



PALMETTO LOGISTICS

8100 Palmetto Commerce Pkwy
Charleston, South Carolina

±1.32-Million-SF
Distribution Facility

Pre-Leasing Now for Q1 2024

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Largest Speculative Build in Market History

Overview

Building Specs

Port Overview

Location

Development Team

At 1.32 million square feet, Palmetto Logistics is the largest available industrial distribution building in Charleston, SC. It is located on Palmetto Commerce Parkway, a prime industrial corridor with convenient proximity to I-26, the Port of Charleston and Charleston International Airport. This highly accessible location ensures smooth supply chain and logistics operations for future tenants.

Most of the Palmetto Commerce Parkway corridor is already developed with 100% of industrial inventory leased, making Palmetto Logistics one of the last infill opportunities in the area. Operating out of Palmetto Logistics will allow end-users to keep drayage costs low and keep freight moving in correlation with the Port of Charleston.



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Enhance your productivity at Palmetto Logistics



South Carolina Ports System

3 Primary Ocean Terminals at Port of Charleston

Close proximity to the Port of Charleston and connections to Inland Ports in Greer and Dillon



Interstate Accessibility

I-26 Connects to Major Population Centers Throughout the Southeast

Site offers tenants direct access to the interstate via the new Weber Blvd interchange currently under development



Cost Effectiveness

Potential Drayage Savings up to 50%

Site offers tenants significant savings on drayage costs:

| | |
|---------------|-----------------------|
| 15-20% | less than Summerville |
| 20-30% | less than Ridgeville |
| 40-50% | less than Orangeburg |



*Projects like Palmetto Logistics not only keep South Carolina in the world logistics conversation but provide growth opportunities for companies by enabling them to **keep pace with the e-commerce boom**. This project will **extend the reach of Charleston's global companies via the Port of Charleston**. This dynamic, combined with **workforce development** through partners like Trident Tech and SC Logistics make Charleston an incredible spot for growth and talent.*



- **Taylor Jackson**

Director of SC Logistics,
South Carolina Council on
Competitiveness

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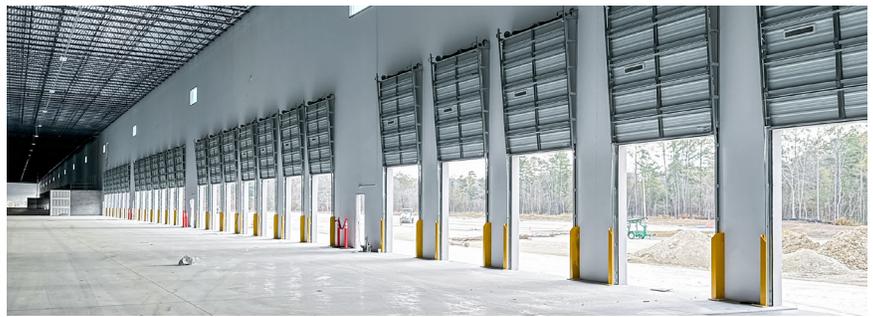
**Under
Construction**



**Delivery
Q1 2024**



**Size
1.32M SF**



Building

| | |
|----------------------|--|
| Building size | 1,321,840 SF (2,132' x 620') |
| Building orientation | Cross-dock |
| Site | ±114 AC |
| Parking | 803 car parks |
| Construction | 7" slab on 4" stone grade 9.25" thick tilt-up concrete panels |
| Clear height | 40' 6" clear height |
| Column spacing | Speed Bays: 54' x 60' Interior Bays: 50' X 54' |
| Zoning | Light industrial |
| Municipality | North Charleston, South Carolina |

Truck Court

| | |
|--------------------|-------------------------------------|
| Truck loading dock | 185' deep truck courts |
| Trailer parking | 548 trailer parks |
| Dock doors | 248 9' x 10' dock high doors |
| Drive-in door | Four (4) (12' x 14') drive-in doors |

Roofing

60 mil TPO, R-20 and 15 yr. warranty

Walls

Interior walls painted white

Lighting

LED with motion sensors

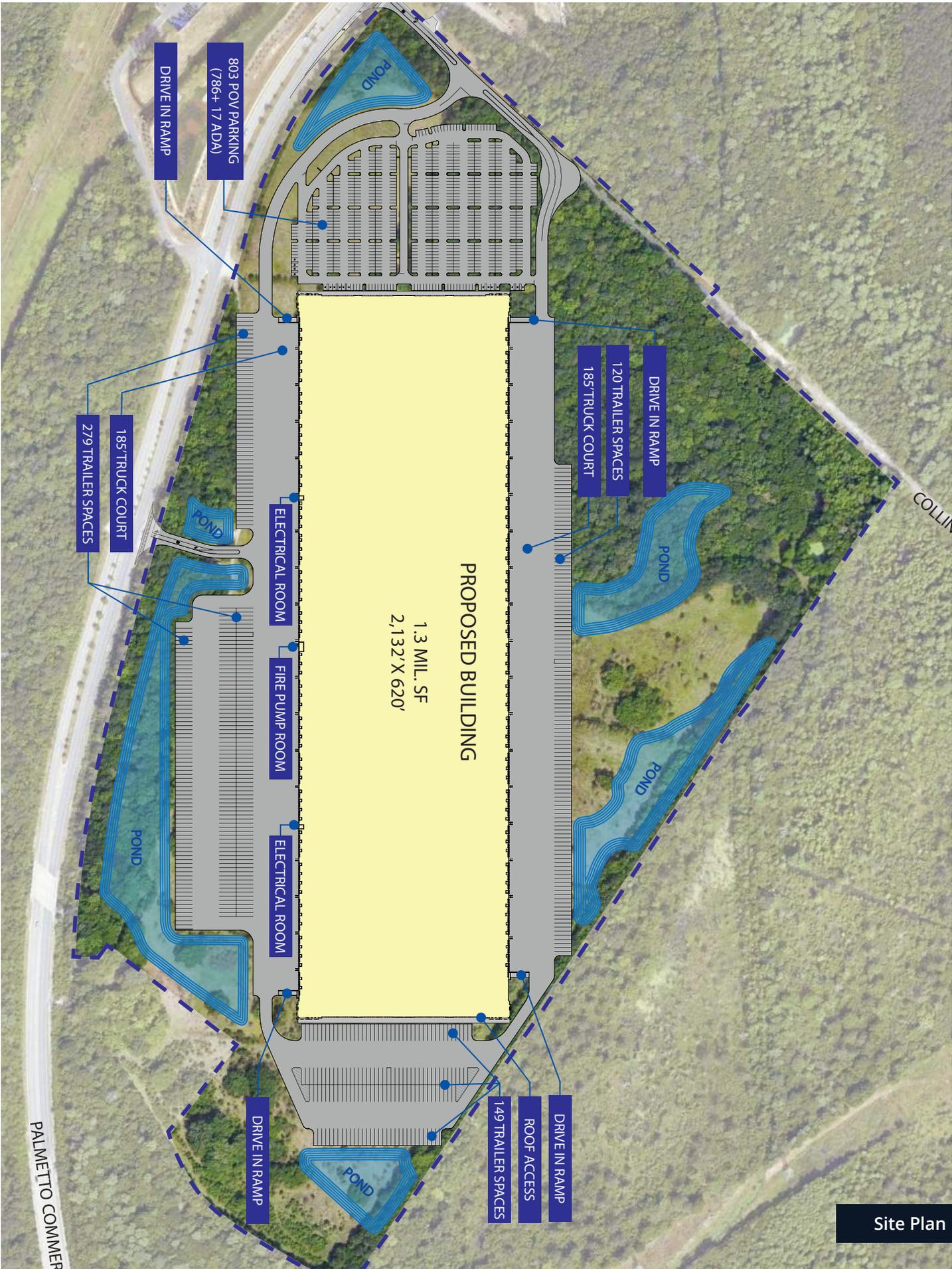
Fire Protection

ESFR sprinkler

Utility Info

Natural Gas

Electrical - Two (2) separate 2500A services



Site Plan

Access to the world

South Carolina Ports Authority (SCPA) 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.

In 2022, SCPA invested significantly in capacity to efficiently handle growing cargo volumes and rising retail imports, ensuring global competitiveness for years to come.

SCPA is considered one of the top 10 ports in the US, and is the fastest growing container port on the East Coast. On average, five vessels sail into the harbor daily carrying \$200 million worth of goods, serving more than 100 ports around the world.

2022 Ports Snapshot



2.8 million TEUs
Volume

The Port of Charleston handled record-breaking volumes in 2022



\$2.6 billion
Investment

SC Ports has invested in recent years to enhance port infrastructure



\$63.4 billion
Economic Impact

The SC Ports has a huge economic impact throughout the state



77%
Growth

SC Ports is forecasting import container volumes to grow 77% over the next 10 years.



52 Feet
Depth

The Charleston Harbor is now the deepest harbor on the East Coast after 2022 expansion



180 Countries
International Reach

More than 20 ocean carriers have vessels that carry cargo between Charleston and 180 countries



#6
U. S. Seaport District

Charleston is in the top 10 U.S. seaport districts by dollar value of goods



110 million
Consumer Reach

Direct rail connection from the Port of Charleston to Inland Port Greer reaches ±110 million consumers within a one-day truck drive.



*The **Charleston region is a talent magnet**, drawing 33 new residents per day. The Palmetto Logistics facility is **a key asset strategically located to capitalize on this rich labor pool** and service key partners like the SC Ports Authority.*



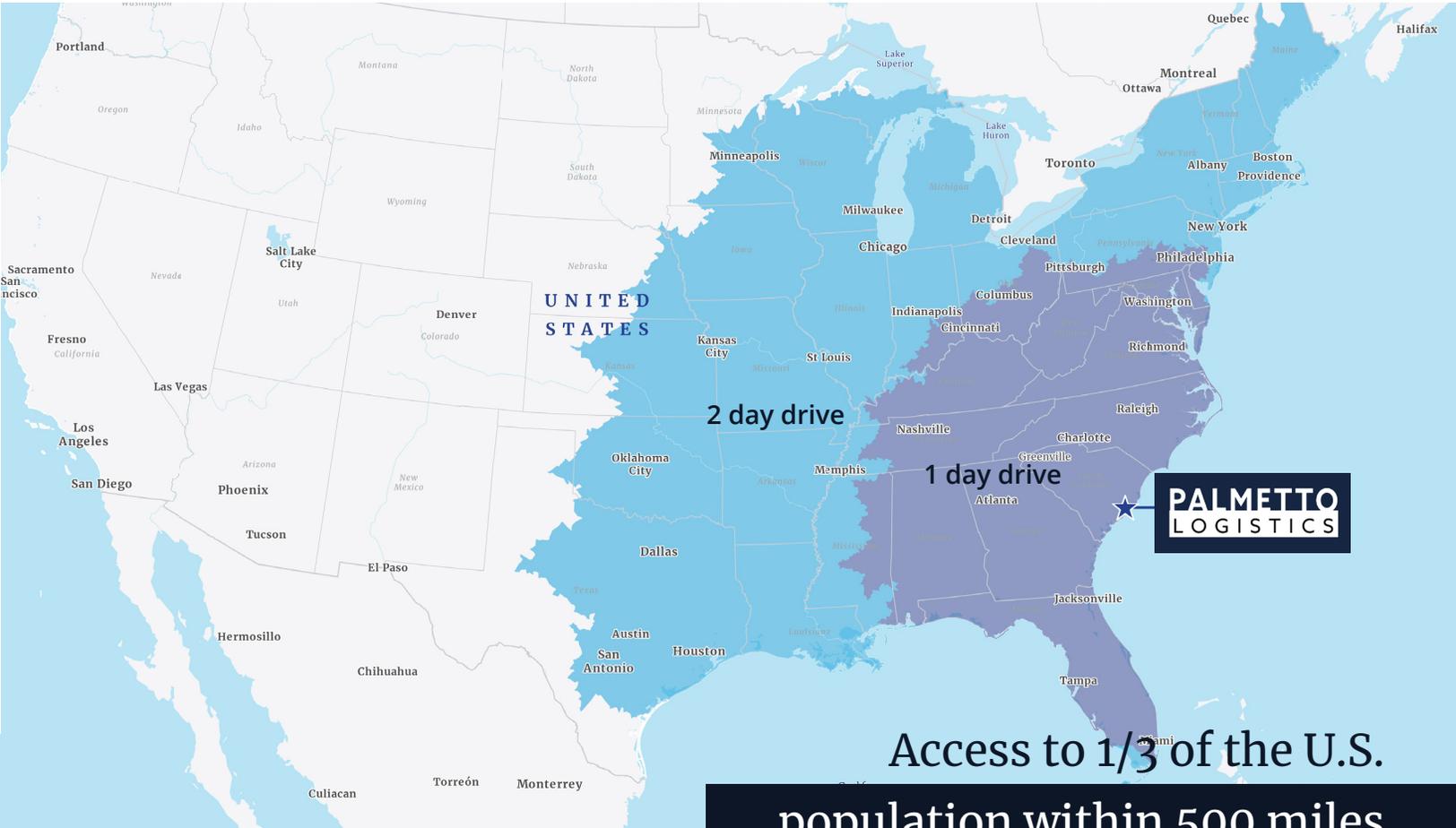
- Mike Graney

Vice President of Global Business Development,
Charleston Regional Development Alliance

Proximity to all SC Port locations



| Location | Drive time | Distance |
|----------------------------|------------|------------|
| CHS International | 17 min | 9.2 miles |
| North CHS Terminal | 21 min | 11.9 miles |
| Veterans Terminal | 22 min | 12.5 miles |
| Hugh K Leatherman Terminal | 22 min | 14.4 miles |
| Wando Welch Terminal | 29 min | 19.1 miles |
| Union Pier Terminal | 28 min | 16.9 miles |
| Columbus Street Terminal | 24 min | 15.7 miles |



**PALMETTO
LOGISTICS**

Access to 1/3 of the U.S.
population within 500 miles

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Location is key to success

The Charleston region's commitment to economic development has been rewarded with sustained economic growth. With a fast-growing population, a skilled workforce and efficient access to the global marketplace, Charleston offers the right advantages for business success.

Additionally, the location of Palmetto Logistics will benefit from the future development of the Palmetto Commerce Parkway Interchange. The project will reduce travel times and increase traffic mobility in the area.

3x

Charleston's labor force is growing three times faster than the U.S. average

#1

Charleston ranks number one in manufacturing jobs

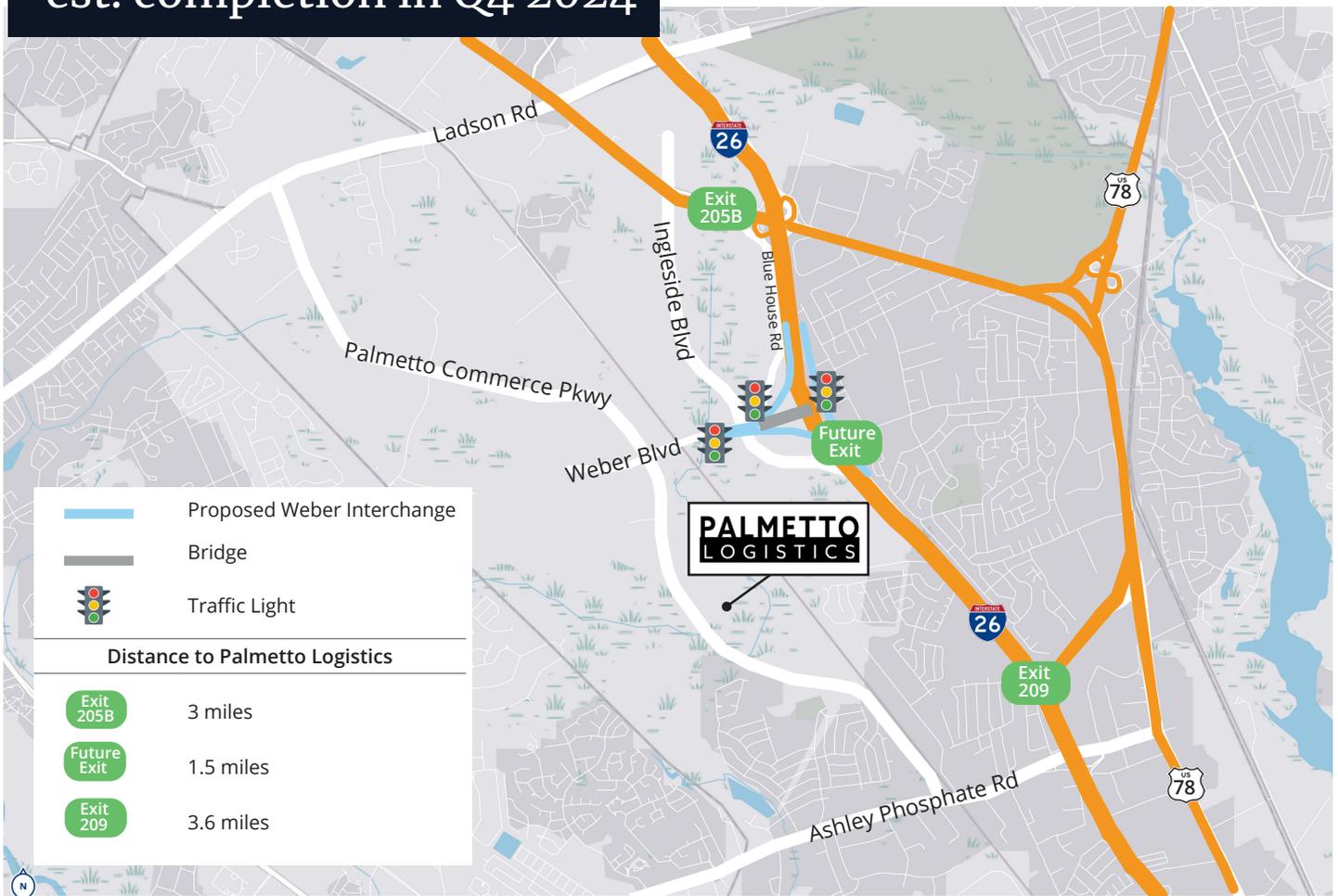
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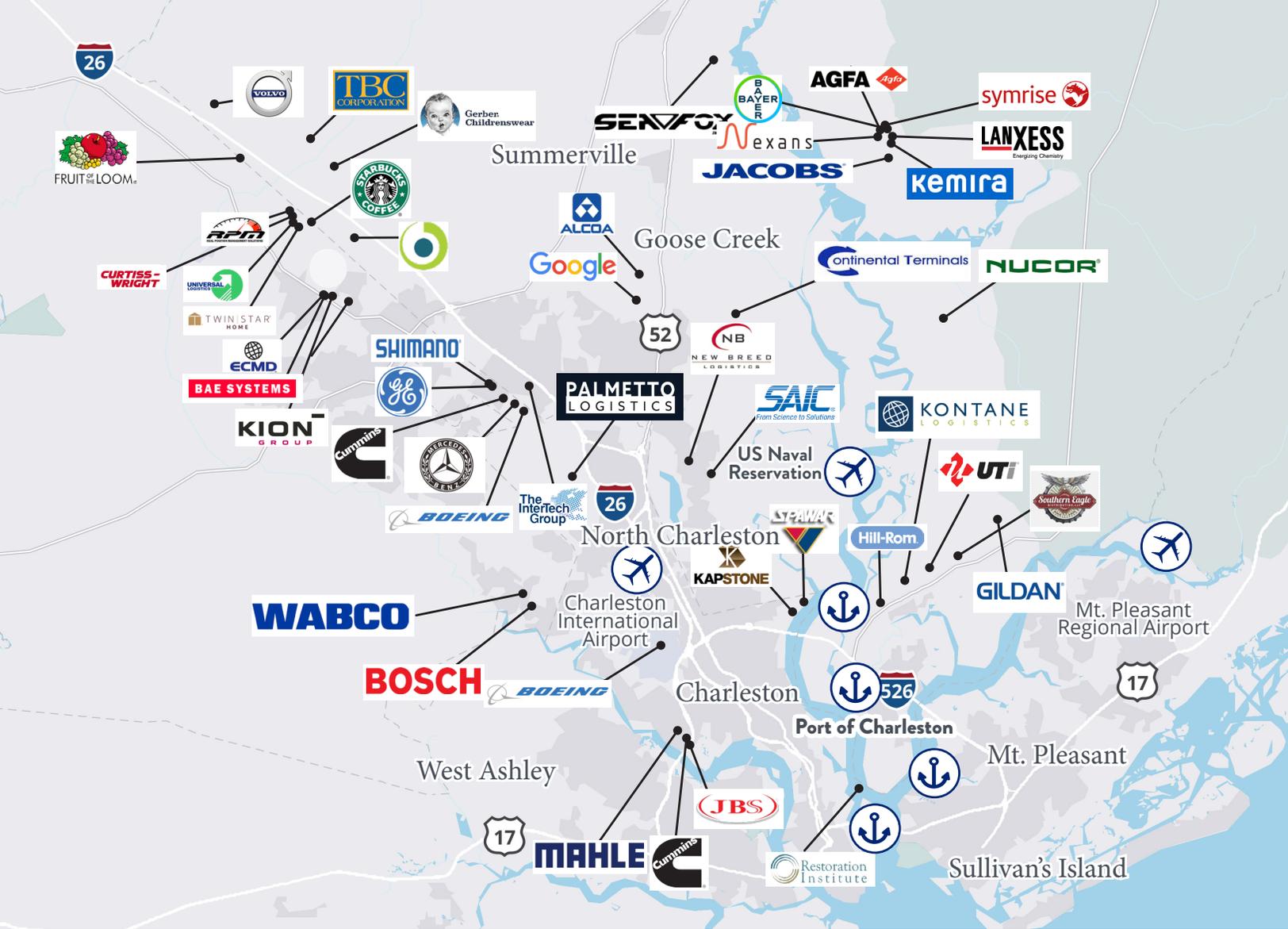
New residents arrive daily to the greater Charleston area

\$4B

Capital investments in the Charleston market in 2022

New Weber interchange est. completion in Q4 2024





Charleston Market Differentiators

Skilled Talent and Workforce

#2 mid-size U.S. metro for workforce aged 25-34

72% of incoming labor have some higher education

Workforce recruiting and training programs at little or no cost to qualifying companies

Global Access & Infrastructure

180+ foreign owned companies in the region

Port of Charleston offers the deepest harbor in the South Atlantic

Approximately \$2.6 billion in port and infrastructure improvements

Nonstop flights to 43 airports in 40 cities

Financing

Commercial banking

Business-friendly incentives and tax structure

Growing venture capital and private equity funds
Home to World Class Brands



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Leasing Information:



palmetto-logistics.com

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