



EASTPORT DISTRIBUTION CENTER

±229,840 SQUARE FEET | DELIVERING FALL 2022

Matt Pickard
Senior Brokerage Associate
+1 843 720 7506
matt.pickard@colliers.com

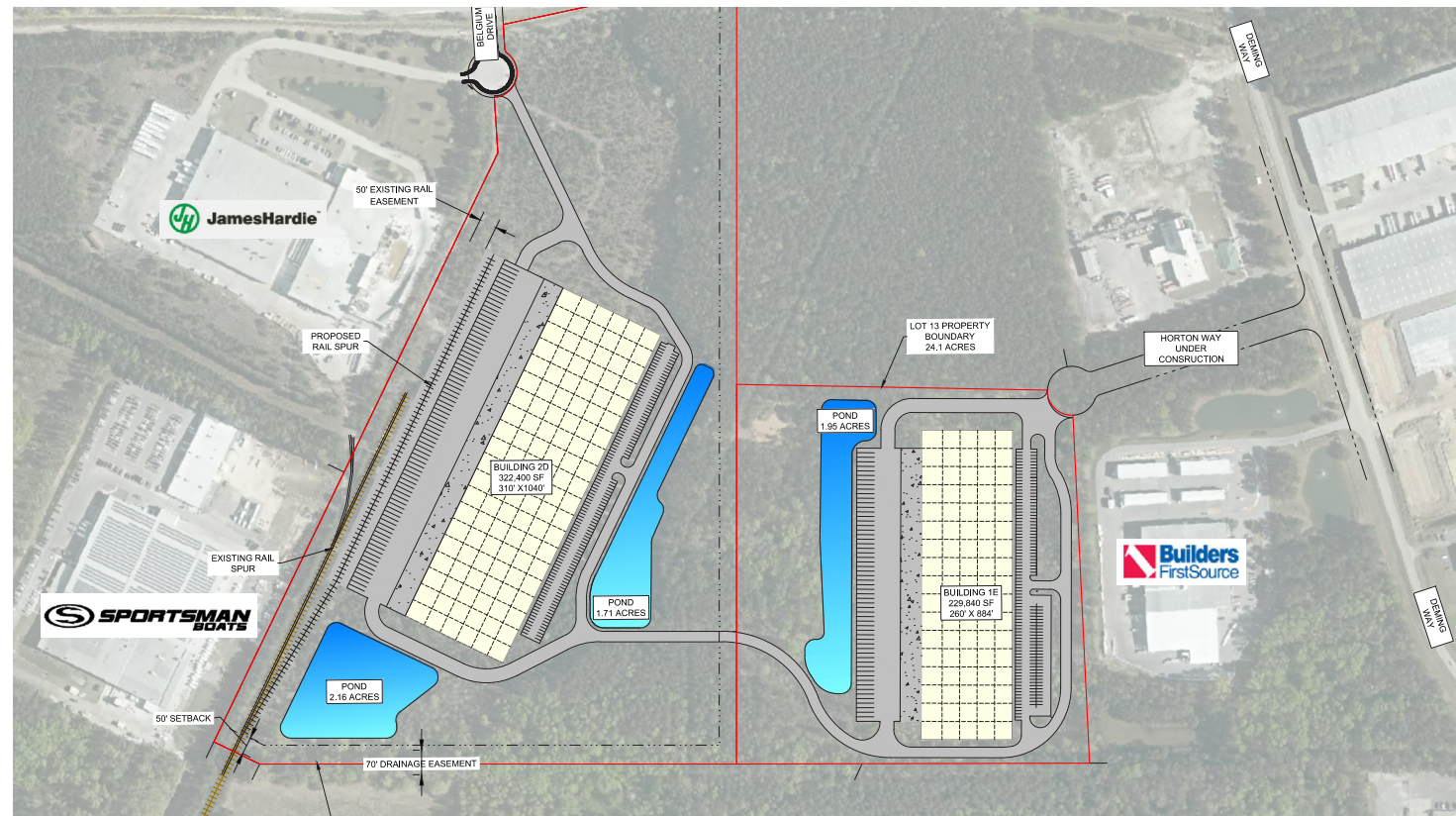
Mark Erickson, SIOR
Vice President
+1 843 720 7501
mark.erickson@colliers.com

Chloe Heiligenstein
Brokerage Associate
+1 843 990 7802
chloe.heiligenstein@colliers.com



Accelerating success.

BUILDING ONE & TWO | Eastport Distribution Center

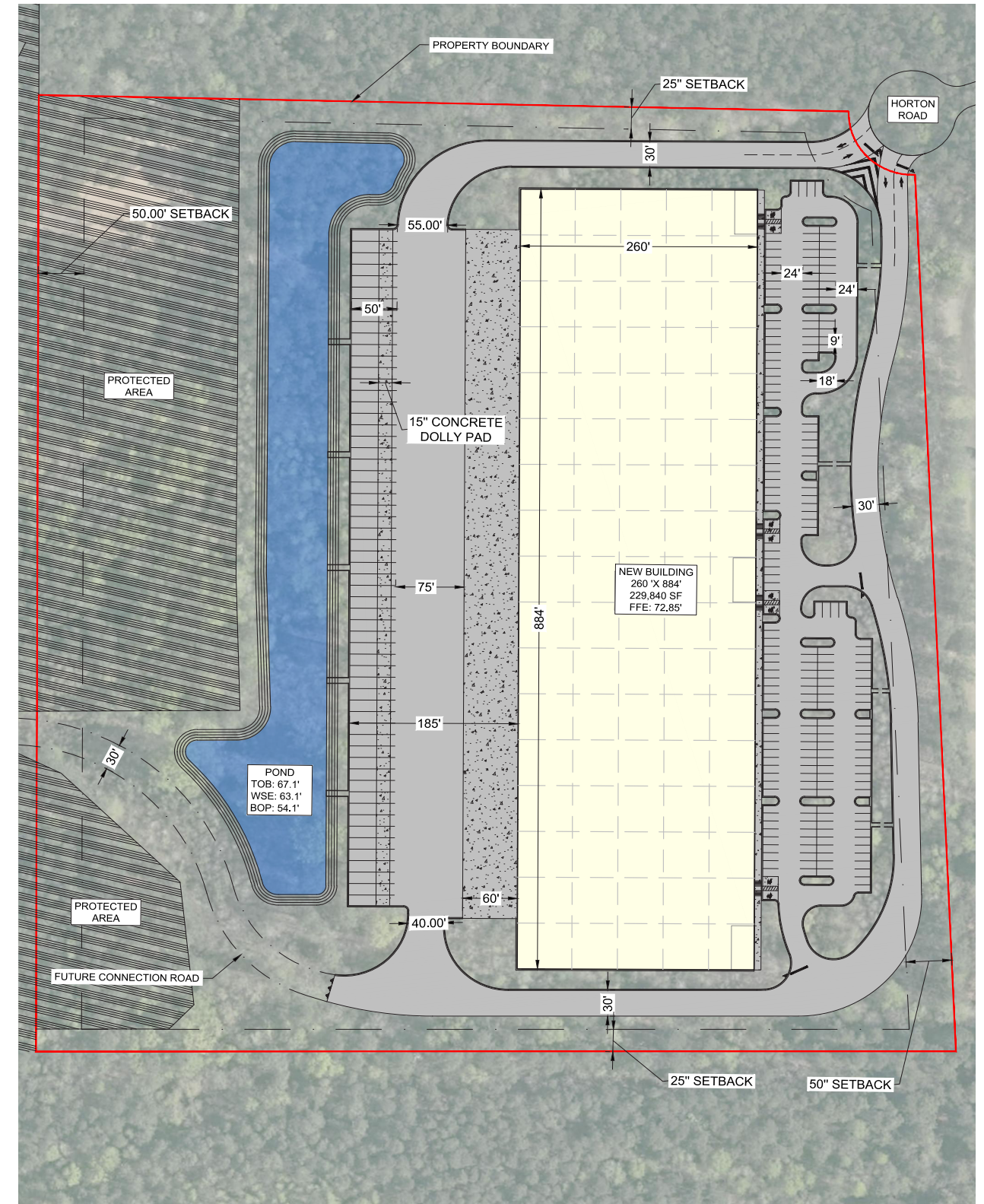


THE DETAILS

Project Completion	Fall 2022	Auto Parks	210
Site Acreage	±24.1	Walls	Tilt-up concrete panels
Building 1 Dimensions	±229,840 SF, Rear Load 260' x 884'	Roofing	R-20 mechanically attached 60 mil TPO roof with NDL warranty included
(Future) Building 2 Dimensions	±322,400 SF, Rear Load with Rail Spur, 310' x 1040'	Floors	6" concrete 4" stone base
Clear Height	36' minimum	Electric Capacity	2000A
Dock Doors	47 dock doors	Lighting	Full LED lighting
Drive-ins	2	Fire Protection	ESFR sprinkler system
Truck Court	185' w/ a 15" concrete dolly pad	Zoning	Light industrial / Dorchester County
Trailer Parks	59	Column Spacing	52' x 50' Typical
		Spec Office	±2,500 SF

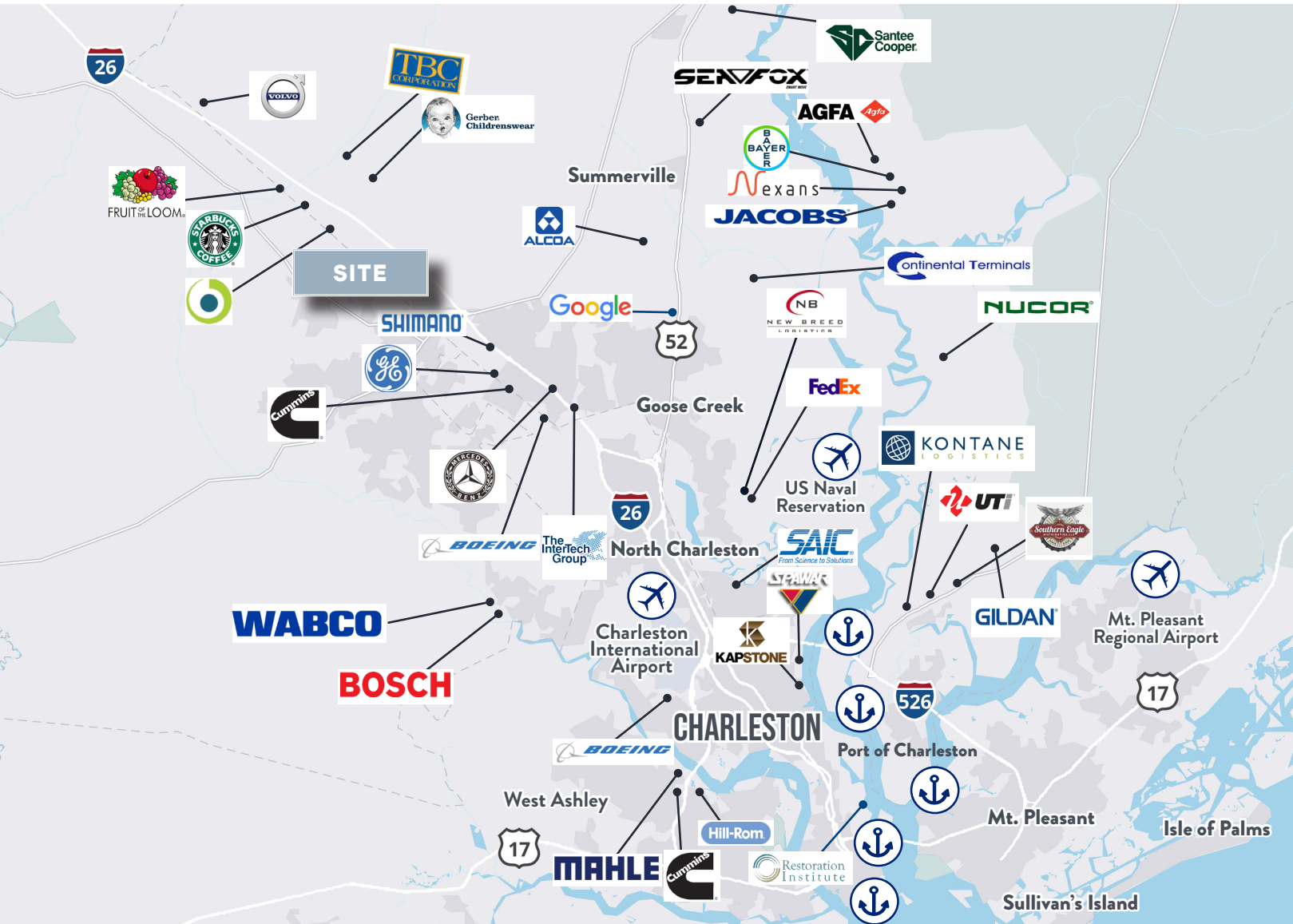
BUILDING ONE | Site Plan

Delivering Fall 2022



Location is key

The project's strategic location in the Charleston Distribution Corridor provides superb access by land, air or sea. Charleston is connected to three interstates, I-26, I-526 and I-95, which provide short drive-time access to major markets like Charlotte, NC; Atlanta, GA; Columbia and Greenville, SC; as well as most of the East Coast within a matter of hours. The project is within 30 miles of all Port of Charleston terminals and there are approximately 30,000 housing units within four miles of the project.



North Charleston Terminal	21.1 miles	I-526	19.5 miles
Wando Welch Terminal	28.9 miles	I-26	±1 miles
Columbus Street Terminal	25.8 miles	I-95	32.8 miles
Union Pier Terminal	26.7 miles	CHS Airport	19.8 miles
Veteran's Terminal	22.3 miles	Norfolk Southern & CSX Hubs	10.1 miles
Leatherman Terminal	25.0 miles		

Why Dorchester County?

To support industrial investment in our community, Dorchester County employs several incentive measures, most of which involve reductions in property tax liability, and site development cost relief. Examples include:

- A Property Tax Abatement provided to new or existing companies making a new capital investment, which can result in a 20-25% annual reduction in property tax liability for a five-year period.
- A Fee-in-Lieu of Property Tax (FILOT) agreement can be negotiated and can reduce tax liability by nearly 42% for a 20-year period on new investment in a 5 year window.



South Carolina

94 MILLION CONSUMERS
WITHIN A DAY'S DRIVE

TOP 3 STATE IN THE NATION FOR ATTRACTING JOBS THROUGH FOREIGN INVESTMENT
ibm-plant location international

#4 STATE FOR WORKFORCE TRAINING PROGRAMS
area development magazine (2020)

#6 HIGHEST POPULATION GROWTH RATE IN U.S.

#3 STATE FOR DOING BUSINESS
area development magazine (2020)

32% Higher wages at port jobs than the state average





\$63 Billion In annual economic impact
From the SC Ports

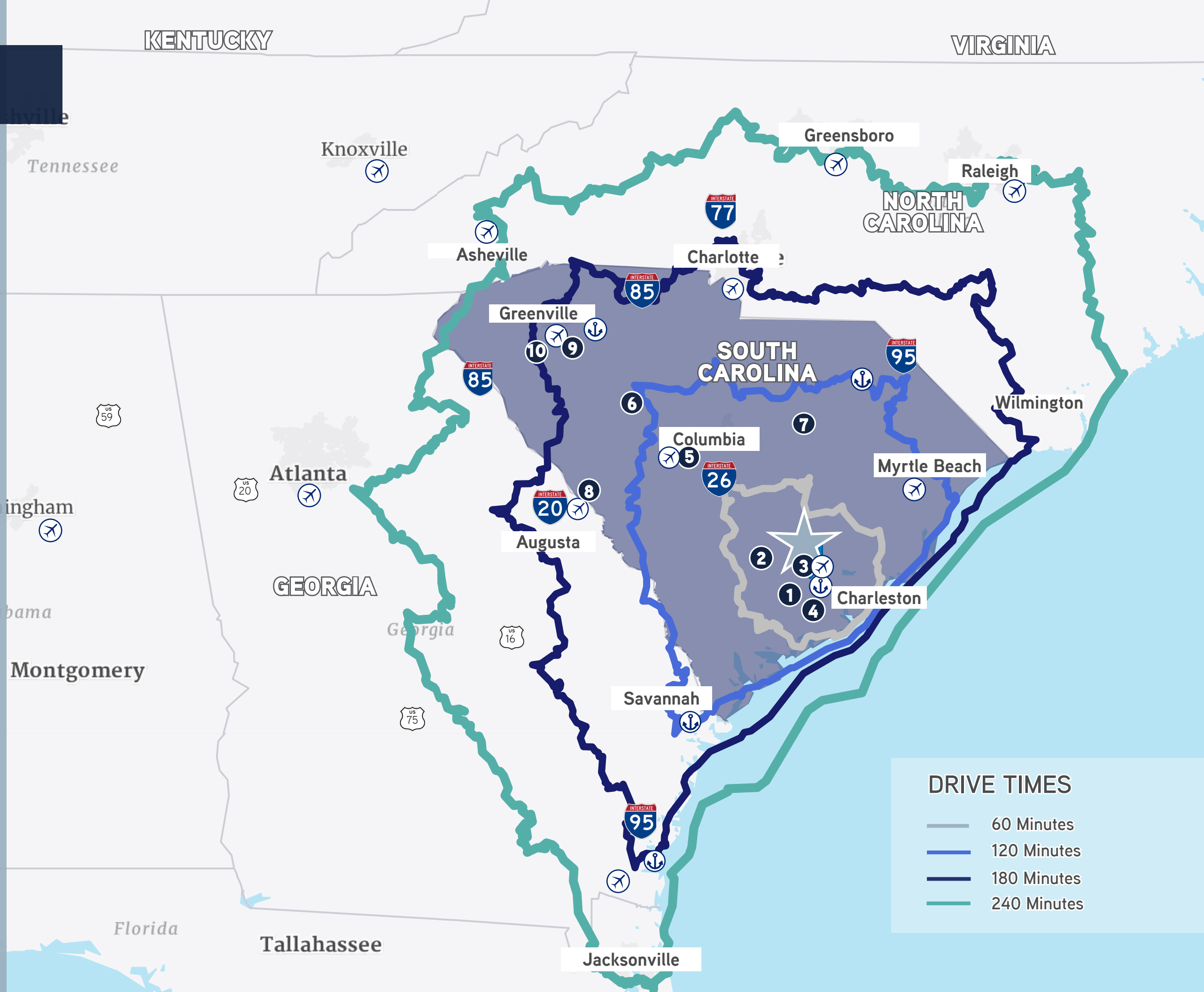
#1 INTERNATIONAL MBA PROGRAM | TOP 3 FOR 31 CONSECUTIVE YEARS
UNDERGRADUATE INTERNATIONAL BUSINESS PROGRAM FOR 22 CONSECUTIVE YEARS
UNIVERSITY OF SOUTH CAROLINA
u.s. news and world report (2021)

10% Of all jobs in South Carolina are generated by the ports

DRIVE TIME

LEGEND

- 1  25 minutes
- 2  10 minutes
- 3  18 minutes
- 4  25 minutes
- 5  76 minutes
- 6  88 minutes
- 7  83 minutes
- 8  142 minutes
- 9  159 minutes
- 10  160 minutes



DRIVE TIMES

-  60 Minutes
-  120 Minutes
-  180 Minutes
-  240 Minutes

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Colliers | 4289 Spruill Avenue, Suite 200 | North Charleston, SC | 843.723.1202 | colliers.com