

SHOCKLEY FERRY INDUSTRIAL CAMPUS

Executive Summary – More Than a Building. A Strategic Manufacturing Platform.

"If you had to build this facility today, you would spend years creating what already exists."

Some industrial properties offer square footage.

Others offer opportunity.

The **Shockley Ferry Industrial Campus** represents a rare opportunity to acquire or lease an established industrial manufacturing campus where decades of investment in infrastructure, utilities, logistics, and industrial construction have already been made.

Rather than beginning with raw land, utility extensions, permitting, engineering, and years of construction, a future owner or tenant has the opportunity to build upon an existing industrial platform designed to support manufacturing from day one.

Why Shockley Ferry?

- Approximately **261,000 square feet** of integrated manufacturing, warehouse, office, shipping, and receiving space.
 - Proven industrial campus with decades of successful manufacturing operations.
 - Existing **Duke Energy 44 kV transmission-fed electrical infrastructure** serving the property.
 - Duke Energy has completed a preliminary engineering review identifying an established path for evaluating larger electrical requirements. Projects requiring substantially higher electrical loads—including approximately **20 MW or more**—may be evaluated through Duke Energy's System Impact Study process, subject to engineering review, required infrastructure improvements, commercial agreements, and applicable approvals.
 - Existing private rail infrastructure serving the facility.
 - Efficient truck circulation, loading docks, warehouse integration, and logistics capability.
 - Strategic location within one of the Southeast's strongest manufacturing regions, providing access to major transportation corridors, suppliers, customers, and an experienced industrial workforce.
 - Recent capital improvements, including a **2021 roof replacement**, helping reduce near-term capital expenditures.
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What Makes This Property Different?

The value of the Shockley Ferry Industrial Campus is not measured solely in square feet.

It is measured in the infrastructure already in place.

- Transmission-fed electrical infrastructure
- Rail service
- Manufacturing capability
- Warehouse and distribution operations
- Integrated logistics
- Transportation connectivity
- Established industrial improvements

Recreating these assets today would require years of planning, permitting, engineering, construction, and substantial capital investment.

For companies focused on reducing development timelines, minimizing execution risk, and accelerating operations, existing infrastructure represents a significant competitive advantage.

Designed for Modern Industry

The Shockley Ferry Industrial Campus offers the flexibility to support a broad range of industrial operations, including:

- Advanced Manufacturing
- Robotics & Industrial Automation
- Distribution & Warehousing
- Industrial Assembly
- Packaging Operations
- Electronics Manufacturing
- Technology Manufacturing
- Automotive Suppliers
- Aerospace Suppliers
- Medical Device Manufacturing
- Precision Manufacturing
- Energy Equipment Manufacturing
- Research & Development

Infrastructure Creates Opportunity.

The question is no longer whether your organization needs industrial space.

The question is whether your next facility should begin with decades of industrial investment already in place.

Positioned within the **Anderson County–Upstate South Carolina manufacturing corridor**, the Shockley Ferry Industrial Campus combines an established manufacturing platform with transmission-fed electrical

infrastructure, rail access, a skilled workforce, proximity to Clemson University, Inland Port Greer, the Port of Charleston, and one of the Southeast's most diverse advanced manufacturing ecosystems.

Built to support manufacturing for generations, the campus is well positioned to support the next generation of advanced industrial users.

Contact

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