

# Heavy Power Manufacturing Facility

Charleston Regional Business Center

2301 Charleston Regional Parkway | Charleston, SC

±42,500 SF FOR LEASE



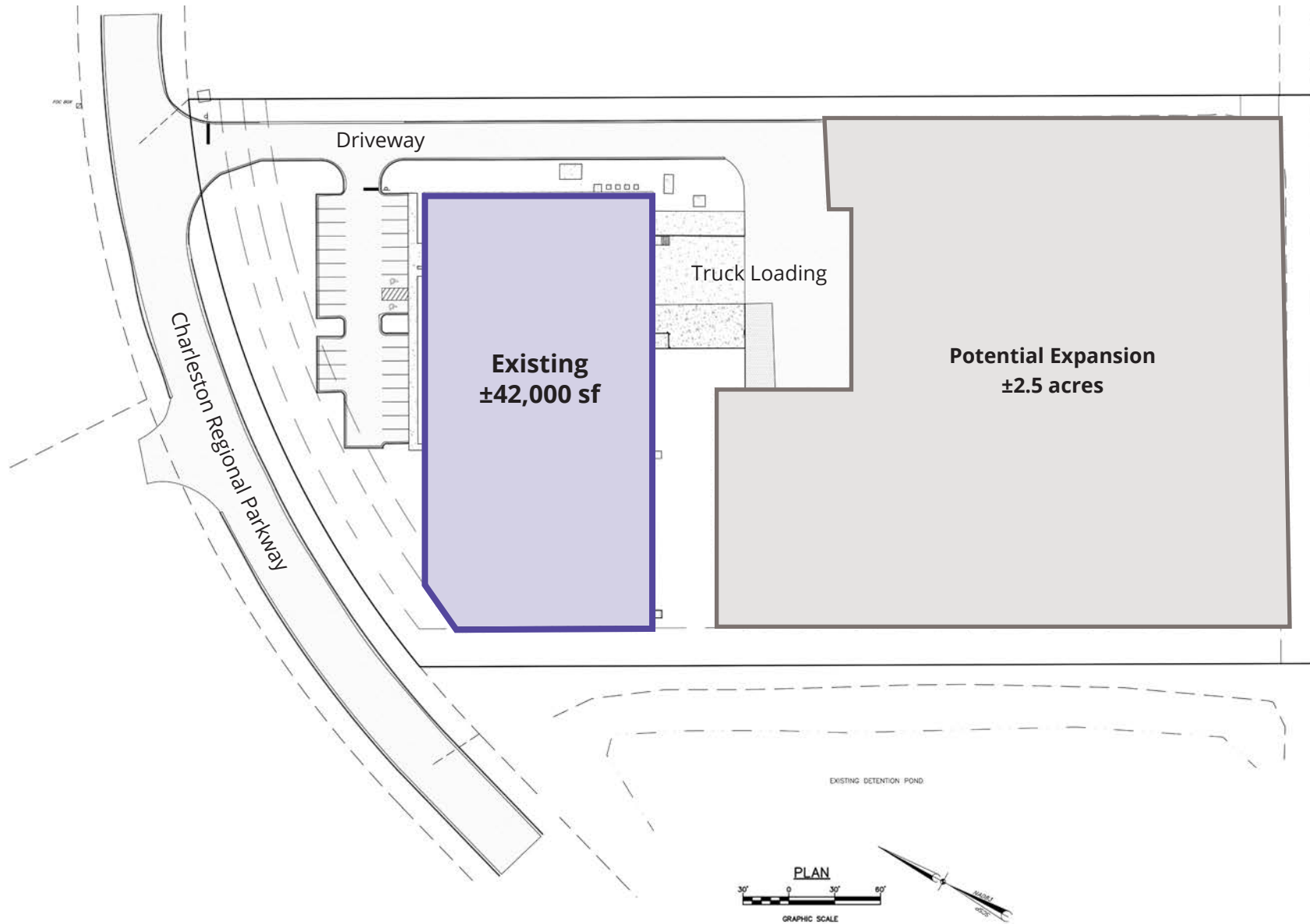
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# The Opportunity



# Overview

|                            |  |
|----------------------------|--|
| <b>Address</b>             | 2301 Charleston Regional Parkway<br>Charleston, SC 29492<br>Berkeley County TMS: 267-00-00-142   |
| <b>Leasable premises</b>   | 42,500 sf - entire building<br>6,600 sf - office<br>35,900 sf - warehouse<br>±2.4 acres - total  |
| <b>Lease rate</b>          | \$12.00/sf/yr, NNN   |
| <b>Potential expansion</b> | ± 2.5 acres available separately   |
| <b>Zoning</b>              | LI - Light Industrial (City of Charleston)<br>Allows most commercial uses and low impact industrial uses which are compatible with surrounding commercial districts. More intensive industrial and manufacturing uses are permitted as conditional uses if the uses satisfy specific performance standards. Storage yards are permitted only as special exceptions subject to the approval of the Board of Zoning Appeals. |
| <b>Year built</b>          | 2006 (space renovated in 2017)   |
| <b>Ceiling Height</b>      | 20' - 22'  |

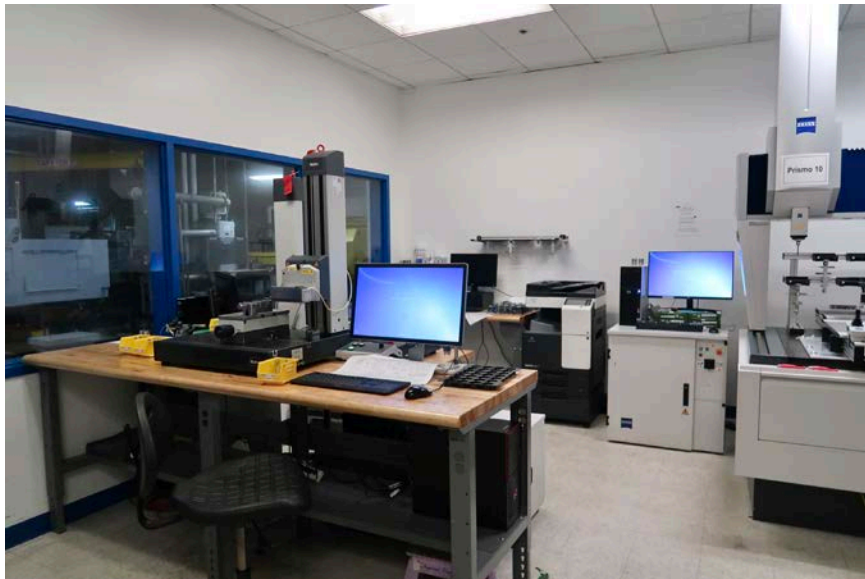
|                              |   |
|------------------------------|---|
| <b>HVAC</b>                  | 100%  |
| <b>Column spacing</b>        | see floorplan   |
| <b>Building construction</b> | concrete  |
| <b>Foundation</b>            | +6" reinforced concrete   |
| <b>Parking</b>               | 30 spots at front, 7 parking spots at rear and laydown  |
| <b>Loading docks</b>         | 4 - dock high doors with levelers, bumpers and dock seals<br>1 - heavy equipment loading platform with oversized door |
| <b>Drive-in doors</b>        | 1   |
| <b>Sprinkler System</b>      | Wet system  |
| <b>Other features</b>        | Compressed air system<br>Process cooling water system<br>Heavy power  |



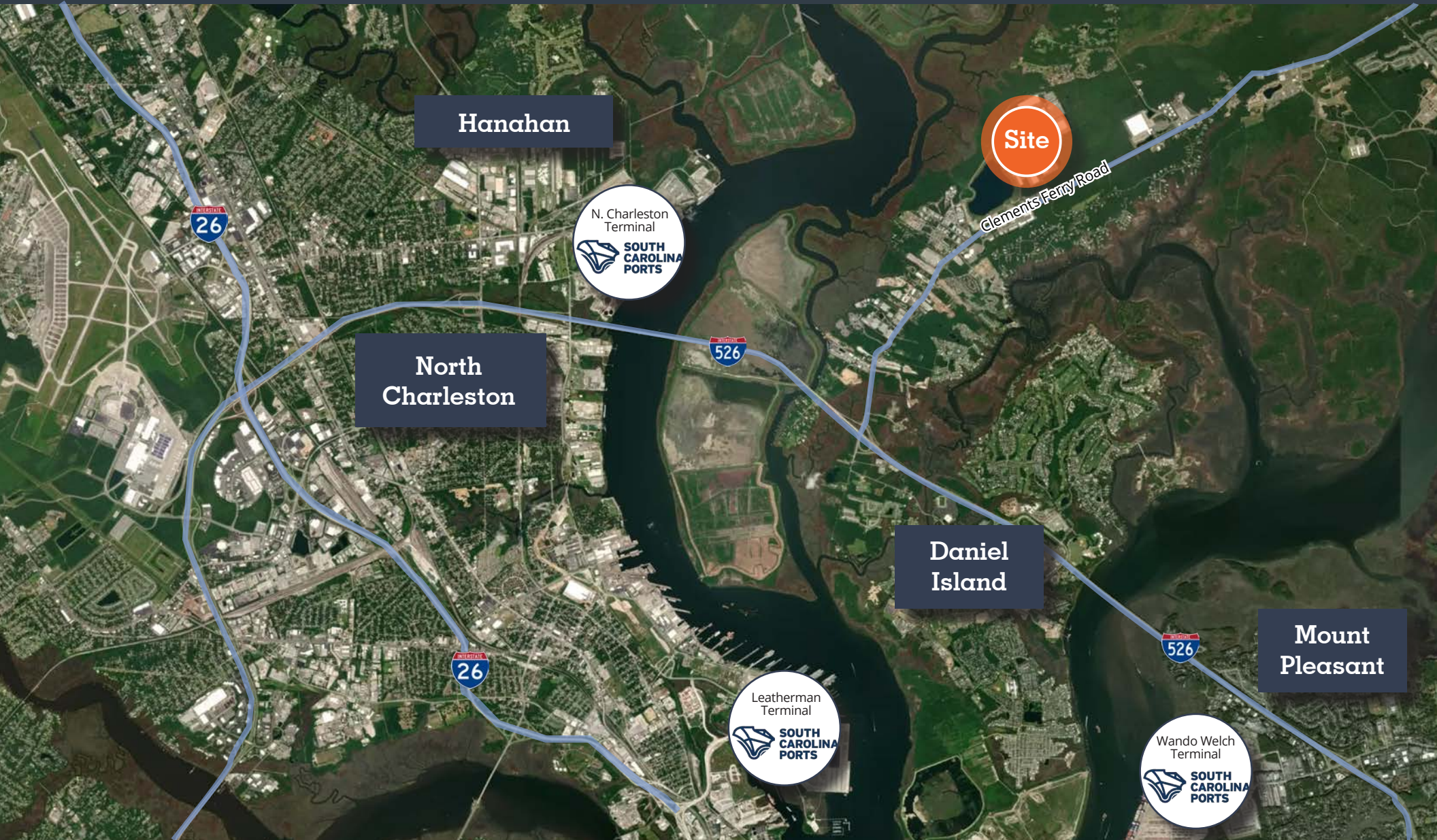
±6,600 sf office



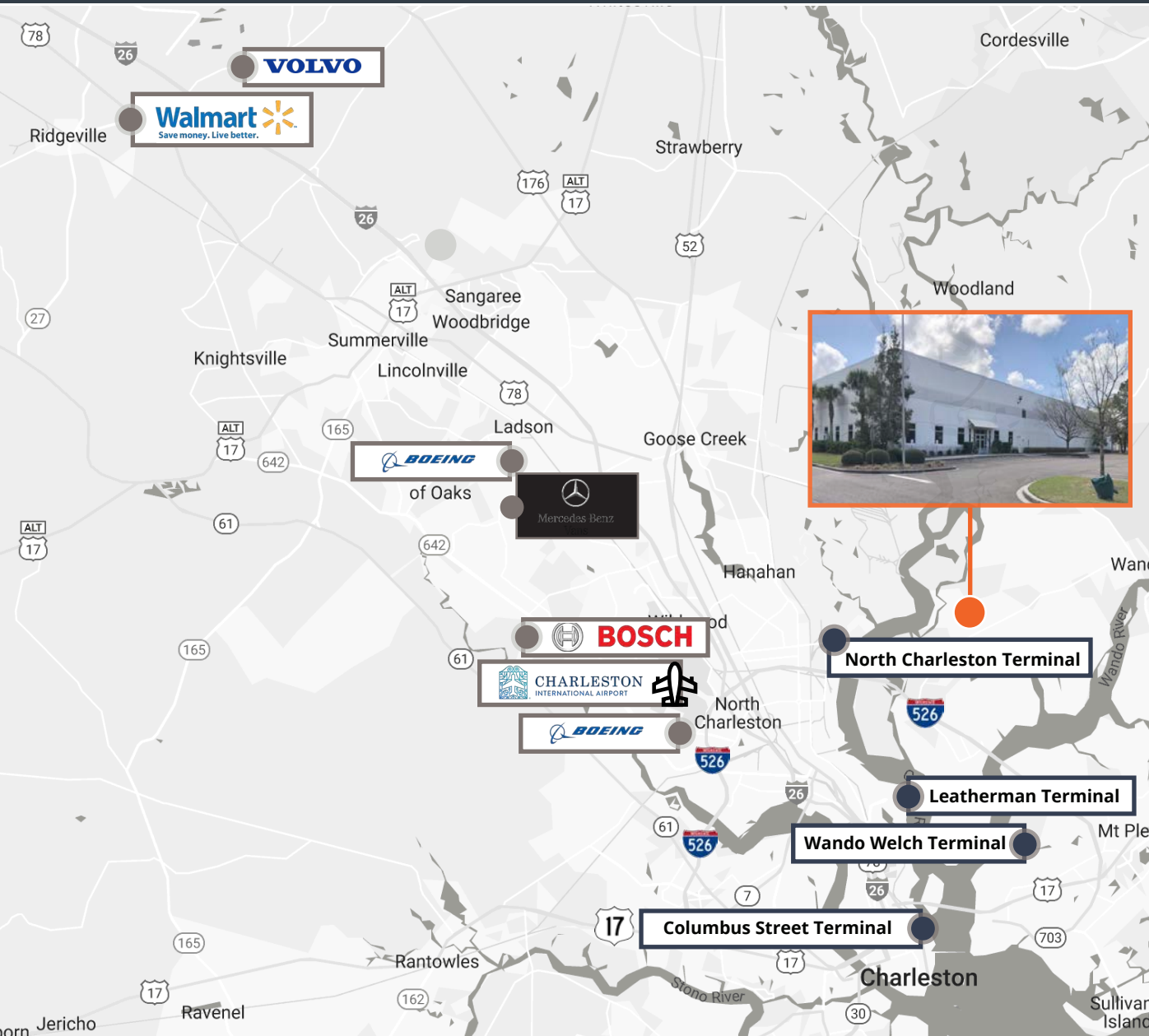
# Warehouse and production area



# Location



# Points of interest



## Drive times

|                                  |             |
|----------------------------------|-------------|
| <b>Volvo</b>                     | ±35 miles   |
| <b>Walmart Distribution</b>      | ±36.2 miles |
| <b>Boeing</b>                    | ±11.7 miles |
| <b>Mercedes Benz</b>             | ±21 miles   |
| <b>Wando Welch Terminal</b>      | ±10 miles   |
| <b>Bosch</b>                     | ±16.5 miles |
| <b>I-526</b>                     | ±3.5 miles  |
| <b>CHS International Airport</b> | ±12 miles   |
| <b>MAHLA Behr Charleston</b>     | ±13.5 miles |
| <b>Leatherman Terminal</b>       | ±14.6 miles |
| <b>Downtown Charleston</b>       | ±15 miles   |
| <b>Wando Welch Terminal</b>      | ±10 miles   |
| <b>Union Pier</b>                | ±17.4 miles |

# South Carolina Ports

## Economic Impact

SC PORTS DRIVES ECONOMIC GROWTH IN SOUTH CAROLINA, SERVING AS A KEY COMPETITIVE ADVANTAGE FOR THE STATE. PORT OPERATIONS SUPPORT THE STATE'S THRIVING BUSINESS COMMUNITY AND SPUR ECONOMIC DEVELOPMENT BY CONNECTING SOUTH CAROLINA TO GLOBAL MARKETS.



SC PORTS DELIVERS A \$63.4 BILLION ANNUAL STATEWIDE ECONOMIC IMPACT



1 IN 10 S.C. JOBS



PORT-SUPPORTED JOBS PAY 32% HIGHER THAN THE STATE AVERAGE WAGE



9.6% INCREASE IN CONTAINERS HANDLED IN 2021 (2.55M TEUS)



\$2 BILLION IN RECENT INVESTMENTS TO IMPROVE CAPACITY AND BIG SHIP CAPABILITY



PHASE ONE OF THE LEATHERMAN TERMINAL ADDS 700,000 TEUS OF ANNUAL THROUGHPUT CAPACITY

# Charleston workforce

## Automotive

#1

Mid-sized metro  
for workforce ages  
25 - 34

US Census Bureau

#1

South Carolina  
named FDI National  
Champion

FD Magazine

#2

Highest employment  
concentration for  
transportation equipment  
(among mid-sized metros)

Area Development

Local Labor force is growing  
**3 x faster**  
than U.S.

**45k+**  
College  
Enrollment

**30**  
people move  
here daily

**62%**  
of workers have  
some post-secondary  
education

## Aerospace / aviation

#1

For Aerospace Product  
& Parts Manufacturing  
Employment  
(among mid-sized metros)

Avaniche Consulting

#1

"Best Place  
to  
Start a Career"

WalletHub

Aerospace Niche Sectors:

BOEING SUPPLIERS

SUBASSEMBLY OPERATIONS

ADVANCED MATERIALS  
MANUFACTURERS & FABRICATORS

# Let's talk.

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