06 – Electrical Infrastructure & Expansion Potential

Executive Technical Brief

Shockley Ferry Industrial Campus
Anderson, South Carolina

Existing Industrial Electrical Infrastructure • Established Manufacturing Platform • Defined Path Toward Higher Electrical Capacity

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EXISTING INDUSTRIAL ELECTRICAL INFRASTRUCTURE

One of the defining characteristics of the **Shockley Ferry Industrial Campus** is its established industrial electrical infrastructure.

Unlike many industrial properties currently available for lease or redevelopment, this facility was purpose-built and operated for decades as a manufacturing campus. Its electrical systems were designed to support continuous industrial production rather than conventional warehouse occupancy.

Today, the property offers an established electrical platform that may reduce early-stage uncertainty and simplify due diligence for manufacturing, advanced industrial, and other power-intensive users.

Infrastructure Highlights

- Duke Energy 44 kV transmission-fed electrical infrastructure
- Duke Energy transformer yard adjacent to the facility
- Industrial 12 kV electrical distribution system
- Plant-wide 575/600-volt manufacturing electrical system
- Heavy industrial switchgear
- Transformer infrastructure serving the campus
- Multiple electrical rooms throughout the facility
- Manufacturing-grade electrical distribution network
- Decades of successful industrial manufacturing operations

Why Existing Industrial Electrical Infrastructure Matters

Existing industrial electrical infrastructure can provide significant advantages during project evaluation by reducing uncertainty associated with greenfield development. While every project requires independent engineering and utility review, facilities with established transmission-fed service, industrial distribution systems, transformer infrastructure, and manufacturing-grade electrical equipment may offer a more efficient starting point for evaluating future industrial operations.

CURRENT ELECTRICAL CAPABILITY

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

Preliminary Engineering Assessment

Existing 12 kV Industrial Distribution

Approximately **600 kW** of electrical load may be supported utilizing the existing 12 kV distribution system, based upon Duke Energy's preliminary engineering review.

Existing 44 kV Transmission-Fed Infrastructure

Duke Energy's preliminary engineering review indicates that **approximately 3 MW** may be supportable utilizing the existing 44 kV-fed infrastructure, subject to verification of existing equipment condition, field inspection, and standard utility engineering requirements.

This assessment reflects a preliminary engineering evaluation and should not be interpreted as a guaranteed electrical commitment.

Engineering Summary

Electrical Status	Current Understanding
Existing 12 kV distribution	Approximately 600 kW (preliminary Duke review)
Existing 44 kV infrastructure	Approximately 3 MW may be supportable, subject to equipment verification
Higher electrical loads	Larger electrical requirements may be evaluated through Duke Energy's System Impact Study process and any required infrastructure improvements

EXPANSION POTENTIAL

Defined Path Toward Higher Electrical Capacity

Many advanced manufacturing, technology, and power-intensive industrial operations require electrical service well beyond that of traditional manufacturing facilities.

For prospective users requiring substantially higher electrical capacity, Duke Energy has identified a defined engineering evaluation process.

Potential Expansion Process

Qualified Industrial User

⬇

Property Control Confirmed

⬇

Duke Energy System Impact Study

⬇

Detailed Engineering Analysis

⬇

Utility Infrastructure & Network Upgrade Evaluation (if required)

⬇

Commercial Agreements & Project Approvals

⬇

Final Deliverable Electrical Capacity Determined

Higher Electrical Loads

Electrical requirements substantially exceeding the existing preliminary assessment—including projects requiring **20 MW or more**—may be evaluated through Duke Energy's **System Impact Study** process and any associated transmission or distribution system improvements.

Final deliverable electrical capacity would depend upon numerous engineering and commercial factors, including:

- Customer load profile and operating characteristics
- Existing electrical equipment condition
- Detailed utility engineering review
- Required transmission and distribution upgrades
- Commercial agreements
- Regulatory and utility approvals

No electrical capacity beyond Duke Energy's preliminary engineering assessment has been represented, guaranteed, or committed.

Engineering Perspective

The combination of an established manufacturing campus, existing **44 kV transmission-fed electrical infrastructure**, industrial-grade distribution systems, heavy electrical equipment, and a clearly defined utility evaluation process distinguishes the Shockley Ferry Industrial Campus from many conventional industrial properties. While future electrical capacity will ultimately be determined through Duke Energy's engineering and commercial review processes, the property's existing infrastructure provides a strong foundation for evaluating both conventional manufacturing operations and the next generation of advanced industrial users.

WHY THIS INFRASTRUCTURE MATTERS

Electrical infrastructure is often one of the longest-lead and most capital-intensive components of an industrial development project.

The **Shockley Ferry Industrial Campus** offers an established electrical foundation that may reduce project uncertainty and accelerate the evaluation process for prospective industrial users, including:

✓ Duke Energy 44 kV transmission-fed electrical infrastructure

✓ Existing industrial 12 kV electrical distribution

✓ Existing transformer yard

✓ Manufacturing-grade electrical systems and switchgear

✓ Existing manufacturing platform with decades of proven industrial operation

✓ Preliminary engineering review completed by Duke Energy

✓ Defined engineering pathway for evaluating higher electrical capacity through Duke Energy's System Impact Study process

While every project requires independent engineering review and utility approval, these characteristics may provide significant advantages over greenfield sites requiring entirely new electrical infrastructure.

POTENTIAL USERS

The property's existing infrastructure is well suited for a broad range of industrial operations, 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
- Other Technology-Intensive and Power-Intensive Industrial Operations

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EXECUTIVE SUMMARY

The **Shockley Ferry Industrial Campus** combines an established **261,000-square-foot manufacturing platform** with existing **Duke Energy transmission-fed electrical infrastructure**, manufacturing-grade electrical systems, and a clearly defined engineering pathway for evaluating future electrical expansion.

Rather than beginning with a greenfield site, prospective purchasers and tenants have the opportunity to evaluate an existing industrial campus where substantial infrastructure—including manufacturing facilities, electrical systems, transportation access, and utility service—is already in place.

Positioned within the **Anderson County–Upstate South Carolina manufacturing corridor**, the property benefits from one of the Southeast's strongest industrial ecosystems, with access to a skilled workforce, Clemson University, Inland Port Greer, the Port of Charleston, and a diverse base of advanced manufacturing, automotive, aerospace, medical device, automation, and technology companies.

For companies seeking an established industrial location with significant existing infrastructure and a defined path for evaluating future electrical expansion, the Shockley Ferry Industrial Campus represents a compelling opportunity.

Contact

Shockley Ferry Industrial Campus

Approximately 261,000 SF Manufacturing Campus

Available October 1, 2026

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