

CAMPUS 8 BUILDING B

CLASS A INDUSTRIAL FOR LEASE

1129 REDWOOD MATERIALS DRIVE
RIDGEVILLE, SC 29472



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.



FOR MORE INFORMATION:

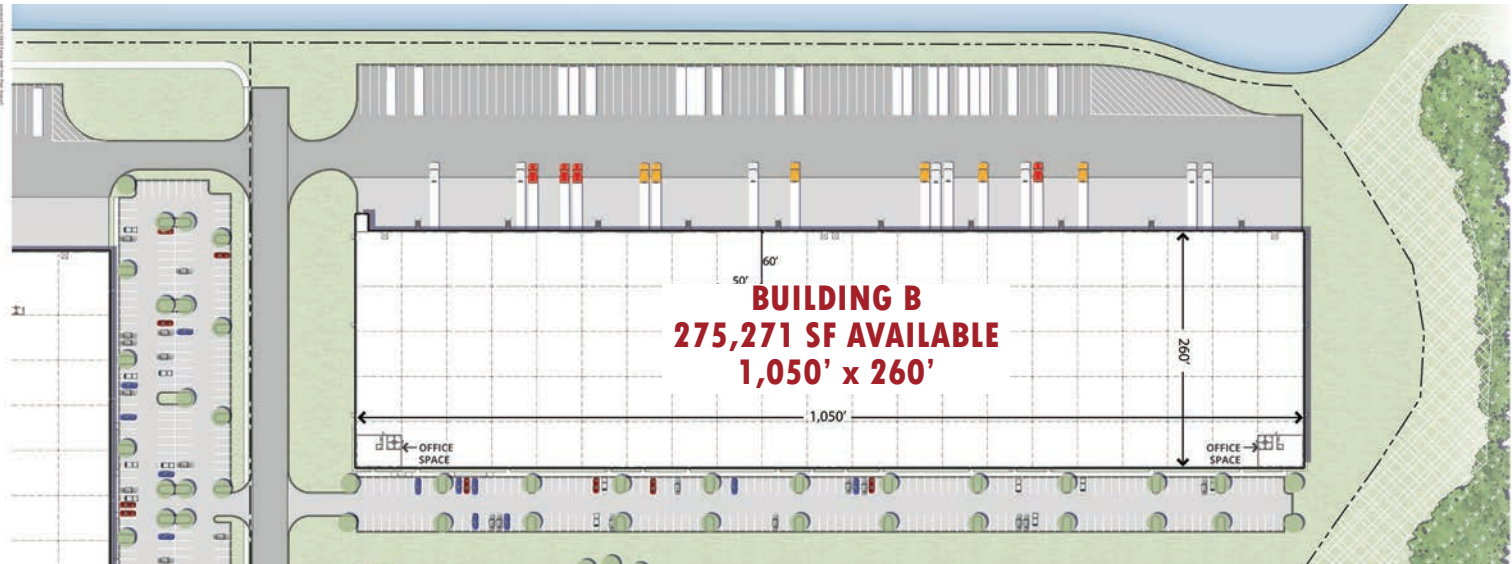
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BUILDING SPECIFICATIONS



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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CAMP HALL

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



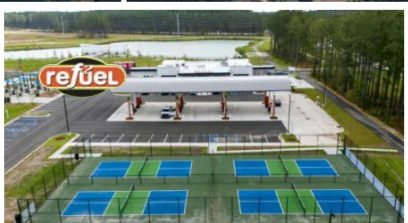
CAMPUS 8, BLDG B
275,271 SF
AVAILABLE FOR LEASE

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

POLESTAR
EXPANSION
\$118M

VOLVO
\$1B TOTAL INVESTMENT
2 PHASES

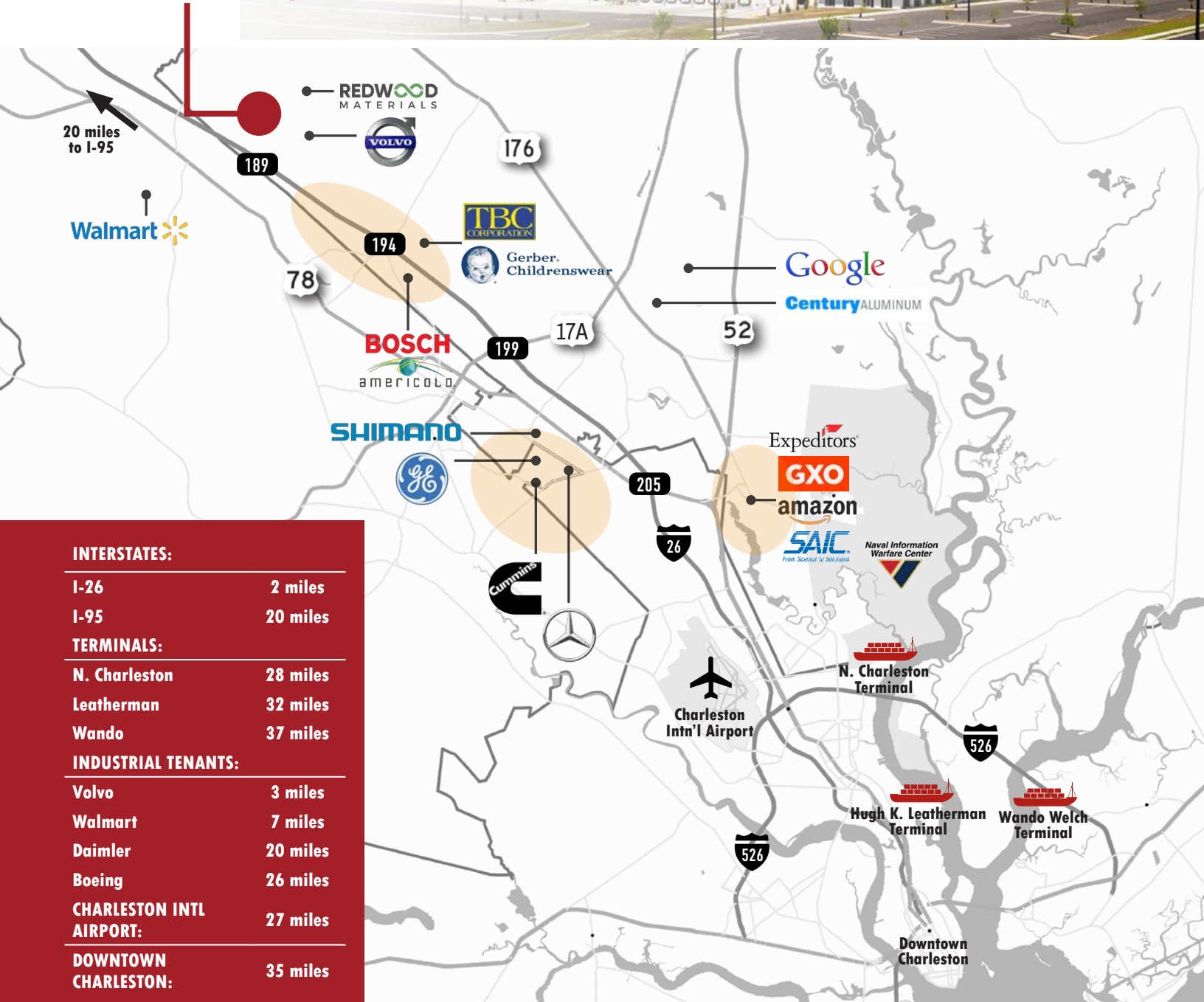
AVIAN COMMONS
AMENITY CENTER



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

Walmart
DISTRIBUTION FACILITY

CAMPUS 8, BUILDING B



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