

RARE PORT-ADJACENT IOS OPPORTUNITY



SHIPYARD CREEK LOGISTICS CENTER



PROPERTY OVERVIEW

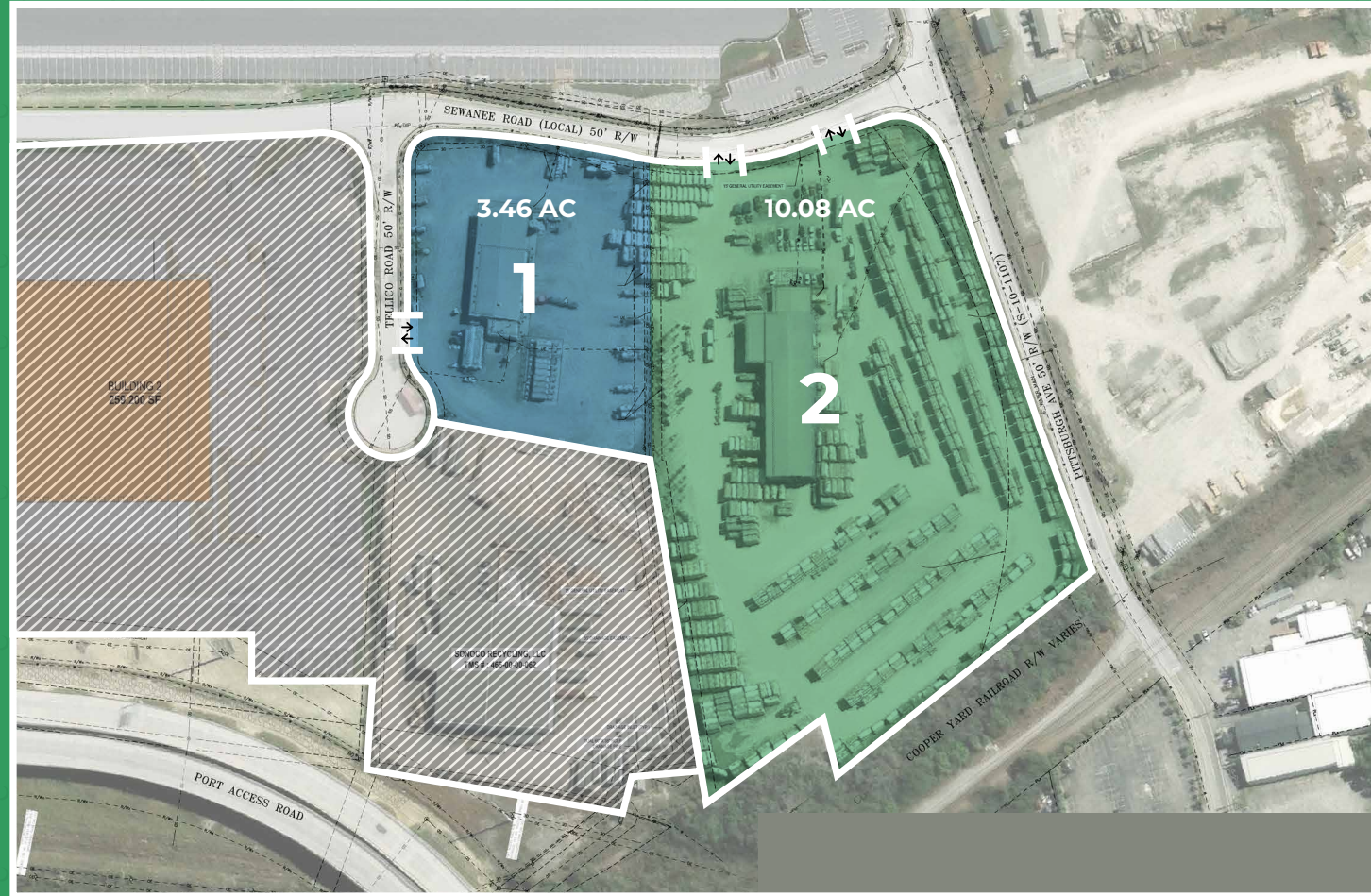
KEY HIGHLIGHTS

Direct adjacency to the Hugh
K. Leatherman Terminal

Fully fenced and secure
IOS environment

Existing site lighting

Seamless connectivity to I-26



AVAILABLE IOS LOTS

LOT 1 3.46 Acres
9,550 SF Existing Building
Building can be demoed

LOT 2 10.08 Acres
20,540 SF Existing Building



STRATEGIC LOCATION

<1 MILE FROM HUGH LEATHERMAN TERMINAL
11.4 MILES FROM WANDO WELCH TERMINAL

UNMATCHED PORT & REGIONAL ACCESS

JEDBURG, SC
27.5 MILES FROM THE PORT

SUMMERVILLE, SC
22.5 MILES FROM THE PORT

LADSON, SC
16.5 MILES FROM THE PORT

SHIPYARD CREEK
LOGISTICS CENTER
<1 MILE FROM THE PORT

CHARLOTTE, NC
190 MILES FROM THE PORT

GREENVILLE, SC
190 MILES FROM THE PORT

COLUMBIA, SC
112 MILES FROM THE PORT

50 MILES

25 MILES

THE HUGH LEATHERMAN
PORT TERMINAL
NORTH CHARLESTON, SC

200 MILES

100 MILES

75 MILES

26

95

16



SHIPYARD CREEK LOGISTICS CENTER



A PARTNER FOR LONG-TERM GROWTH

Headquartered in Savannah, Georgia, Capital Development Partners is a national developer of industrial real estate, infrastructure and power generation. With a proven track record of sourcing, financing, and delivering complex projects across US port markets including Charleston, the firm applies disciplined execution and a long-term value focus to every development. Shipyard Creek Logistics Center reflects Capital Development Partners' expertise in delivering strategically positioned industrial assets tailored to modern supply-chain and port-driven users.



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