

NEW CONSTRUCTION 2023
FOR LEASE AND BUILD TO SUIT



C O A S T A L
C R O S S R O A D S



2.5M SF MASTER PLANNED
INDUSTRIAL PARK
CHARLESTON, SC



CBRE



C O A S T A L
C R O S S R O A D S

Coastal Crossroads meets the Port of Charleston's growth by offering state-of-the-art buildings ready for warehouse, distribution, and manufacturing users.

Positioned on I-26 in the North Charleston I-26 market, the location offers users national and regional distribution capabilities and immediate access to the Port of Charleston.

Coastal Crossroads is a 180 acre master planned industrial park offering speculative space for lease and build-to-suit opportunities.

Four buildings with varying sizes offering flexibility to users.

Opportunity for business incentives from the state and County.

180 ACRE Master Plan

4 CLASS-A BUILDINGS totaling 2.5m SF

1.0 MILLION SF new spec construction

1.5 MILLION SF build to suit opportunities





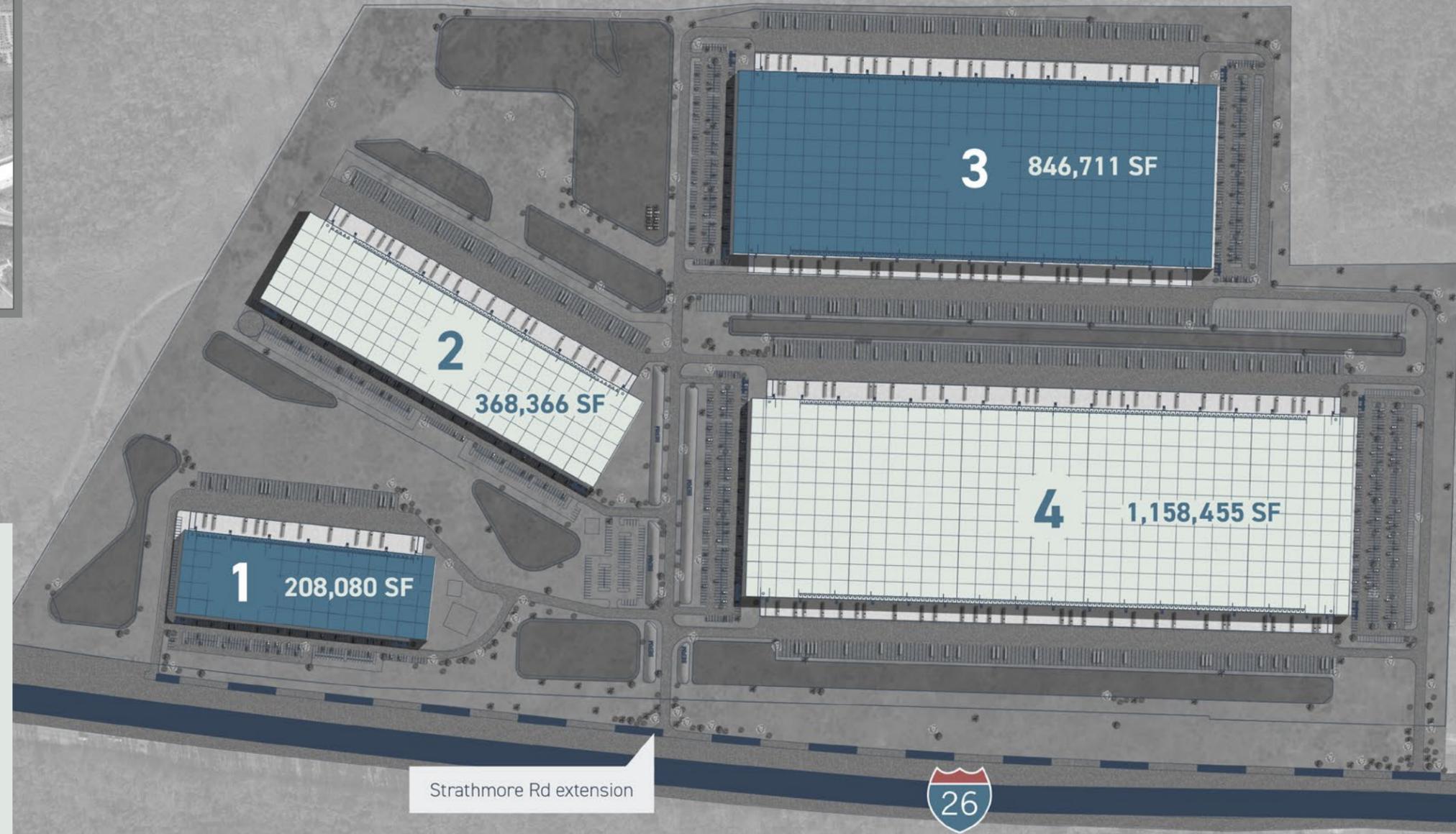
PROPERTY LOCATION & REGIONAL LOGISTICS

Coastal Crossroads is a multi-modal hub fueled by the regional interstate system, proximity to the Port of Charleston where Class I rail service is available from both NS and CSX. The property is strategically located in the I-26 corridor with direct access via major transportation arteries and infrastructure to the Charleston market and surrounding southeastern cities.

- COLUMBIA, SC** +/- 77.5 Miles via I-26
- FLORENCE, SC** +/- 96.5 Miles via I-95
- SAVANNAH, GA** +/- 110 Miles via I-95
- WILMINGTON, NC** +/- 165 Miles via I-95
- CHARLOTTE, NC** +/- 170 Miles via I-77
- ATLANTA, GA** +/- 250 Miles via I-20

MASTER PLAN

Coastal Crossroads is designed to meet the traditional manufacturing prowess of Charleston while also adding port-related warehousing for global trade.



CONSTRUCTION PHASE 1

BUILDING 1

Spec Building
208,080 SF
32' Clear height
Rear Load

BUILDING 3

Spec Building
846,711 SF
40' Clear height
Cross Dock

BUILD TO SUIT

BUILDING 2

BTS Building
368,366 SF
36' Clear height
Rear Load

BUILDING 4

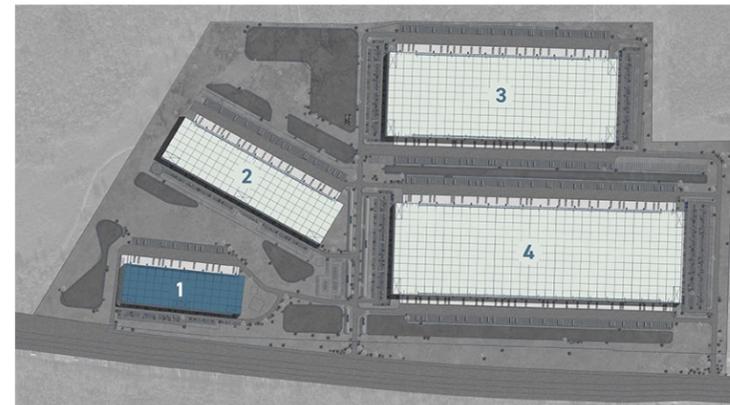
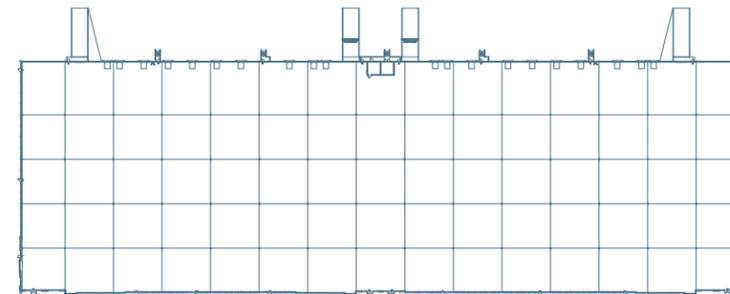
BTS Building
1,158,455 SF
40' Clear height
Cross Dock



PHASE 1

BUILDING 1 SPECIFICATIONS

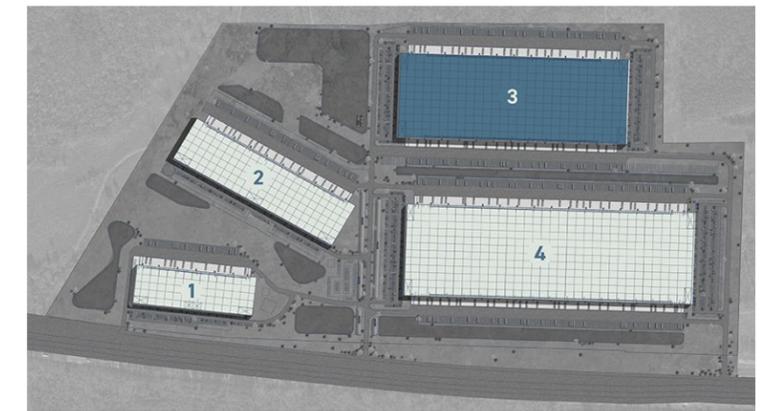
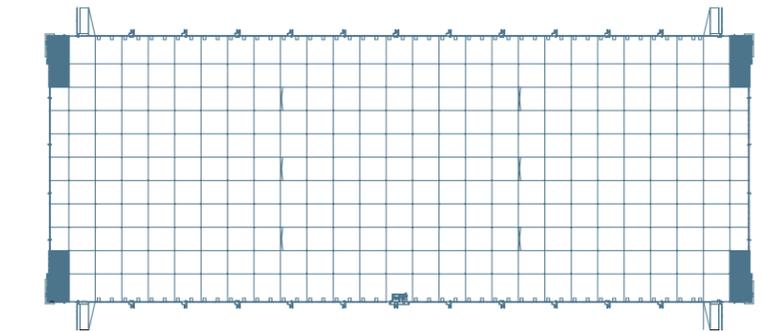
SQUARE FOOTAGE	
TOTAL BUILDING SF	208,080
DIMENSIONS	780'X260'
PROPERTY FEATURES	
EXPECTED COMPLETION	SECOND QUARTER 2023
SITE AREA	25 ACRES
CLEAR HEIGHT	32'
COLUMN SPACING	54'X50' (60' SPEED BAY)
DOCK DOORS	24 WITH 24 KNOCKOUTS
DRIVE-IN DOORS	4
DOCK EQUIPMENT	24 MECHANICALLY OPERATED 35,000# LEVELERS WITH DOCK SEALS
TRUCK COURT DEPTH	185' (60' DOCK APRON, 70' DRIVE LANE AND 55' TRAILER PARKING)
TRAILER PARKING	52 STALLS
CAR PARKING	182 STALLS EXPANDABLE TO 231 STALLS
POWER	3000 AMP (EXPANDABLE)
CONSTRUCTION OVERVIEW	
EXTERIOR WALLS	CONCRETE TILT WALLS
ROOF TYPE	TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC



PHASE 1

BUILDING 3 SPECIFICATIONS

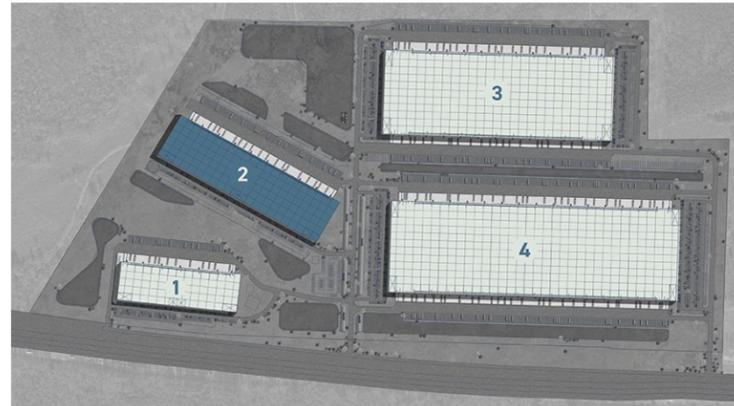
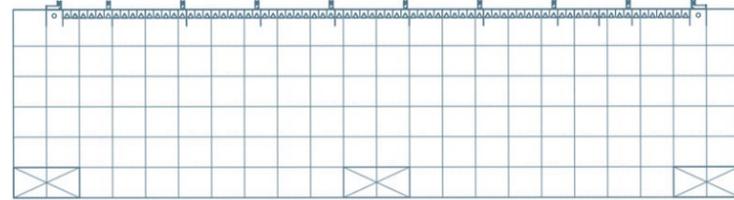
SQUARE FOOTAGE	
TOTAL BUILDING SF	846,711
DIMENSIONS	148'X570'
PROPERTY FEATURES	
EXPECTED COMPLETION	SECOND QUARTER 2023
SITE AREA	46 ACRES
CLEAR HEIGHT	40'
COLUMN SPACING	56'X50' (60' SPEED BAY)
DOCK DOORS	96 WITH 94 KNOCKOUTS
DRIVE-IN DOORS	4
DOCK EQUIPMENT	96 MECHANICALLY OPERATED 35,000# LEVELERS WITH DOCK SEALS
TRUCK COURT DEPTH	185' (60' DOCK APRON, 70' DRIVE LANE AND 55' TRAILER PARKING)
TRAILER PARKING	295 STALLS EXPANDABLE TO 375 STALLS
CAR PARKING	465 STALLS EXPANDABLE TO 524 STALLS
POWER	2 - 2000 AMP (EXPANDABLE)
CONSTRUCTION OVERVIEW	
EXTERIOR WALLS	CONCRETE TILT WALLS
ROOF TYPE	TPO
ROOF WARRANTY	20 YEARS
FIRE PROTECTION	ESFR
INTERIOR LIGHTING	LED LIGHT FIXTURES, 30FC



BUILD TO SUIT

BUILDING 2 SPECIFICATIONS

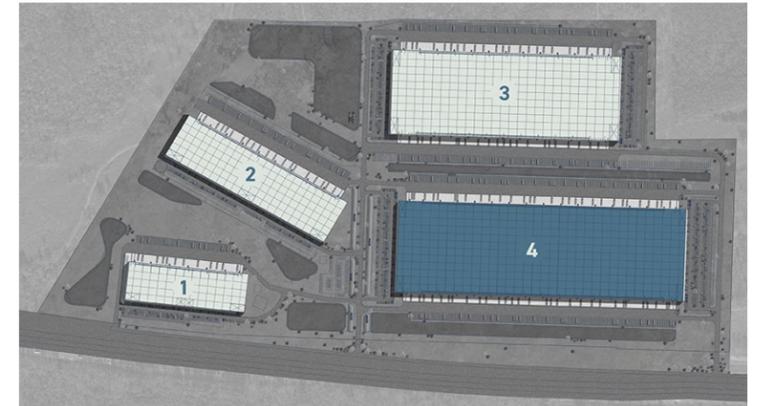
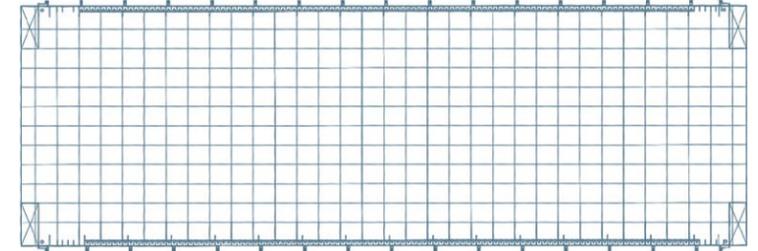
SQUARE FOOTAGE	
TOTAL BUILDING SF	368,366 SF
DIMENSIONS	TBD
PROPERTY FEATURES	
EXPECTED COMPLETION	TBD
SITE AREA	TBD
CLEAR HEIGHT	TBD
COLUMN SPACING	TBD
DOCK DOORS	64
DRIVE-IN DOORS	2
DOCK EQUIPMENT	TBD
TRUCK COURT DEPTH	TBD
TRAILER PARKING	TBD
CAR PARKING	217 STALLS
POWER	TBD
CONSTRUCTION OVERVIEW	
EXTERIOR WALLS	TBD
ROOF TYPE	TBD
ROOF WARRANTY	TBD
FIRE PROTECTION	TBD
INTERIOR LIGHTING	TBD



BUILD TO SUIT

BUILDING 4 SPECIFICATIONS

SQUARE FOOTAGE	
TOTAL BUILDING SF	1,158,455 SF
DIMENSIONS	TBD
PROPERTY FEATURES	
EXPECTED COMPLETION	TBD
SITE AREA	TBD
CLEAR HEIGHT	TBD
COLUMN SPACING	TBD
DOCK DOORS	220
DRIVE-IN DOORS	4
DOCK EQUIPMENT	TBD
TRUCK COURT DEPTH	TBD
TRAILER PARKING	TBD
CAR PARKING	494 STALLS
POWER	TBD
CONSTRUCTION OVERVIEW	
EXTERIOR WALLS	TBD
ROOF TYPE	TBD
ROOF WARRANTY	TBD
FIRE PROTECTION	TBD
INTERIOR LIGHTING	TBD





PORT OF CHARLESTON

MOST PRODUCTIVE PORT IN THE US

Charleston Harbor has been a key economic driver for more than 300 years. Work to deepen the harbor and infrastructure improvements enhances port operational performance, movement of cargo, and ensures South Carolina's economic success in the future.

The new Hugh K. Leatherman Terminal along the Cooper River in North Charleston brings a state-of-the-art container terminal with enhanced capacity and ability to handle TEU vessels. Ship-to-shore cranes with 169 feet of lift height above the wharf deck outfit the terminal with some of the tallest cranes on the East Coast.

North Charleston Terminal (NCT), located only 22 miles from the site, is a high-velocity connection to global markets equipped with six post-Panamax container cranes, a fleet of Konecrane RTGs, and state-of-the-art IT systems.



Deepest harbor on the U.S. East Coast at 52 feet



TEU Growth +20% Total Jan-Sept YOY



Terminal container capacity increased by 50%



Hugh Leatherman Terminal Phase 1 Opened March 2021



SCSPA Infrastructure \$2 Billing CAPEX plan in 3 phases



2.4 million TEU capacity at full build out



Harbor deepening complete mid-2022



Vessel size up to 19,000 TEU

CHARLESTON

Charleston has found global stature after two-decades of developments, focused effort, and a pro-business environment. The largest city in South Carolina, Charleston is 74th largest among U.S. metros and experiencing rapid population growth. This growth contributes to the region's labor force that has grown 3 times the national average. The region also enjoys one of the most experienced and educated workforce populations in the nation with 43% of residents with a bachelors or advanced degree.

- 80% savings on inland distribution to key Eastern metro areas
- 72 Million US consumers live within a 2-day drive
- 29 days from Shanghai to Memphis
- 1st in port of call service via new MSC



PORT & WAREHOUSE DRIVERS

- Panama Canal expansion is complete
- Consumers demand faster, cheaper delivery
- Outbound delivery from the DC is becoming more time and cost critical
- Improved delivery times and cost for Eastern e-commerce
- FTZ offers substantial logistics and economic benefits
- 100,000 lb. GVW limit
- Diverse port usage needed to mitigate risk
- Lower DC operating costs
- Max allowable Hours of Service
- Large-reliable empty container supply
- No inventory tax
- Nimble and creative building ownership
- Palmetto Service connecting Vietnam, Yantian, and the East Coast

ECONOMIC DRIVERS

WALMART

New 3,000,000 SF DC to utilize the Port of Charleston.

VOLVO

1.1 billion manufacturing campus expansion with an electric battery manufacturing facility

BOEING

Consolidating production of the 787 Dreamliner to its existing 4 million SF campus spanning 900 acres

MERCEDES BENZ

Investing \$500 million into a new 200-acre manufacturing and assembly line for next generation sprinter vans

CHARLESTON INTERNATIONAL AIRPORT

Announced a \$305 million plan for a third concourse addition



STATE INCENTIVES

JOB TAX CREDIT – STATUTORY

Reduce corporate income tax liability for new or expanding companies creating jobs in the state.

Tax credit given annually for 5 years for each new job if requirements are satisfied.

CORPORATE HEADQUARTERS CREDIT – STATUTORY

Income tax credits to partially reimburse for real and personal property expenditures associated with new headquarters related jobs.

INVESTMENT TAX CREDIT – STATUTORY

A one-time credit against a company's corporate income tax of up to 2.5% of a company's investment in new production equipment.

PORT VOLUME INCREASE CREDIT – DISCRETIONARY

Possible income tax credit or withholding tax credit to manufacturers, distributors or companies engaged in warehousing, freight forwarding, freight handling, goods processing, cross docking, transloading or wholesale of goods.

COUNTY INCENTIVES

FEE-IN-LEU OR PROPERTY TAX – DISCRETIONARY

Reward substantial investment by reducing ax burden over the long-term.

Potential tax reduction annually, on a discretionary case-by-case basis, for a set period of time on new capital investment.

SPECIAL SOURCE-REVENUE CREDIT – DISCRETIONARY

Reduces property taxes paid by business

RECRUITMENT AND TRAINING SUPPORT

Ready SC

No cost recruitment, screening, testing and pre-employment training when hiring 15-20 production workers; on-the-job training reimbursement possible when hiring less than 15 new employees.

Enterprise Zone Retraining Credits

Cash match of up to \$2,000 per employee.

POTENTIAL USER TYPES

Automotive Manufacturing

Consumer Goods Distribution

Refrigerated/Frozen Exports

Transloading Resin & Grain

Tire Manufacturing & Distribution



Coastal Crossroads is a multi-modal hub with incentives, flexible and smart buildings, and market-leading design where users thrive.

THE DEVELOPERS



Founded in 1982, Citimark has built a reputation as a premiere full service real estate investment company focused on commercial investments throughout the U.S. Since inception, Citimark has acquired, developed, managed, and leased over 20 million square feet of industrial, office, and mixed-use properties.



Pure Development is a powerful fusion of institutional commercial development experience and bold entrepreneurial spirit. Since 2010, we have been creating highly personalized, highly designed, highly functional places for an impressive roster of discerning clients. With every project, we explore new ways to encourage connectivity and creativity—to help people live the best possible life, professionally and personally.

- Pure's focus is:
- NATIONAL BUILD-TO-SUIT (INDUSTRIAL, MANUFACTURING, OFFICE)
- SPEC INDUSTRIAL
- MIXED USE



CONTACT US FOR LEASE OR BTS OPPORTUNITIES

ROBERT BARRINEAU

Senior Vice President

+1 843 577 1157

robert.barrineau@cbre.com

BRENDAN REDEYOFF, SIOR

First Vice President

+1 843 577 1167

brendan.redeyoff@cbre.com

TIM RABER

Vice President

+1 843 972 3220,

tim.raber@cbre.com

CBRE

