



NEW CONSTRUCTION 2023

FOR LEASE AND BUILD TO SUIT



2.2M SF INDUSTRIAL PARK
HARDEEVILLE, SOUTH CAROLINA



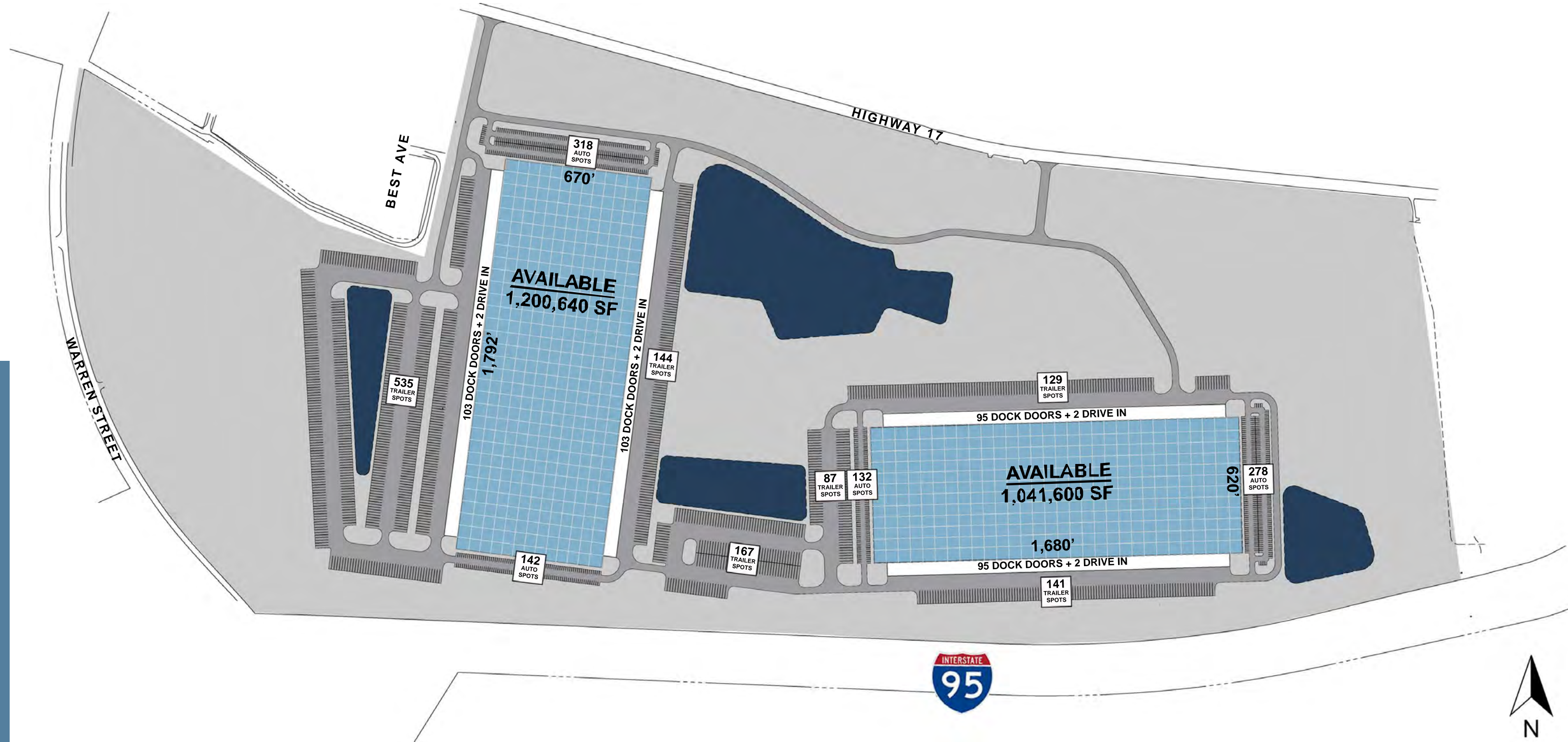
SL Industrial Partners

MASTER PLAN

HARDEEVILLE, SOUTH CAROLINA



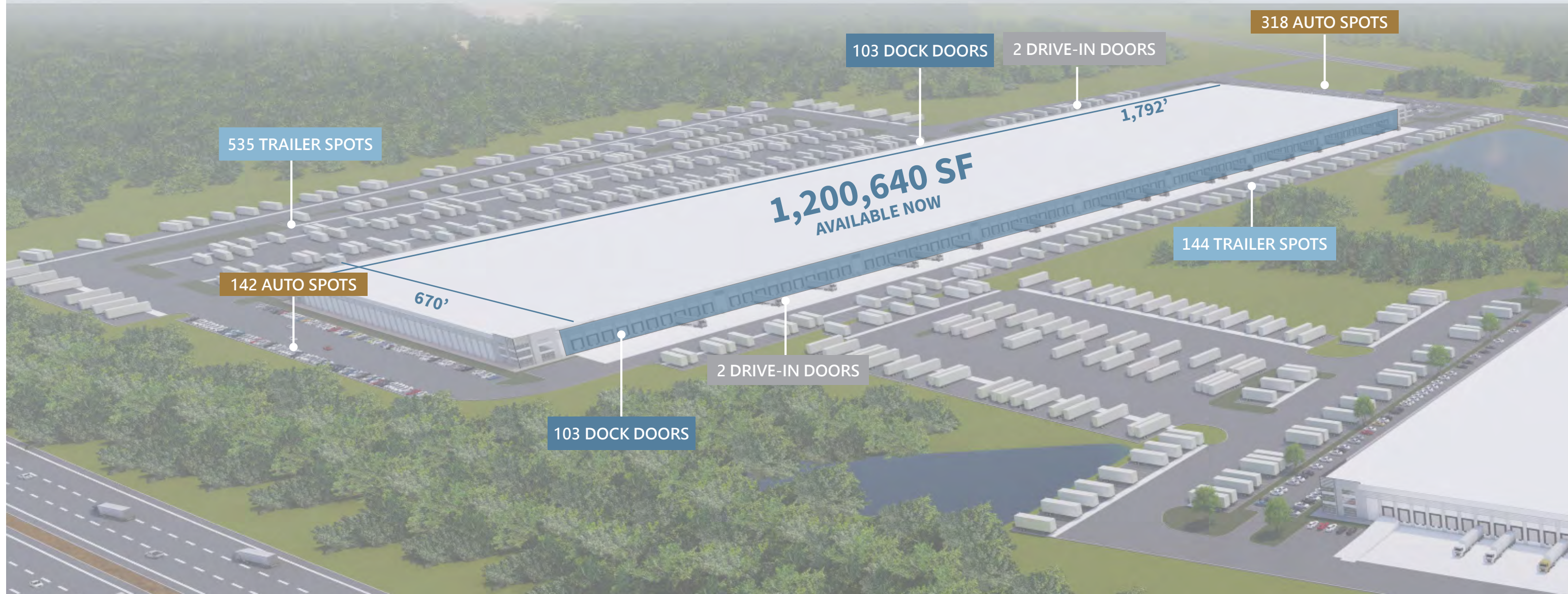
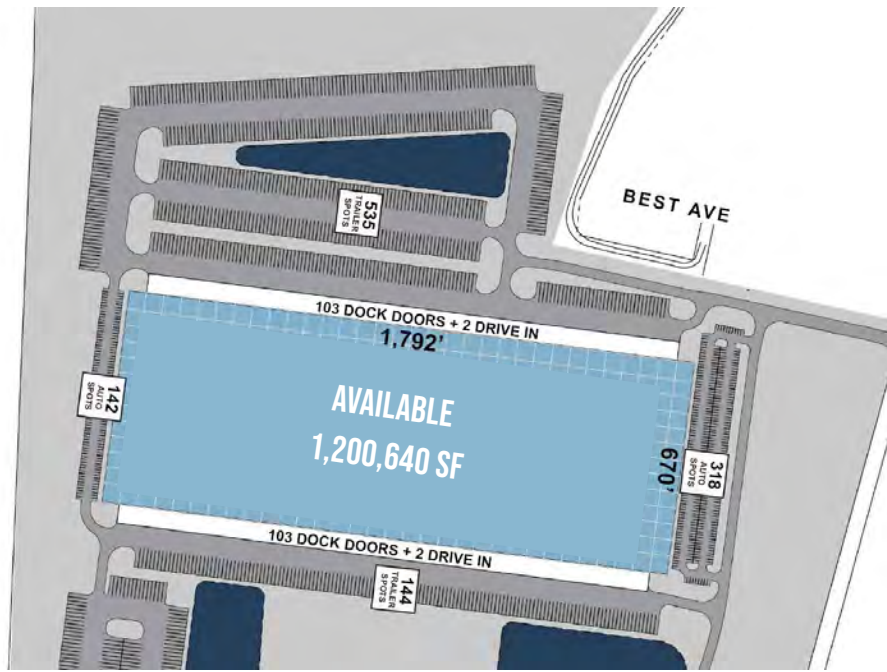
95 Logistics Center is a 226 acre industrial park featuring two Class A manufacturing & distribution facilities consisting of 1,200,640 square feet and 1,041,600 square feet. These cross dock industrial buildings feature a 40' clear height with ample dock doors, as well as auto and trailer parking. The site features I-95 frontage with immediate interstate access via exit 8 and close proximity to the Savannah Port, just north of the SC/GA border. 95 Logistics Center is placed in Jasper County, which is a favorable county for SC economic incentives.



BUILDING I

SPECIFICATIONS

DRIVE IN DOORS	4
DOCK DOORS	206
TRAILER PARKING	679
CAR PARKING	460



SQUARE FOOTAGE

TOTAL BUILDING SF	1,200,640
DIMENSIONS	1,792' x 670'

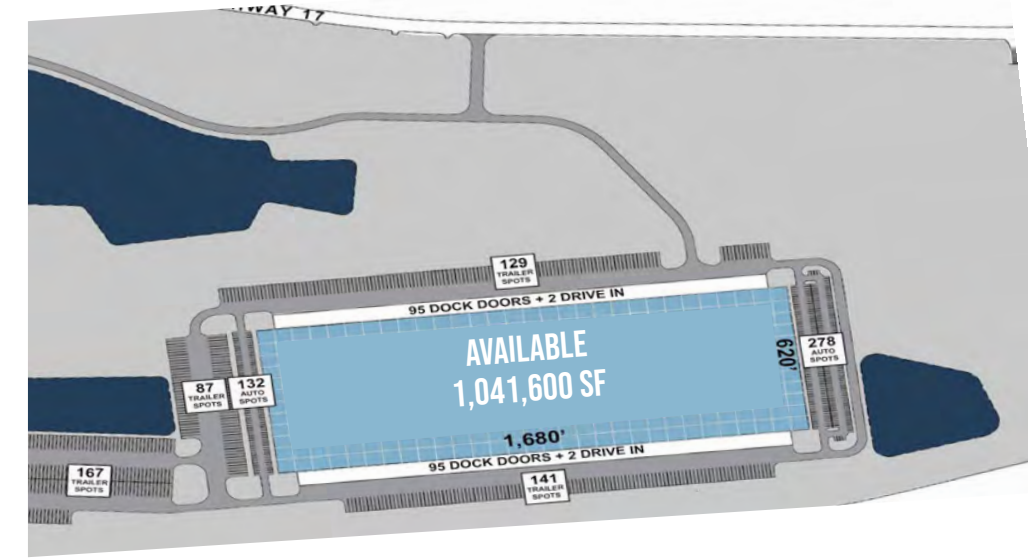
PROPERTY FEATURES

COMPLETION	2023
SITE AREA	226.94
CLEAR HEIGHT	40'
DRIVE IN DOORS	4
DOCK DOORS	206
TRUCK COURT DEPTH	TBD
TRAILER PARKING	679
CAR PARKING	460
POWER	TBD
FIRE PROTECTION	ESFR



DRIVE IN DOORS	4
DOCK DOORS	190
TRAILER PARKING	524
CAR PARKING	410

BUILDING II SPECIFICATIONS



SQUARE FOOTAGE

TOTAL BUILDING SF	1,041,600
DIMENSIONS	1,680' x 620'

PROPERTY FEATURES

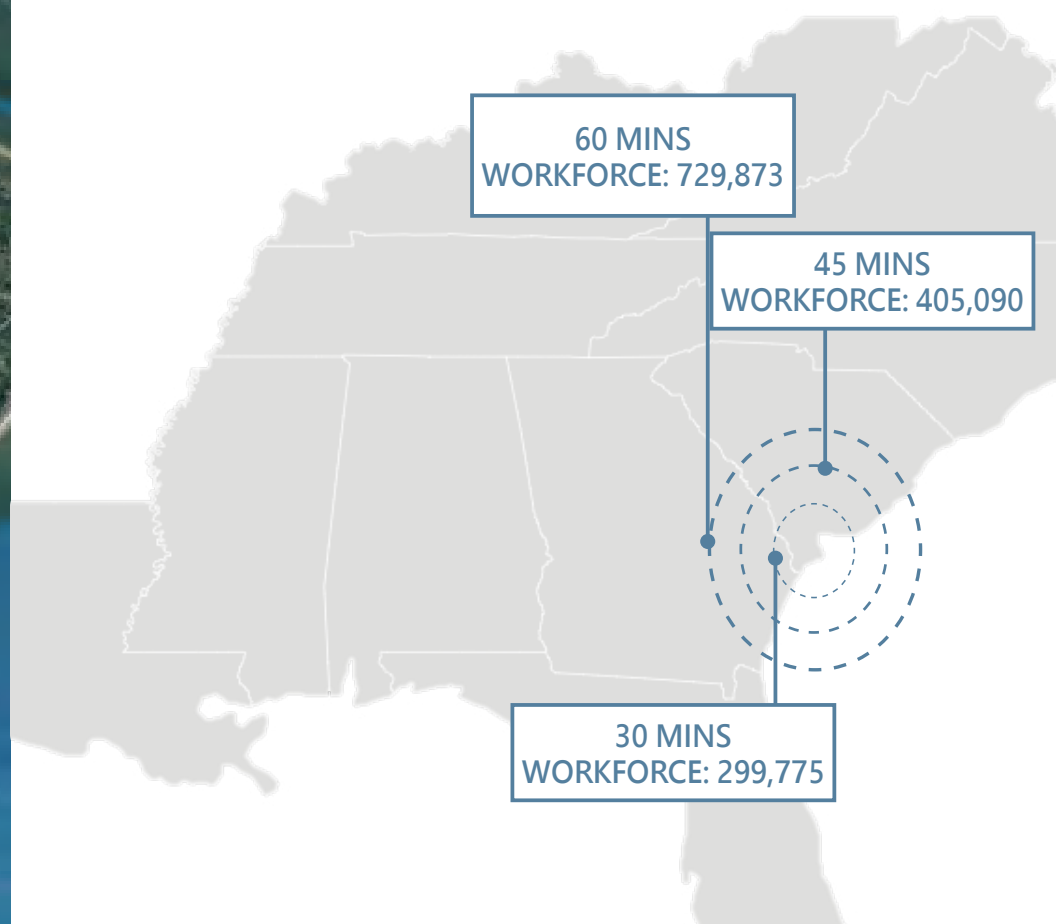
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CAR PARKING	410
POWER	TBD
FIRE PROTECTION	ESFR



PROPERTY LOCATION

Jasper County

95 Logistics Center is located in Jasper County with close proximity to the Savannah Port, just north of the SC/GA boarder.



A GATEWAY TO CONNECTIVITY



THE PORT OF SAVANNAH

4.75 MILLION

TEUs moved in Fiscal Year 2022

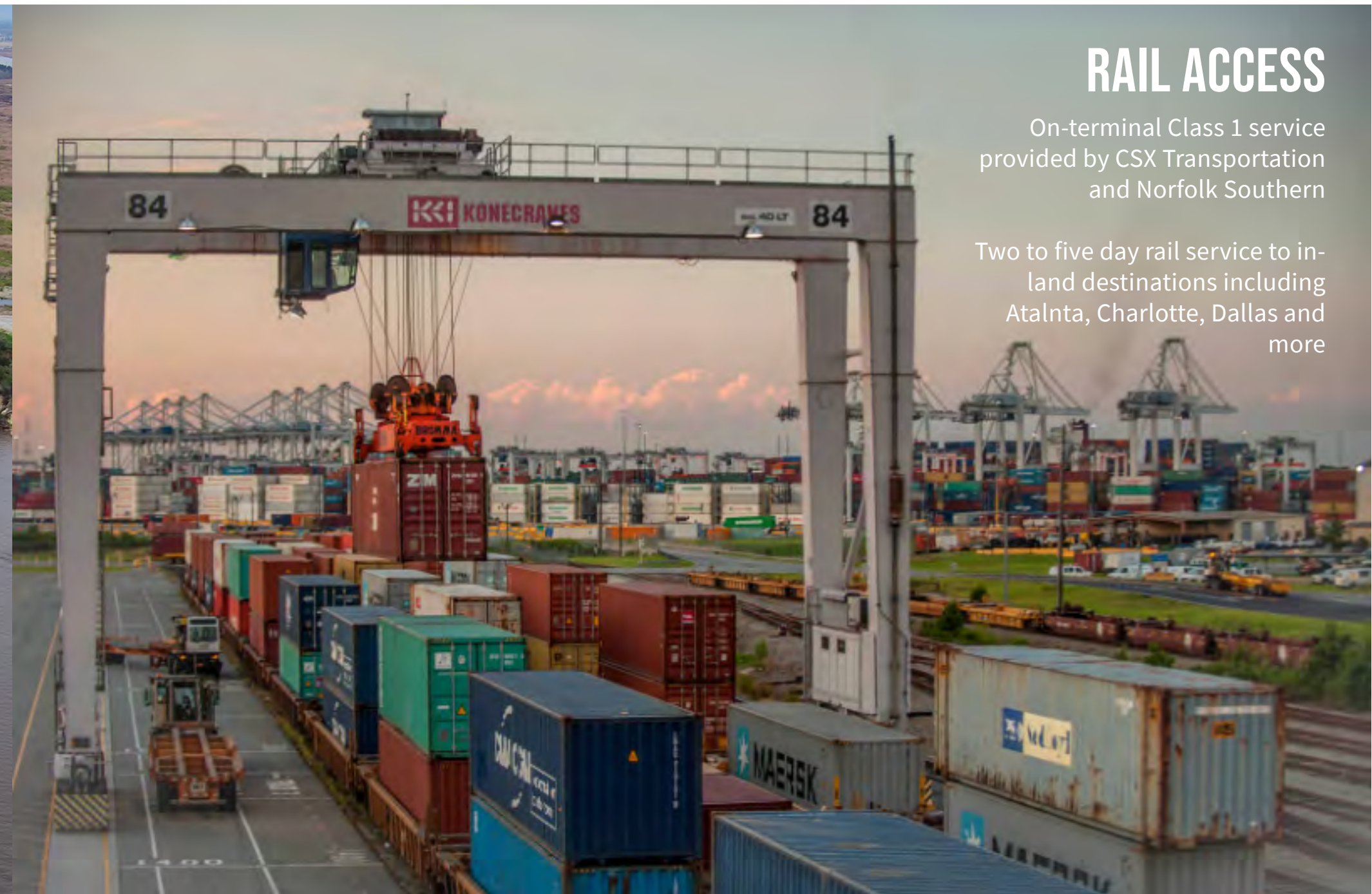
1.4 MILLION

s.f. of covered storage

RAIL ACCESS

On-terminal Class 1 service provided by CSX Transportation and Norfolk Southern

Two to five day rail service to inland destinations including Atlanta, Charlotte, Dallas and more

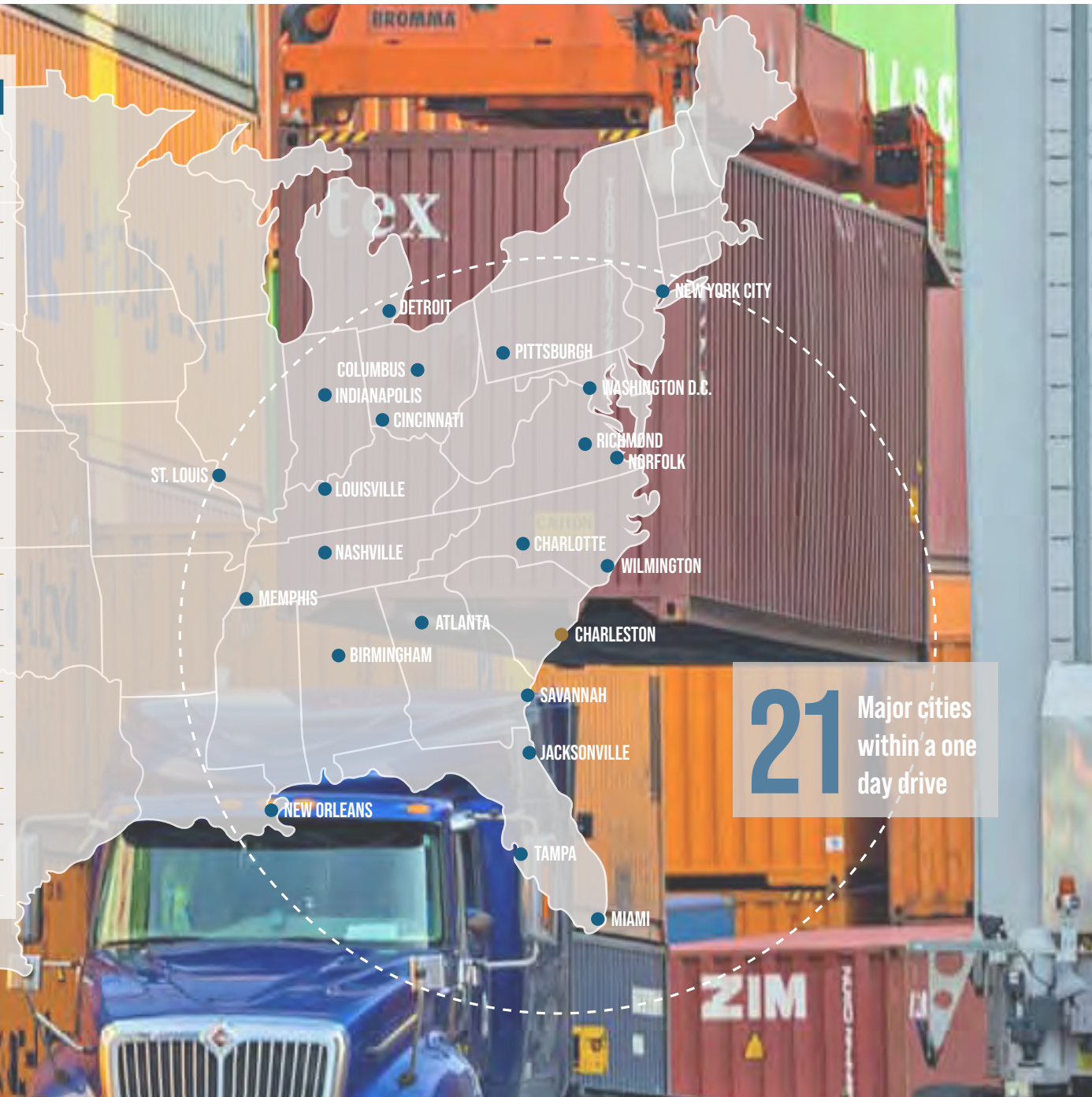


ONE TO TWO DAY DRIVE OF 44% OF CONSUMERS

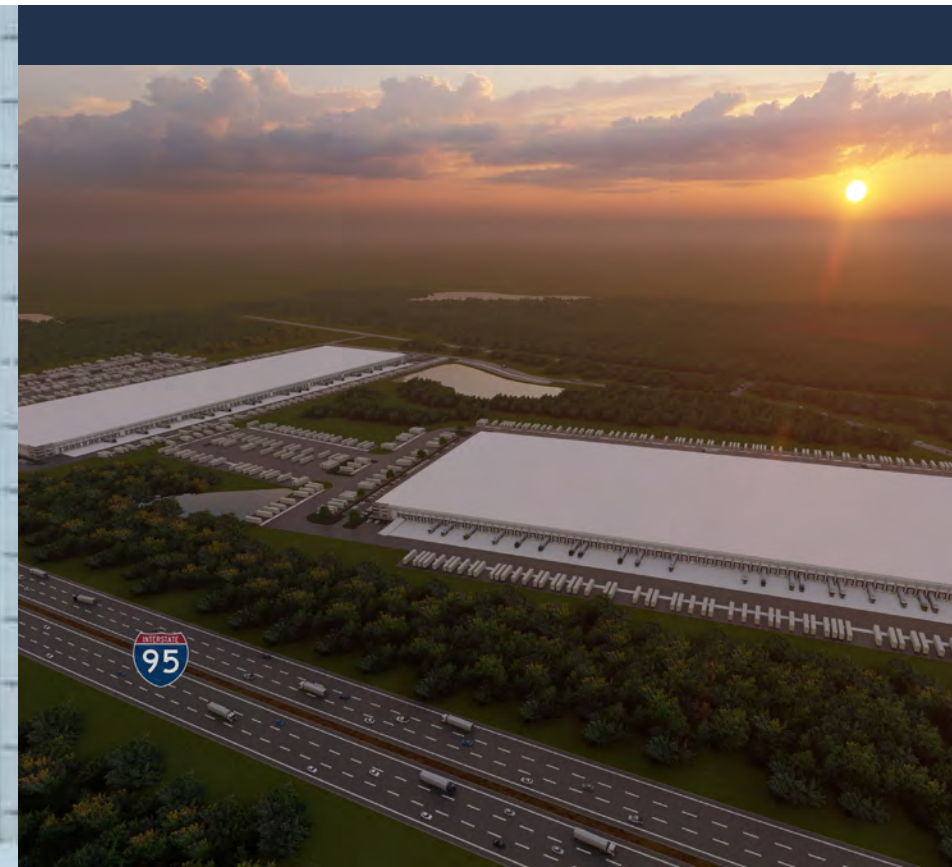
WHO WE ARE



CITY	MILEAGE
Savannah	108
Columbia	115
Wilmington	168
Charlotte	208
Jacksonville	239
Atlanta	298
Richmond	422
Tampa	435
Norfolk	437
Birmingham	444
Washington D.C.	533
Nashville	549
Miami	583
Louisville	615
Cincinnati	620
Columbus	631
Pittsburgh	653
Memphis	681
Indianapolis	725
New York City	755
New Orleans	761



21 Major cities within a one day drive



SL Industrial Partners is a division of the Silverman Group who oversees industrial leasing and development projects throughout the United States. This division of the Silverman Group currently owns and manages 25 million square feet of industrial product across 20 states. Our prominent development team is currently underway with 15 million square feet of new product across 9 states, including both build to suit and speculative opportunities available in emerging industrial markets such as Windsor CT, Charlotte & Greensboro NC, Charleston SC, Atlanta GA as well as South Florida.

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