



CAROLINA 95 INLAND PORT LOGISTICS CENTER

DILLON, SOUTH CAROLINA 29536



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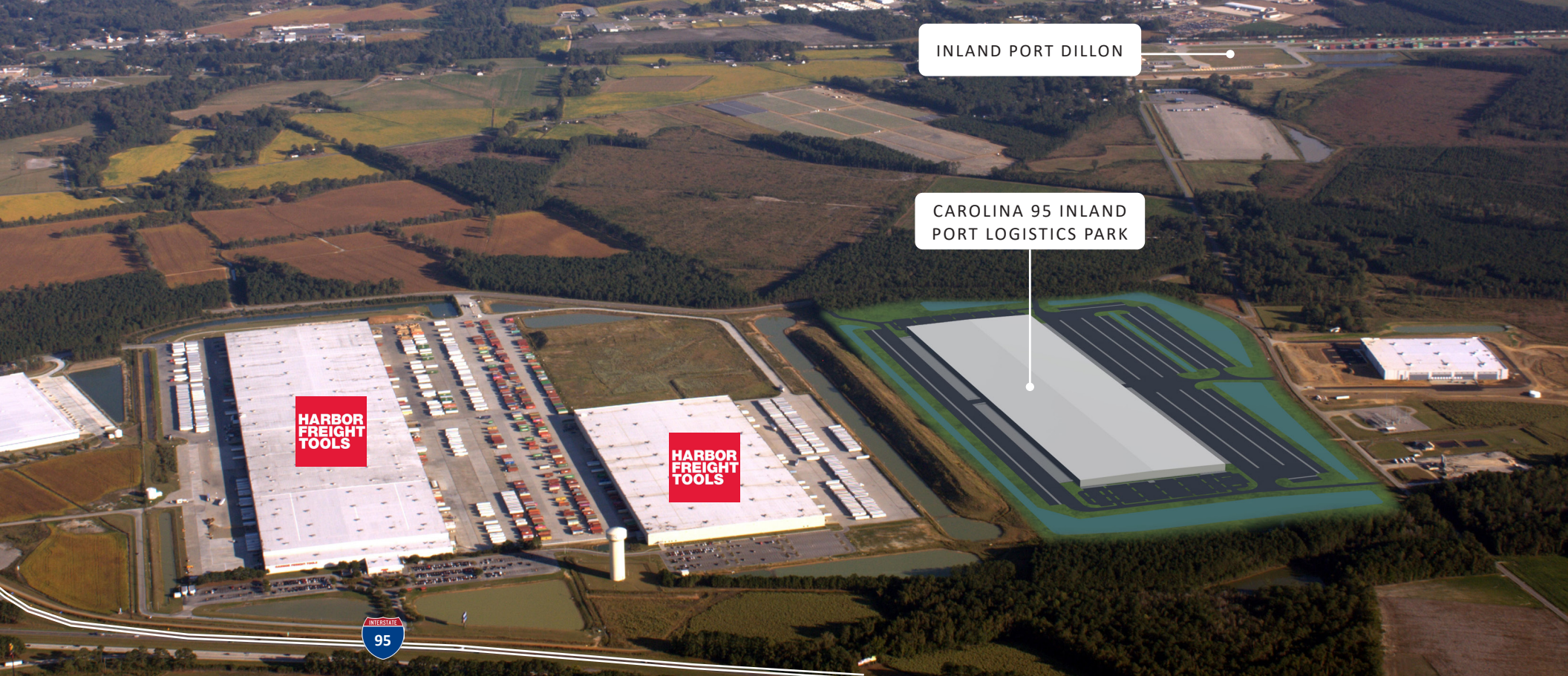
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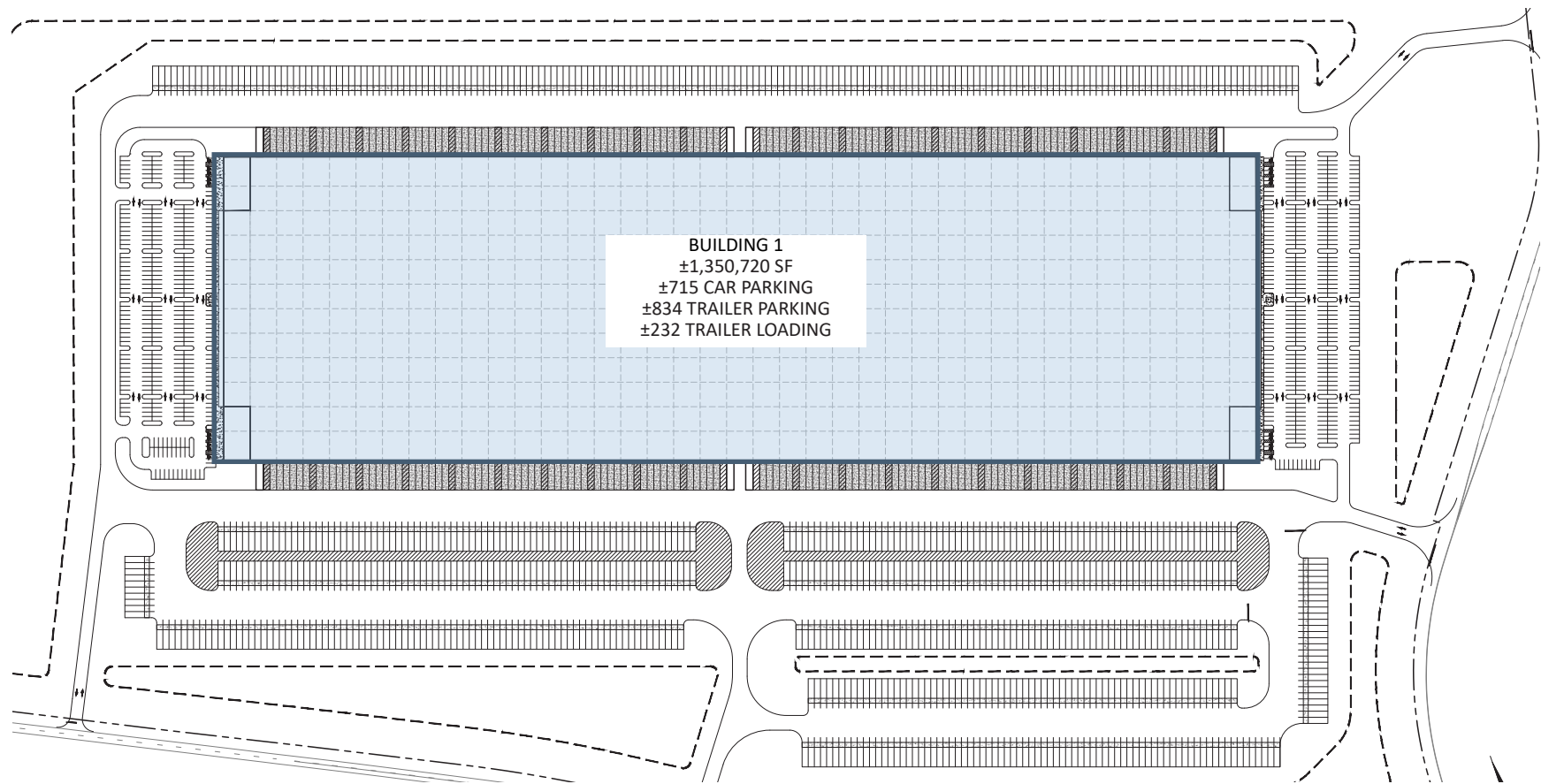
- Sites offered from 150,000 SF - 1,350,720 SF of Class A warehouse space.
- Superior location in Dillon with less than 1 mile to the Inland Port Dillon.
- Flexible configurations and build-to-suit options available
- Inland Port Dillon (IPD) is served by direct rail access from the Port of Charleston via CSX. Highway accessibility is provided by immediate access to Interstate 95 (1/4 mile).
- Economic Incentives: Dillon County is classified by South Carolina Department of Revenue as a Tier Four County based on unemployment and per capita income.



150,000 SF - 1.3 M SF

Class A Warehouse

OPTION 1 - SINGLE BUILDING

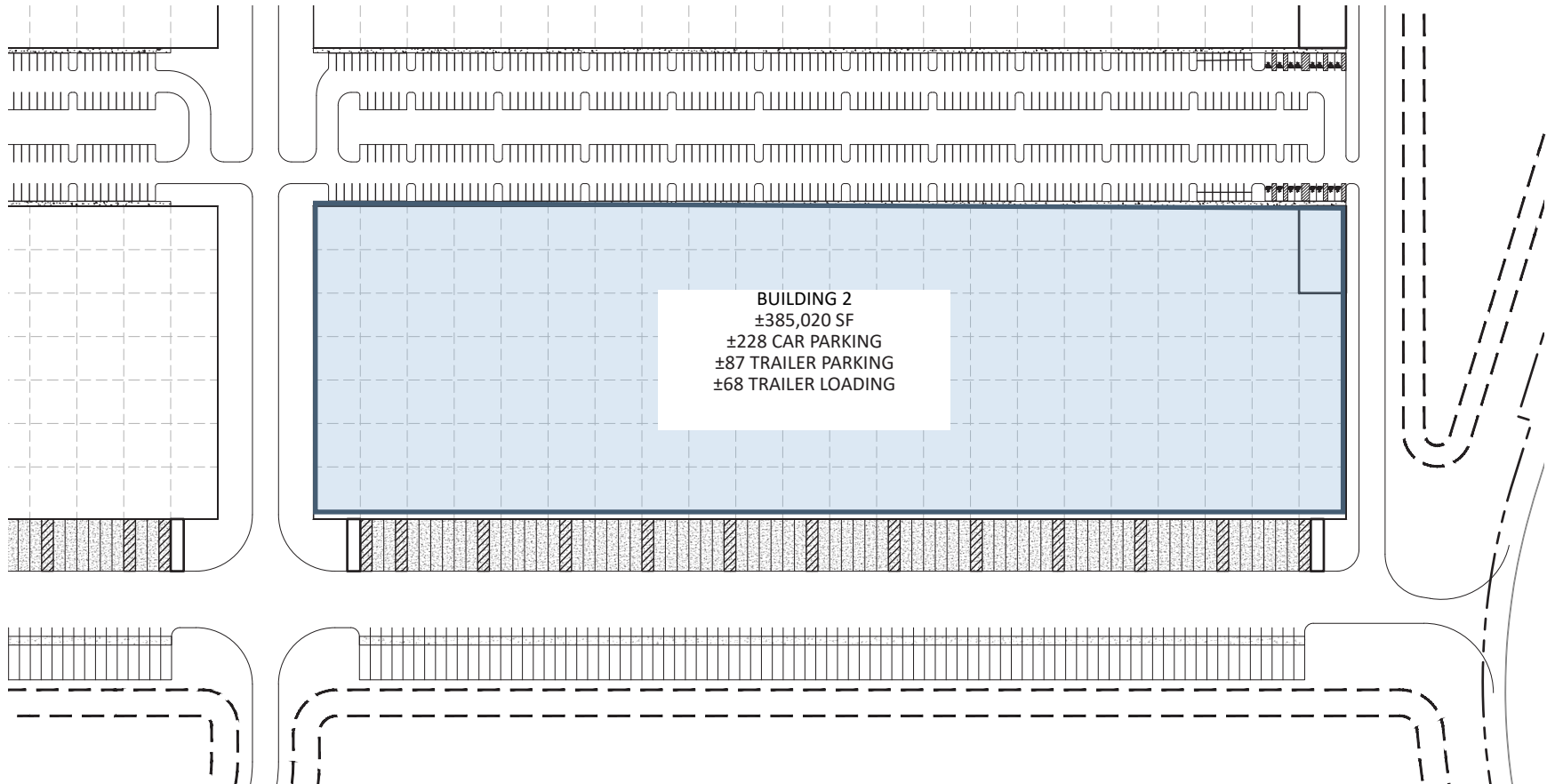


SAMPLE BLDG 1			
SITE ACREAGE:	±1,350,720 SF	DOCK DOORS:	To Suit
CAR PARKING:	±715	DRIVE IN DOORS:	To Suit
TRAILER PARKING:	±834	POWER:	TBD
TRAILER LOADING:	±232		

150,000 SF - 1.3 M SF

Class A Warehouse

OPTION 2 - SINGLE LOAD - 4 BUILDINGS ON SITE



SAMPLE BLDG 2

SITE ACREAGE: ±385,020 SF

CAR PARKING: ±228

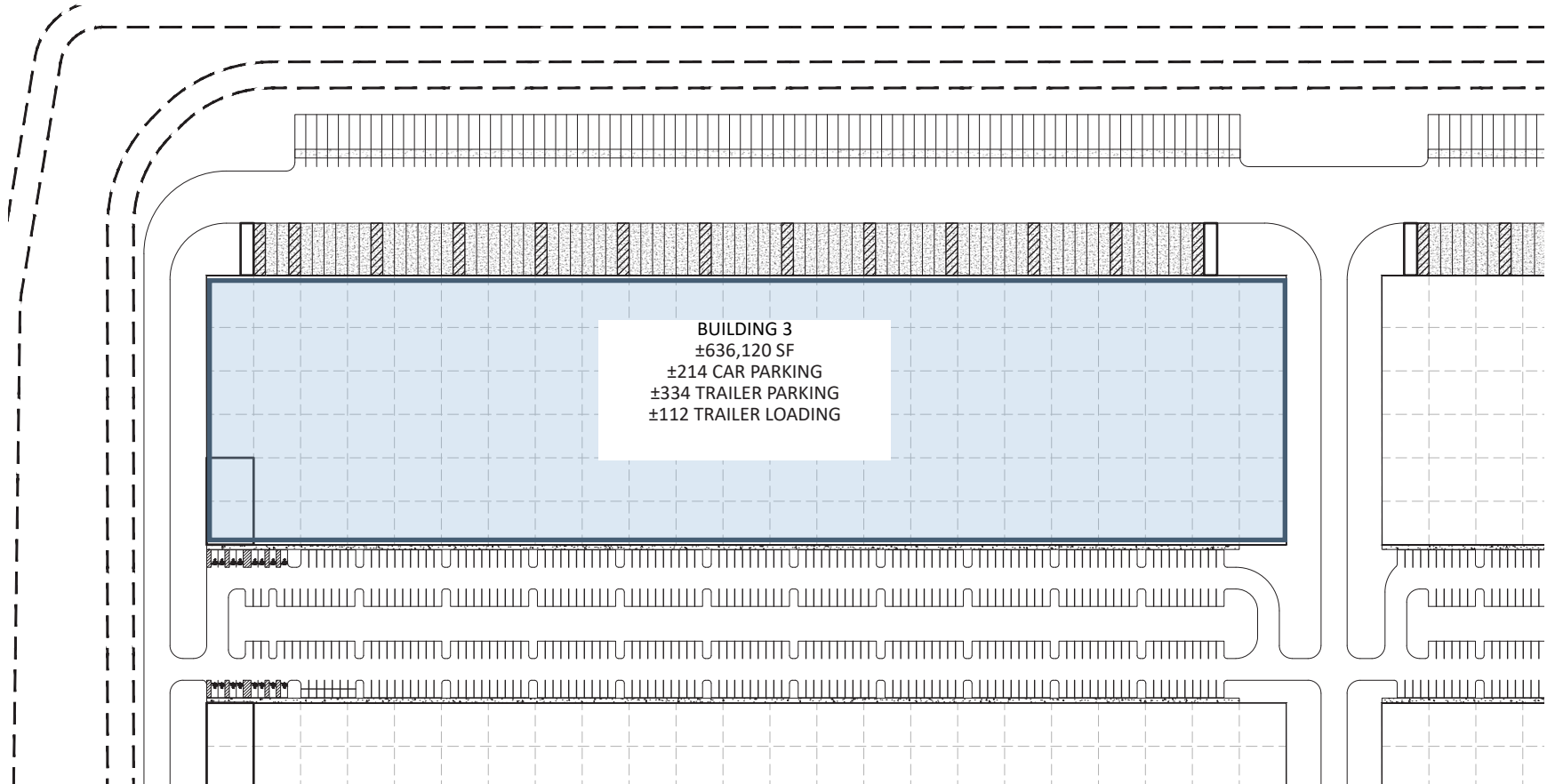
TRAILER PARKING: ±87

TRAILER LOADING: ±68

150,000 SF - 1.3 M SF

Class A Warehouse

OPTION 3 - 4 BUILDINGS ON SITE



SAMPLE BLDG 3

SITE ACREAGE: ±636,120 SF

CAR PARKING: ±214

TRAILER PARKING: ±344

TRAILER LOADING: ±112

150,000 SF - 1.3 M SF Class A Warehouse



FULLY CUSTOMIZABLE
BUILD-TO-SUIT

AMPLE BUILDING & PARK
SIGNAGE AVAILABLE

FLEXIBLE
CONFIGURATIONS

ABUNDANT TRAILER
PARKING

SECURED ACCESS
AVAILABLE

CLOSE INLAND PORT
PROXIMITY

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Located in the pathway of growth

Located on I-95 in Dillon County, South Carolina. The 95 Inland Port Logistics Center is strategically located to take advantage of the state's new inland port facility



CAROLINA 95 INLAND
PORT LOGISTICS PARK

INLAND PORT DILLON

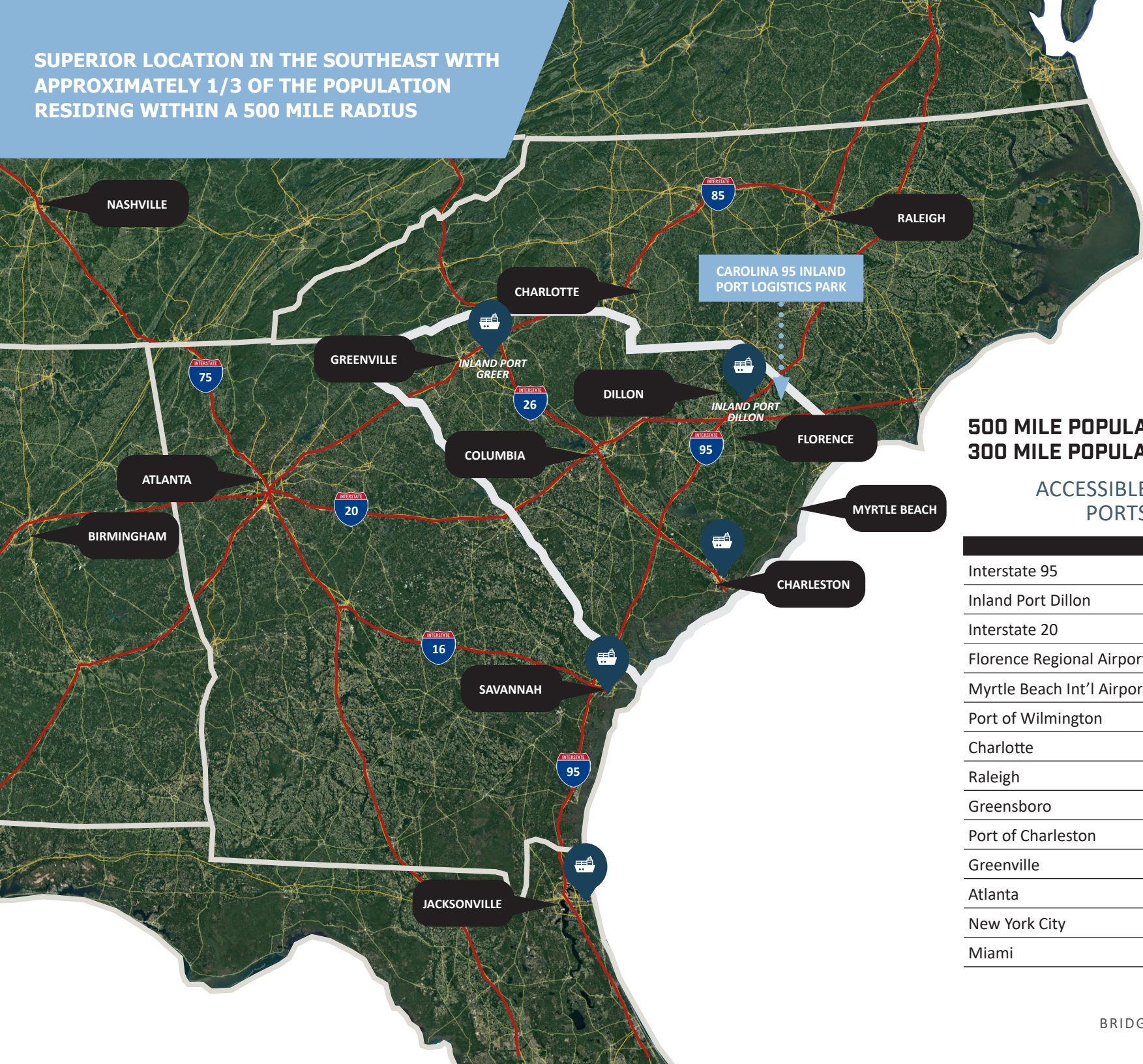
DILLON

FLORENCE

FLORENCE REGIONAL
AIRPORT

MUSC Health
Medical University of South Carolina
Florence Medical Center

SUPERIOR LOCATION IN THE SOUTHEAST WITH
APPROXIMATELY 1/3 OF THE POPULATION
RESIDING WITHIN A 500 MILE RADIUS



MYRTLE BEACH

#17

FASTEST GROWING
PLACES IN U.S.

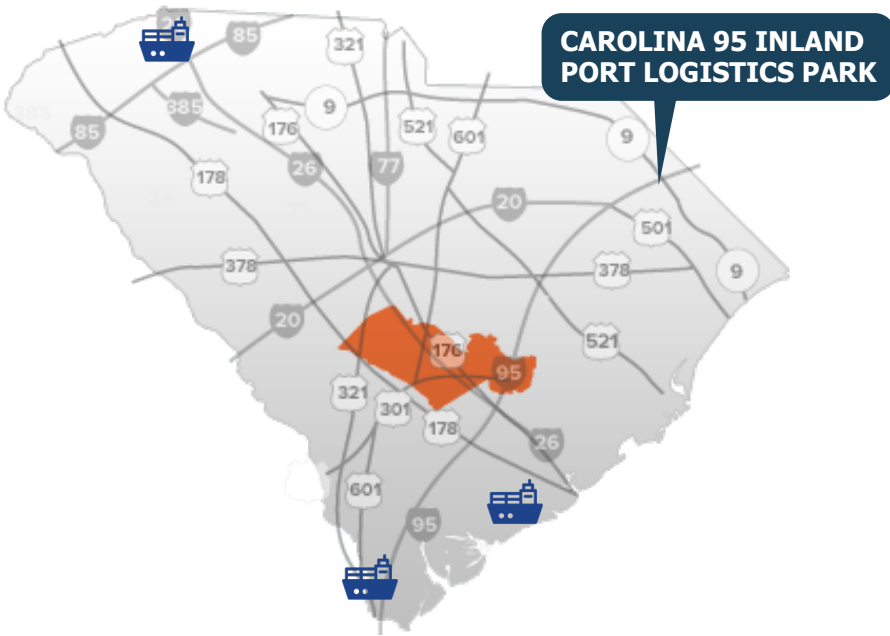
- U.S. News 2026

500 MILE POPULATION: 72,000,000
300 MILE POPULATION: 18,600,000

ACCESSIBLE TO INTERSTATES,
PORTS, & KEY MARKETS

	DISTANCE (mi)
Interstate 95	0.25
Inland Port Dillon	0.5
Interstate 20	12
Florence Regional Airport	27.5
Myrtle Beach Int’l Airport	66
Port of Wilmington	94
Charlotte	116
Raleigh	124
Greensboro	132
Port of Charleston	134
Greenville	207
Atlanta	317
New York City	680
Miami	687

South Carolina Ports Authority's Newest Inland Port



- Direct interstate and rail access, plus savings in time and money.
- Located in the NESA region on I-95 and 30 minutes from the eastern origin of I-20.
- Located within a prime 3,400-acre industrial site and in close proximity to I-95.
- Inland Port Dillon gives importers and exporters in the eastern Carolinas a powerful option for connecting supply and demand.
- Using CSX rail to/from the Dillon market gives cargo owners the ability to control costs with maximum flexibility and minimal inland truck miles.

\$63.4

**BILLION IN
ECONOMIC IMPACT**

100

**FOREIGN PORTS
SERVED DIRECTLY**

<60

**MIN 2-WAY
TRUCK TURN**

REGIONAL WINS 2025

Date	Company	Jobs	Capital Investment	County
3/14/25	Bennettsville Printing	24	\$ 8,400,000	Marlboro
3/14/25	SoPakCo	0	\$ 22,800,000	Marlboro
3/18/25	Universal Industrial Gases, LLC	6	\$ 100,000,000	Darlington
7/8/25	SoPakCo	0	\$ 8,885,000	Marion
7/8/25	Andrews Fabricators of Kingstree, Inc.	40	\$ 3,000,000	Williamsburg
7/9/25	Birch Creek Energy	0	\$ 154,000,000	Marlboro
8/11/25	Arclin	30	\$ 60,000,000	Dillon
8/13/25	ATI	70	Not Disclosed	Chesterfield
8/27/25	Georgia Pacific	35	\$ 25,000,000	Darlington
9/17/25	Galivants Ferry Sawmill	18	\$ 10,000,000	Horry
12/4/25	Ocean Craft Marine (Asis Boats USA)	93	\$ 10,850,000	Horry
12/11/25	PRET Advanced Materials, LLC	74	\$ 18,500,000	Florence
12/11/25	Coastal Ready Mix	19	\$ 4,600,000	Horry

13 ANNOUNCEMENTS

JOBS 409

\$ 426,035,000

DILLON INLAND PORT

DIRECT 1 DAY

RAIL SERVICE ON CLASS 1
RAILWAY OPERATED BY CSX

RAIL TO PORT
OF CHARLESTON



CAROLINA 95 INLAND PORT LOGISTICS CENTER

DILLON, SOUTH CAROLINA 29536



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