

07 – Frequently Asked Questions (FAQ)

Shockley Ferry Industrial Campus

Executive Frequently Asked Questions

PROPERTY OVERVIEW

Why is the property becoming available?

The current tenant, **ILPEA Industries**, is relocating its manufacturing operations. The facility is expected to become available for occupancy beginning **October 1, 2026**.

Is the property available for lease?

Yes. Ownership is actively marketing the property for lease.

Is the property available for purchase?

Ownership will consider discussions with qualified purchasers.

When will the facility be available?

Expected availability: October 1, 2026.

Can the property be toured?

Yes. Private property tours are available by appointment through the listing broker.

BUILDING & FACILITY

How large is the facility?

Approximately **261,000 square feet**, including:

- Approximately 149,000 SF of manufacturing
- Approximately 82,000 SF of warehouse
- Office space
- Shipping and receiving
- Utility and support areas

(Refer to the Offering Memorandum for detailed floor plans.)

Is the facility currently occupied?

Yes. ILPEA Industries currently occupies the facility and is expected to complete its relocation prior to the anticipated availability date of **October 1, 2026**.

Is the building sprinklered?

Yes. The facility is protected by a wet-pipe sprinkler system.

When was the roof replaced?

A new **TPO roof** was installed in **2021**.

How many loading docks are available?

Approximately **16 dock-high loading positions**.

ELECTRICAL INFRASTRUCTURE

What electrical infrastructure currently exists?

The property benefits from an established industrial electrical system including:

- Duke Energy **44 kV transmission-fed electrical infrastructure**
- Existing industrial 12 kV distribution
- Existing 575/600-volt manufacturing electrical system
- Existing transformer yard

- Manufacturing-grade electrical distribution
 - Heavy industrial switchgear
 - Multiple electrical rooms throughout the facility
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Has Duke Energy reviewed the property?

Yes. Duke Energy has completed a preliminary engineering review of the property's existing electrical infrastructure.

What did Duke Energy's preliminary engineering review conclude?

Based upon Duke Energy's preliminary engineering review:

- Approximately **600 kW** may be supported utilizing the existing 12 kV distribution system.
 - Approximately **3 MW** may be supportable utilizing the existing 44 kV transmission-fed infrastructure, subject to verification of existing equipment condition and standard utility engineering review.
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Can the property support larger electrical loads?

Potentially.

Projects requiring substantially higher electrical loads—including approximately **20 MW or more**—may be evaluated through Duke Energy's **System Impact Study** process and any required transmission or distribution system improvements.

Final electrical capacity depends upon:

- Customer load characteristics
 - Existing equipment condition
 - Utility engineering review
 - Required infrastructure improvements
 - Commercial agreements
 - Duke Energy approval
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TRANSPORTATION & LOGISTICS

Does the property have rail service?

Yes. The property includes an existing private rail spur.

Is rail service currently active?

Not at this time.

Potential restoration may be available through **Pickens Railway**, subject to customer requirements, operational feasibility, and railway approval.

Is the property well suited for truck distribution?

Yes. The facility offers warehouse space, dock-high loading, efficient truck circulation, and convenient access to the Interstate 85 regional transportation network.

LOCATION & WORKFORCE

Where is the property located?

435 E. Shockley Ferry Road

Anderson, South Carolina

Within the highly successful **Interstate 85 manufacturing corridor**.

Why is Anderson County an attractive industrial location?

The property is located within one of the Southeast's most established manufacturing regions and benefits from:

- Interstate 85 connectivity
 - Greenville-Spartanburg International Airport
 - Inland Port Greer
 - Rail access to the Port of Charleston
 - Clemson University
 - Highly skilled manufacturing workforce
 - Extensive supplier network
 - Business-friendly operating environment
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What major manufacturers operate nearby?

The surrounding industrial community includes numerous nationally and internationally recognized employers, including:

- Michelin North America
 - Robert Bosch
 - Electrolux Home Products
 - Techtronic Industries (TTI)
 - Milliken & Company
 - First Quality Tissue
 - Arthrex South Carolina
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POTENTIAL USERS

What types of companies are well suited for this property?

The existing infrastructure may be attractive to a broad range of industrial users, including:

- Advanced Manufacturing
 - Automotive Suppliers
 - Aerospace Manufacturing
 - Medical Device Manufacturing
 - Food & Beverage Processing
 - Packaging Operations
 - Plastics & Polymer Manufacturing
 - Industrial Automation
 - Robotics & Assembly
 - Electronics Manufacturing
 - Battery & Energy Storage
 - Semiconductor Support Manufacturing
 - AI Infrastructure & High-Performance Computing
 - Edge Data Centers
 - Research & Development
 - Warehousing & Distribution
 - Other technology-intensive and power-intensive industrial operations
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WHY SHOULD A COMPANY CONSIDER THIS PROPERTY?

The **Shockley Ferry Industrial Campus** combines an established **261,000-square-foot manufacturing platform** with **Duke Energy transmission-fed electrical infrastructure**, rail access, warehouse facilities, loading docks, and decades of industrial investment.

Rather than beginning with a greenfield site and constructing new infrastructure, prospective users have the opportunity to evaluate an existing industrial campus where substantial manufacturing, utility, transportation, and logistics infrastructure is already in place.

ADDITIONAL INFORMATION

What additional information is available?

The Executive Property Package includes:

- Executive Summary
 - Offering Memorandum
 - Strategic Industrial Intelligence Brief
 - Electrical Infrastructure & Expansion Potential
 - Facility Video
 - Property Tours by Appointment
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CONTACT

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IMPORTANT INFORMATION

Information contained herein is believed to be reliable but is not guaranteed. All dimensions, square footages, utility information, electrical capacities, building specifications, availability dates, and other property information are approximate and subject to independent verification by prospective purchasers or tenants.

Electrical information is based upon currently available information, including Duke Energy's preliminary engineering review. Existing electrical capability and any future electrical expansion remain subject to utility engineering review, customer load characteristics, equipment condition, commercial agreements, required infrastructure improvements, and all necessary approvals. Any electrical capacity beyond the preliminary engineering assessment would require evaluation through Duke Energy's System Impact Study process and associated engineering analyses.

Prospective purchasers and tenants should independently verify all information material to their decision.
