



# WEST BRANCH

COMMERCE PARK

## FOR LEASE

### INDUSTRIAL BUILD-TO-SUIT OPPORTUNITIES

Moncks Corner, South Carolina

- **New construction** in  $\pm 1.8$ mm S.F. **class A** industrial campus
- **3 Buildings** available ranging from **50,000 S.F. - 800,000 S.F.**
- **CSX Rail served**
- **All site due diligence completed**
- **Building 1 delivered** August 2020

# CAMPUS PLAN



## CONSTRUCTION PHASE I LEASED

BUILDING 1	Build to Suit
Total s.f.	1,000,000

## CONSTRUCTION PHASE II

<b>BUILDING 2</b>	Build to Suit
Total s.f.	582,200
Dimensions	410' x 1,420'

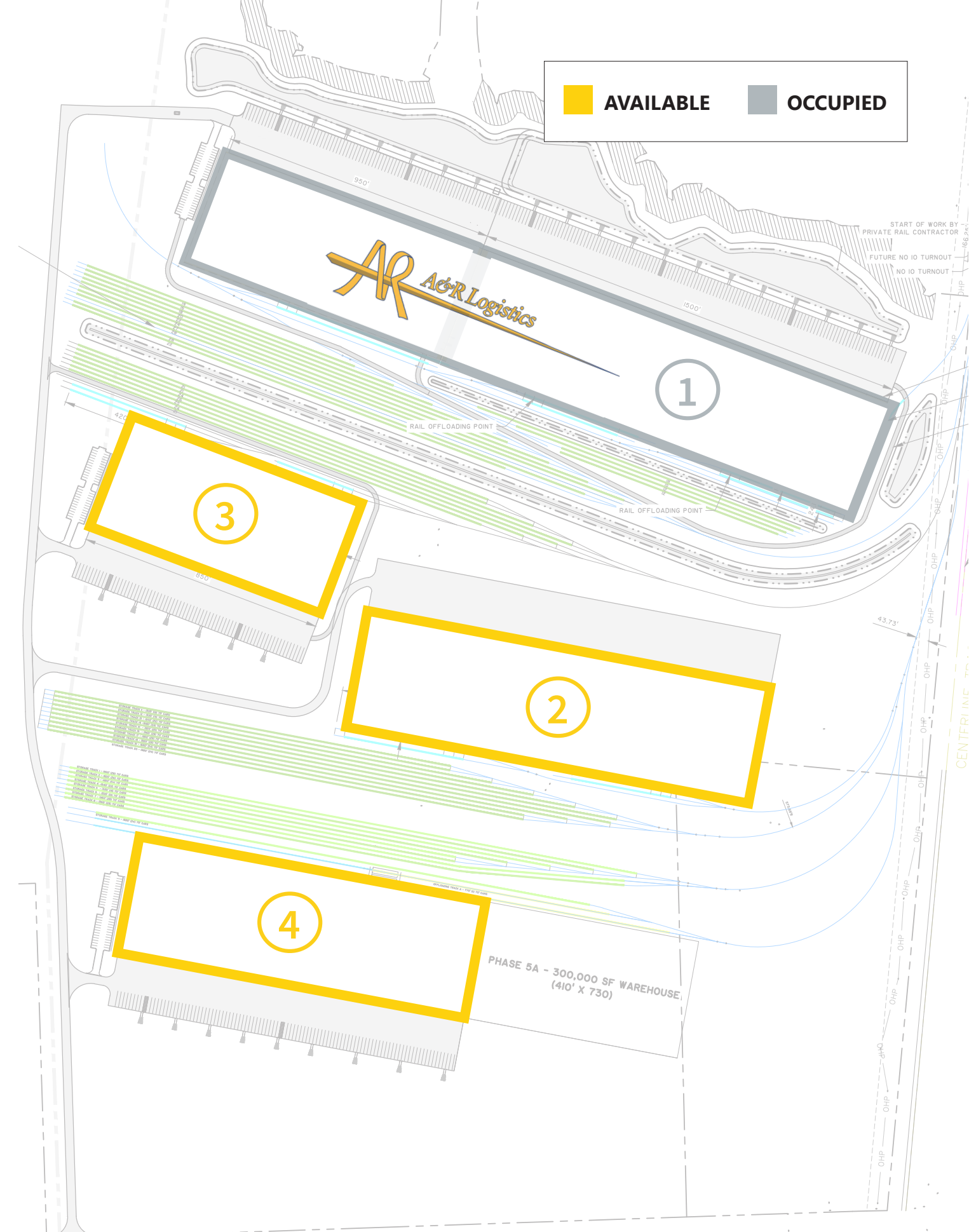
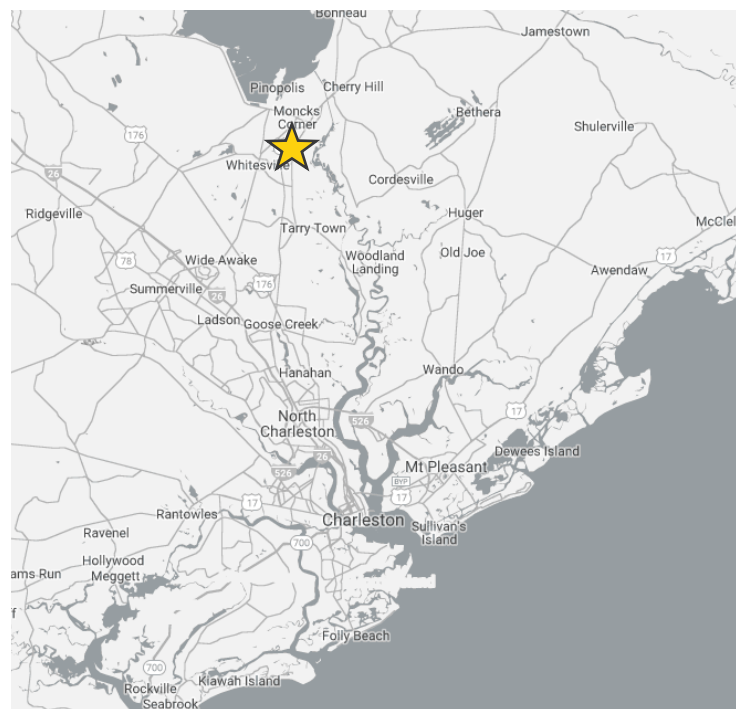
<b>BUILDING 3</b>	Build to Suit
Total s.f.	338,500
Dimensions	410' x 850'

<b>BUILDING 4</b>	Build to Suit
Total s.f.	800,000
Dimensions	410' x 1,220'

**Total BTS opportunities 1,720,700 S.F.**

## SITE DETAILS

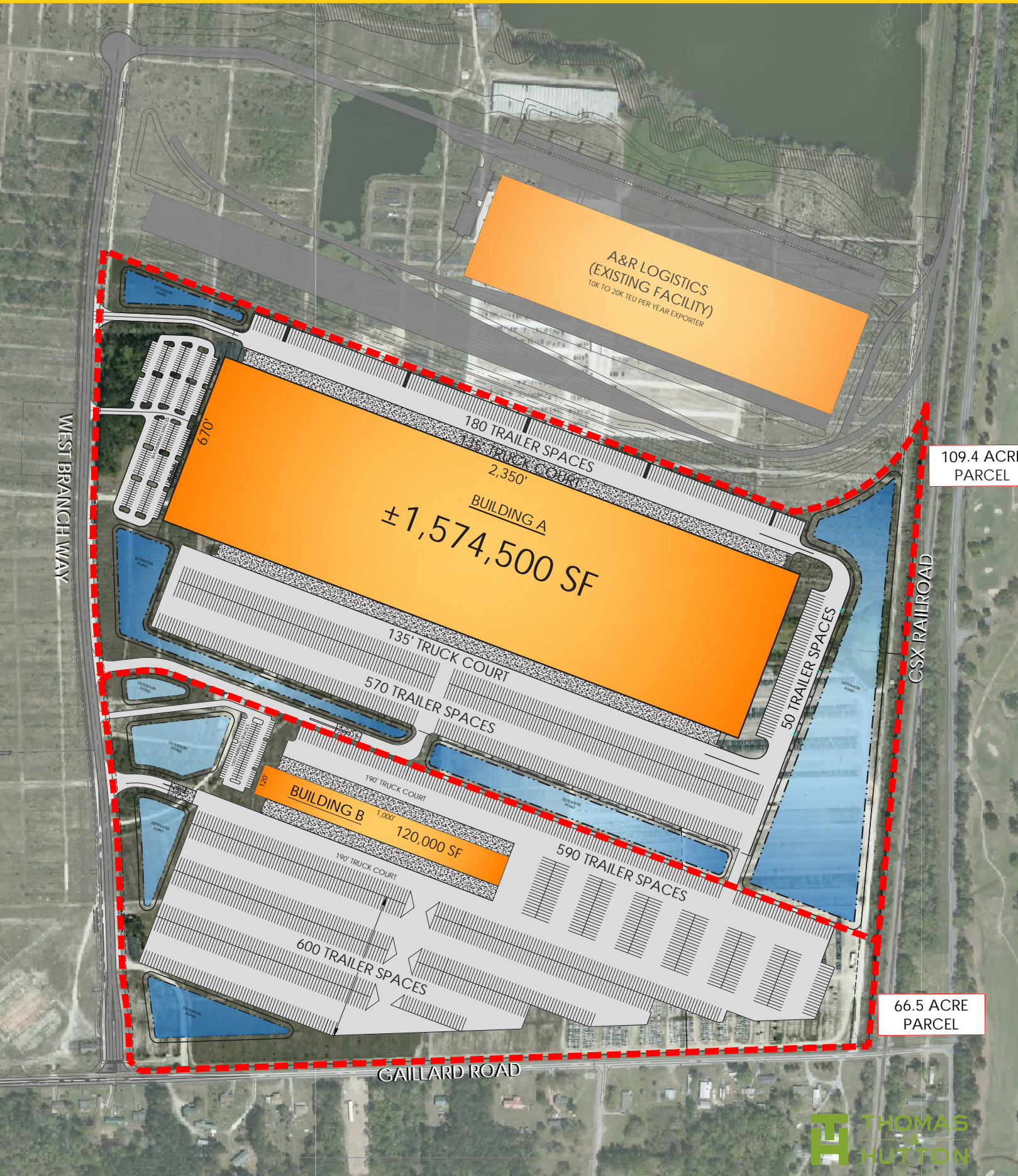
- Class-A industrial campus
- 1,720,700 S.F. of build-to-suit opportunities
- Located at the epicenter of Charleston's MSA growth
- Building 1 delivered August 2020
- Within 35 miles to all the area's major economic drivers



## SITE PLAN



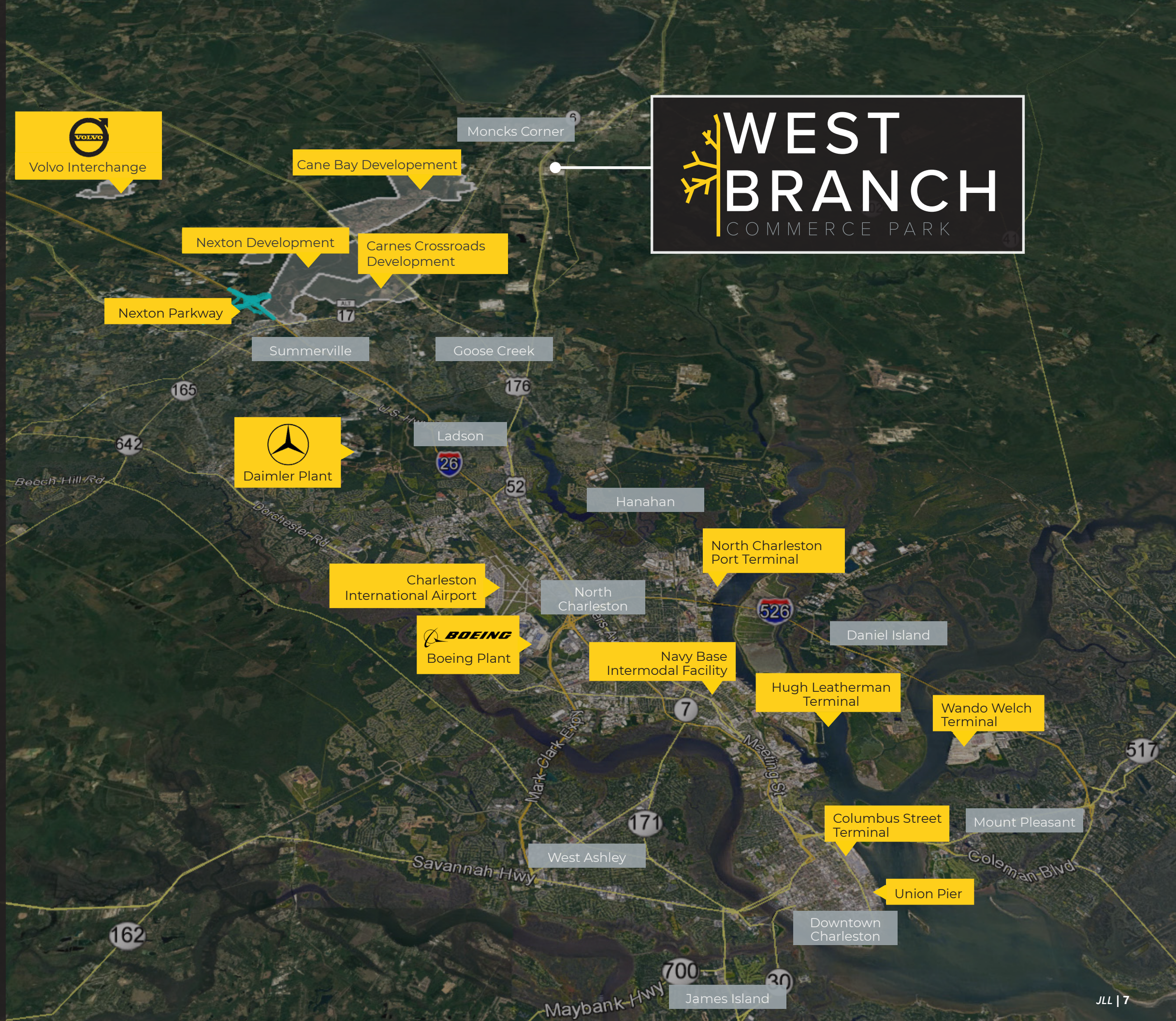
# THE OPPORTUNITY





# ECONOMIC DRIVERS

ECONOMIC DRIVERS	DISTANCE TO WEST BRANCH COMMERCE PARK (MILES)
Carnes Crossroads Development	10.0
Cane Bay Development	11.5
Nexton Development	13.1
Volvo Interchange	16.5
Nexton Parkway	17.2
Daimler Plant	19.5
North Charleston Port Terminal	20.8
Boeing Plant	21.9
Charleston International Airport	22.2
Navy Base Intermodal	23.1
Hugh Leatherman Terminal	26.6
Columbus Street Terminal	28.4
Union Pier Terminal	29.6
Wando Welch Terminal	31.4





# PORT OF CHARLESTON

## CAPITAL IMPROVEMENT PLAN

The South Carolina Port Authority and the State of South Carolina are currently executing a \$2 billion capital improvement plan for the state's coastal and inland port systems. To keep up with current industry trends, this capital improvement plan is to ensure the SC ports and terminals have the required technology and capacity for larger ships and growing shipping companies.

To the right is a summary of the Port of Charleston capital improvement plan:

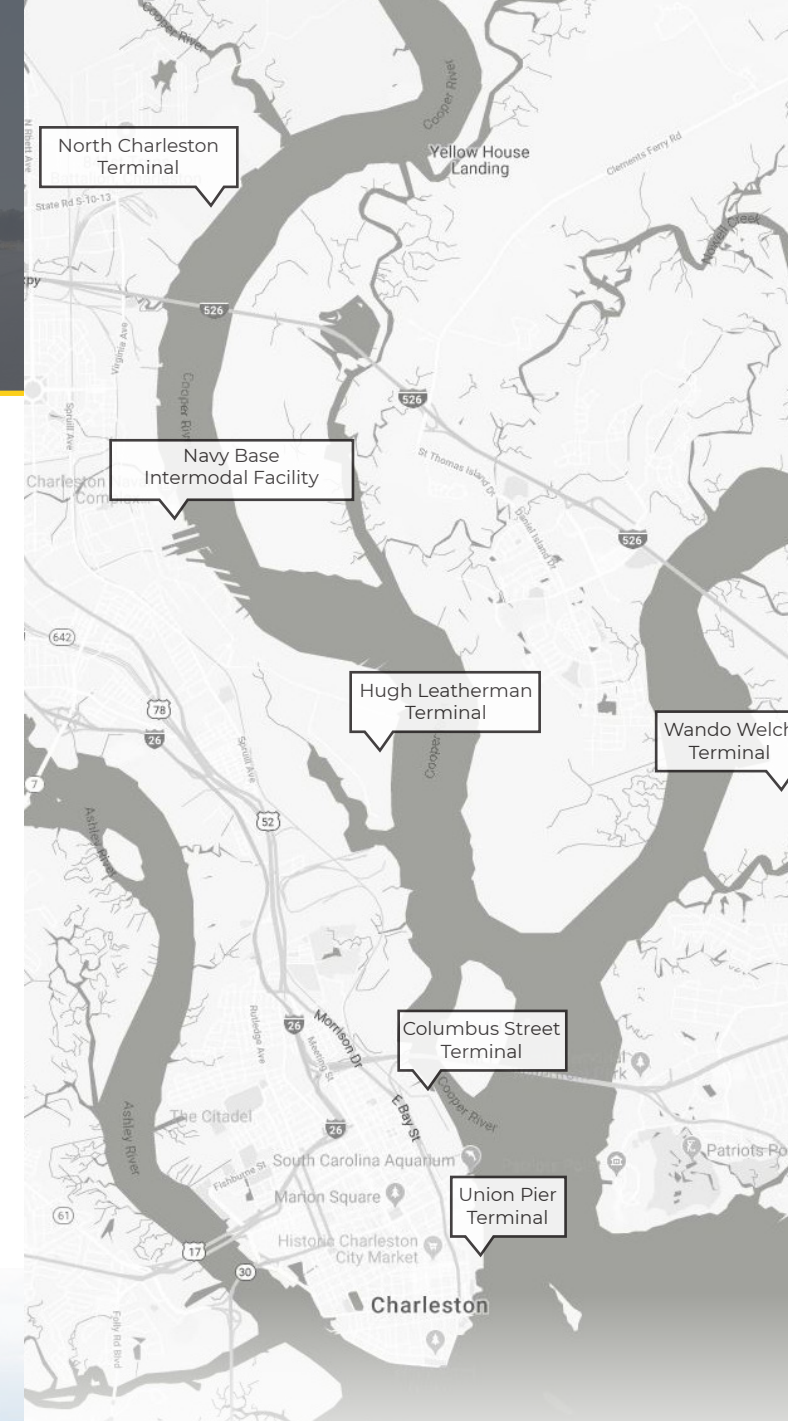
New container terminal Phase 1	\$700 million	South Carolina Ports Authority \$1.35 billion
Inland Port Greer	\$50 million	
Other infrastructure & IT projects *	\$600 million	
Harbor deepening to 52'	\$300 million	State of South Carolina \$750 million
Port access road from I-26	\$225 million	
New dual access intermodal railhead	\$250 million	
<b>Total CAPEX commitment</b>	<b>\$2 billion</b>	

\*Interstate Highway Expansion, Existing Facility Improvements, Container Cranes, New IT Systems, etc.

## DEEPENING OF THE PORT

On June 26, 2016, the world's largest container ship completed its first voyage through the newly expanded Panama Canal. This \$5.4B expansion project doubled the canal's shipping capacity allowing the ability to service the largest container ships on the East Coast.

The Port of Charleston is capitalizing on the Panama Canal expansion. The current depth of the Charleston harbor is 45', and the harbor entrance is 47' during mean low tide. With current tidal restrictions, the port can serve 16 post-Panamax vessels per week. To meet the depth requirements of the largest container ships that call into Charleston, the harbor is being deepened to 52', which will allow all post-Panamax ships to be served 24 hours a day. The deepening project is expected to be complete by the end of 2021, giving the ability to serve the largest container ships to reach the East Coast.



## PORT OF CHARLESTON FACILITIES MAP

The Hugh Leatherman Terminal is the newest addition to the Port of Charleston. Opening in 2021, this new port signifies the first new U.S. container terminal to open since 2009.

## SOUTH CAROLINA PORTS ECONOMIC IMPACT

# 9%

year-over-year volume growth FY 2019

# \$912M

in tax revenue

# 2.4M

20' equivalent container units (TEUs) handled by SCPA from June 2018-July 2019

# 9.1%

increase in pier containers handled from 2018 to 2019

SOURCED FROM THE SOUTH CAROLINA PORTS AUTHORITY



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