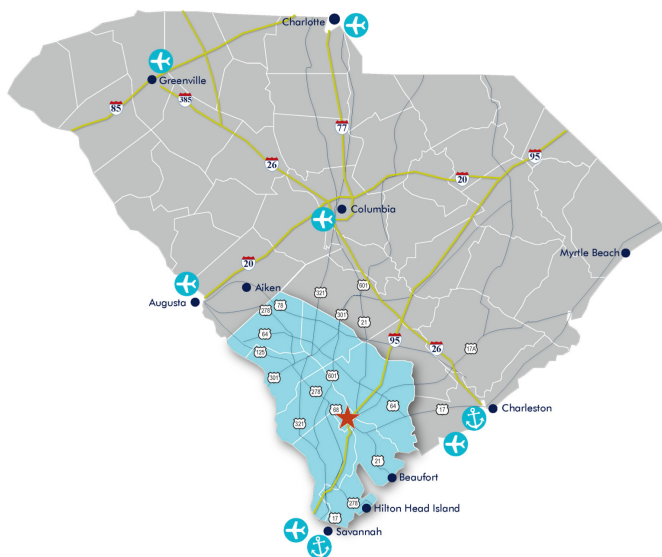


50,000 SF SPECULATIVE FACILITY

321 Commerce Parkway • Early Branch, SC 29916

FOR LEASE OR SALE



For More Information and Pricing Contact:

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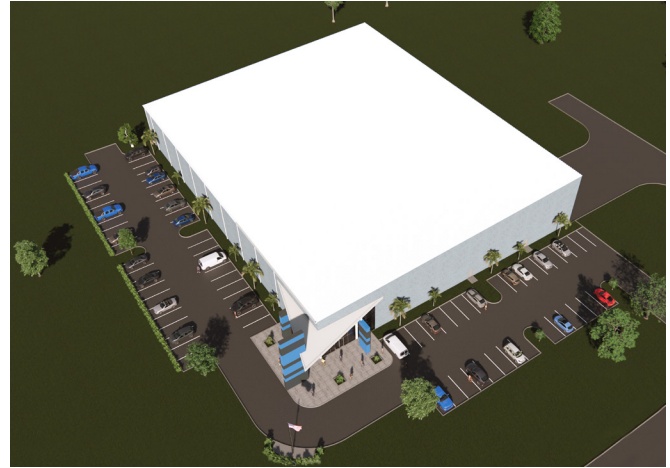
property highlights

Building

Building Size	50,000 sf expandable to 150,000 sf
Dimensions	200' x 250'
Site	+/- 18 acres
Parking	To suit tenant
Eave Height	32' min
Floors	To suit tenant
Columns	50' x 50'
Lights	To suit tenant/LED
Roofing	60 Mil TPO Membrane
Walls	Insulated Precast
Dock Doors	2 in place; designed to accommodate 6 additional dock positions
Drive-in Doors	One oversized drive-in door (12' W x 14' H) with ramp

Utilities

Gas	4" I SC Electric & Gas Line Adjacent to Site
Power	23 kv Distribution I SC Electric & Gas
Water	10" I Lowcountry Regional Water System
Sewer	10" I Lowcountry Regional Water System
TeleCom	Century Link/Hargray
Fire Department	4 miles
ISO Rating	5



Transportation Accessibility

Interstates	I-95: Just off Exit 38; I-26: 14 miles
Access Hwy	Highway 68
Nearest Rail	CSX Rail on Site
Ports	Savannah: 50 Minutes Charleston: 70 Minutes
Commercial	Savannah International: 55 Minutes
Airports	Charleston International: 65 Minutes
Civil Airports	Hampton County: 10 Minutes

the advantage

- Rail Spur Potential via CSX Rail Service
- Speed to Market with this Expandable Spec Building
- Located less than 5 minutes from Exit 38 on I-95
- Reliable Utility Service at Competitive Rates
- Eligible for Economic Development Incentives
- Located in a Foreign Trade Zone and Federal Opportunity Zone
- Close to the Ports of Charleston, SC and Savannah, GA
- Located in Southern Carolina Industrial Campus, a 1,369 Acre Industrial Park, Due Diligence Completed



ready workforce

10.66%

SC's population growth rate
(#10 in the U.S.)

16%

Average annual mfg.
employment growth
(Highest in the Southeast)

5,277,830

SC's 2021 population

#50

Lowest work stoppage rate
in the nation

0

No state minimum wage in
South Carolina

1.6%

Unionization rate, the lowest in
the nation, in a right-to-work state

Hampton County Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	284,926	1,219,904	1,404,190
Workforce	124,383	605,493	691,119



global access



1-Day Drive to two-thirds of
the U.S. Population



Port of Charleston

- Top 10 busiest container port in the U.S. (2021)
- 52' Draft - Deepest in Southeast & regularly handles Post-Panamax ships
- 8th Largest Maritime HUB in the U.S. (2022)
- 3 Port Locations - Charleston and inland ports in Greer and Dillon

Port of Savannah

- Top 3 & fastest growing container port in the U.S. for the last 10 years
- Dual rail served by both CSX and Norfolk Southern
- Serves 45% of the U.S. population with immediate access to two interstates
- Largest concentration of retail import distribution along east coast



CSX and Norfolk Southern



8 International and Regional Airports

