF
DIVISIBILITY:	±75,000 SF
DIMENSIONS:	1,050' x 260'
DOCK CONFIGURATION:	
MAIN OFFICE:	3,658 SF Total 2 Offices 1,829 SF Each
CLEAR HEIGHT:	36'
DOCK HIGH DOORS:	70 (9' x 10')
DRIVE-IN DOORS:	2
COLUMN SPACING:	50' x 50' with 60' Speed Bays

FLOOR THICKNESS:	7" 4000 PSI
SPRINKLER:	ESFR with K-22 & K-17 Heads
LIGHTING:	25 FC 4' x 4' Clerestory Windows
POWER*:	2 Transformers - Both feed 800 A Service Power
CONSTRUCTION:	Tilt-Up Concrete
ROOF:	45-mil TPO
AUTO PARKING:	194
TRAILER PARKING:	81
TRUCK COURT DEPTH:	185'

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CAMPUS 8, BUILDING B



INTERSTATES:	
I-26	2 miles
I-95	20 miles
TERMINALS:	
N. Charleston	28 miles
Leatherman	32 miles
Wando	37 miles
INDUSTRIAL TENANTS:	
Volvo	3 miles
Walmart	7 miles
Daimler	20 miles
Boeing	26 miles
CHARLESTON INTL AIRPORT:	
	27 miles
DOWNTOWN CHARLESTON:	
	35 miles

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