

Shockley Ferry Industrial Campus

Executive Property Package

Prepared for advanced manufacturers, high-tech manufacturers, corporate real estate professionals, site-selection consultants, logistics users, power-intensive industries, and companies evaluating expansion or relocation opportunities throughout the Southeast.

Thank you for your interest in the **Shockley Ferry Industrial Campus**, an approximately **261,000-square-foot manufacturing, warehouse, and industrial campus** located in Anderson, South Carolina.

This Executive Property Package has been organized to help you quickly evaluate the property's infrastructure, manufacturing capabilities, electrical expansion potential, transportation assets, and strategic location.

Whether you are evaluating a facility for:

- Advanced Manufacturing
- Aerospace
- Automotive
- Defense
- Battery & Energy Storage
- Robotics & Automation
- AI Infrastructure
- High-Tech Manufacturing
- Distribution & Logistics
- Other power-intensive industrial operations

this package is designed to provide both an executive overview and the technical information needed to support further evaluation.

Executive Property Package Contents

01 – Start Here

An introduction to the Executive Property Package and recommended review sequence.

02 – Strategic Industrial Intelligence Brief (1 Page)

A concise executive overview highlighting the property's most significant competitive advantages, including location, manufacturing infrastructure, transportation assets, electrical infrastructure, expansion potential, and strategic positioning.

Recommended reading time: Approximately 30 seconds.

03 – Executive Summary – Shockley Ferry Industrial Campus – A Strategic Manufacturing Platform

A high-level overview describing why the property represents a unique industrial opportunity within the Southeast manufacturing corridor.

Topics include:

- Strategic location
- Existing industrial improvements
- Manufacturing capabilities
- Regional advantages
- Transportation access
- Infrastructure overview
- Expansion opportunities

Recommended reading time: Approximately 3–5 minutes.

04 – Executive Documentary – Shockley Ferry Industrial Campus

A professionally narrated executive presentation illustrating the property's industrial infrastructure, manufacturing capabilities, transportation assets, regional advantages, and future expansion potential.

This documentary provides a visual introduction designed for executives, investors, manufacturers, and site-selection professionals.

Approximate viewing time: 8 minutes.

05 – Offering Memorandum

The complete property offering memorandum containing detailed information regarding:

- Property description
- Building specifications
- Site characteristics
- Utilities
- Rail service
- Transportation
- Maps

- Photographs
 - Floor plans
 - Property details
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06 – Electrical Infrastructure & Expansion Potential

A detailed technical review of the property's existing electrical infrastructure together with documented engineering information regarding future electrical expansion opportunities.

Topics include:

- Existing electrical service
- Internal distribution system
- Historical electrical demand
- Existing transformer capacities
- Duke Energy engineering information
- Future electrical expansion pathway
- System Impact Study overview

This document is intended primarily for electrical engineers, infrastructure planners, corporate engineering departments, and power-intensive industrial users.

07 – Frequently Asked Questions (FAQ)

Answers to common questions regarding:

- Utilities
 - Rail access
 - Transportation
 - Manufacturing capability
 - Building systems
 - Expansion opportunities
 - Electrical infrastructure
 - Site characteristics
 - Future development potential
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Recommended Review Sequence

For the most efficient evaluation of the property, we recommend reviewing the materials in the following order:

1. Strategic Industrial Intelligence Brief
 2. Executive Summary
 3. Executive Documentary
 4. Offering Memorandum
 5. Electrical Infrastructure & Expansion Potential
 6. Frequently Asked Questions
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Thank You

Thank you for taking the time to review the Shockley Ferry Industrial Campus Executive Property Package.

We welcome the opportunity to discuss the property, answer technical questions, coordinate site visits, or provide additional information that may assist in your evaluation.

Mark Dzulynsky ("Dr. Dirt")

Director, Strategic Land Acquisition & Industrial Development
Dalton Wade Commercial

 **954-248-3073**

 **mark@dolphinpi.us**