

PORT 95 BUSINESS PARK



JANKO GROUP

PEAKLINE
REAL ESTATE



4820 HIGHWAY 78
ST GEORGE, SC 29477

978,120 SF | 238,680 SF | 113,652 SF FOR LEASE

10 MW OF POWER AVAILABLE IMMEDIATELY



PORT 95 OVERVIEW

3 Buildings

978,120 SF & 113,652 SF Move-In Ready

238,680 SF Build-To-Suit

Located Along Highway 78

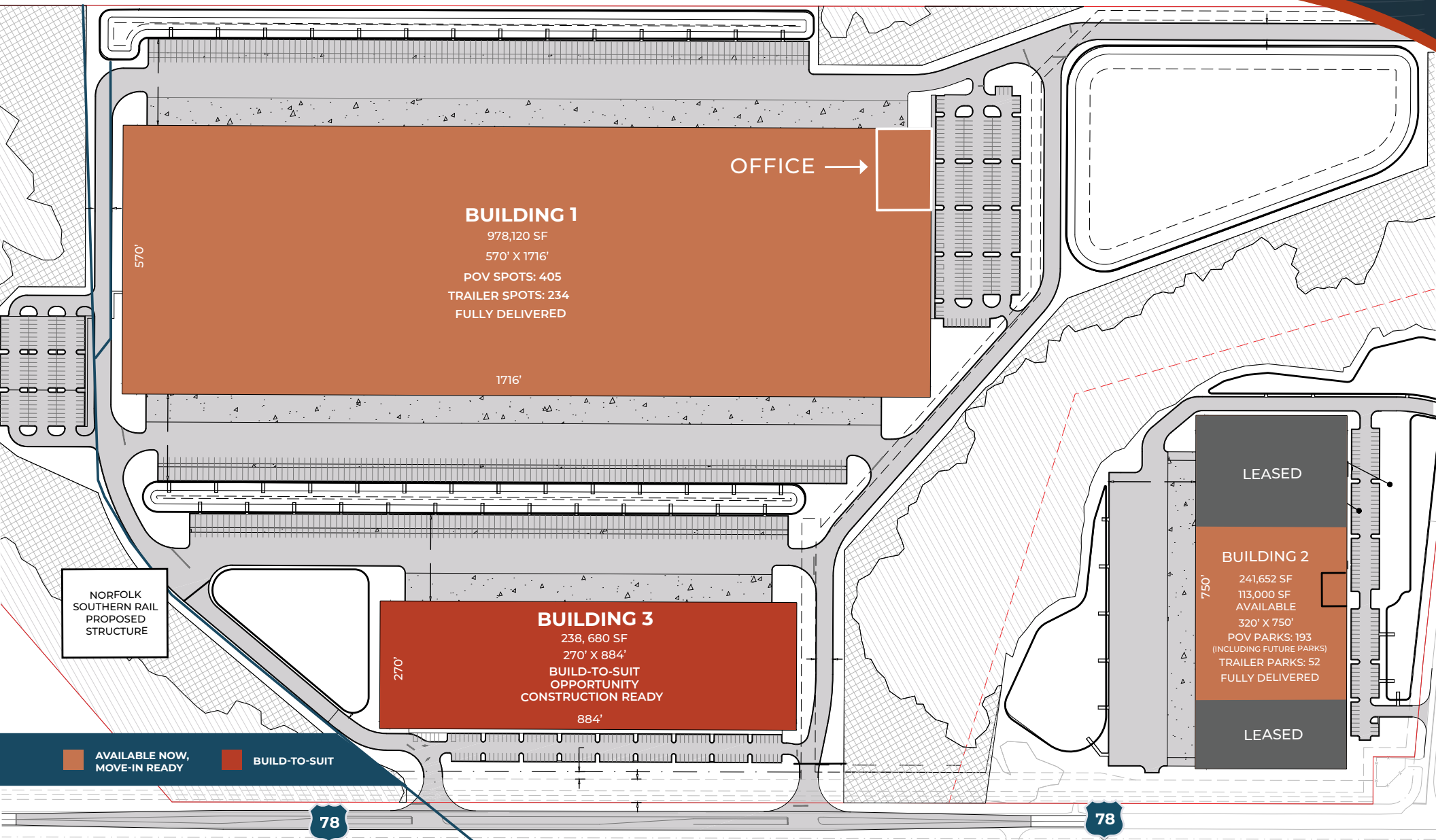
I-95 4 Min Drive

I-26 15 Min Drive

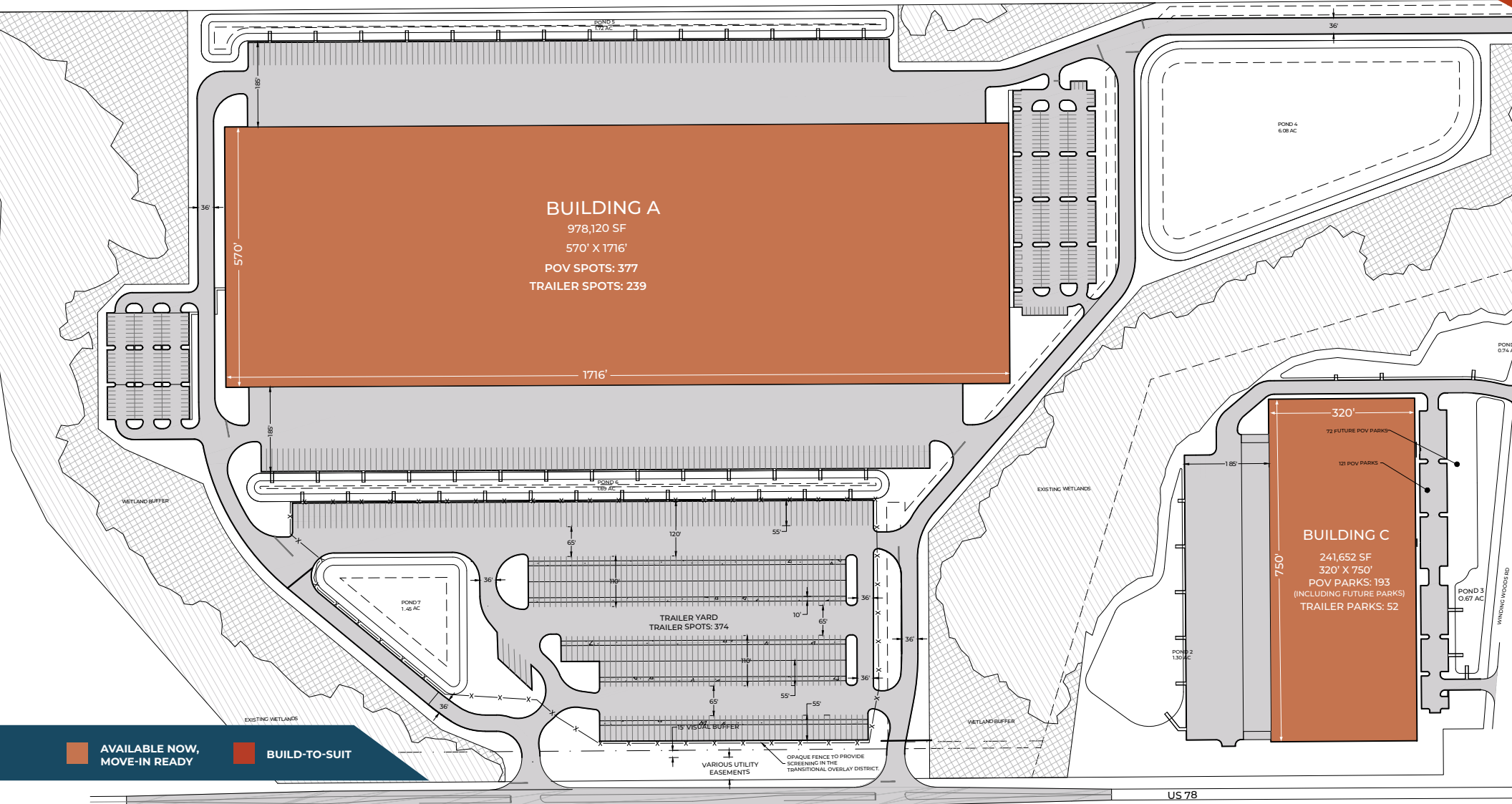
Up to 10 MW of power
immediately available

Future power capacity +/- 50MW

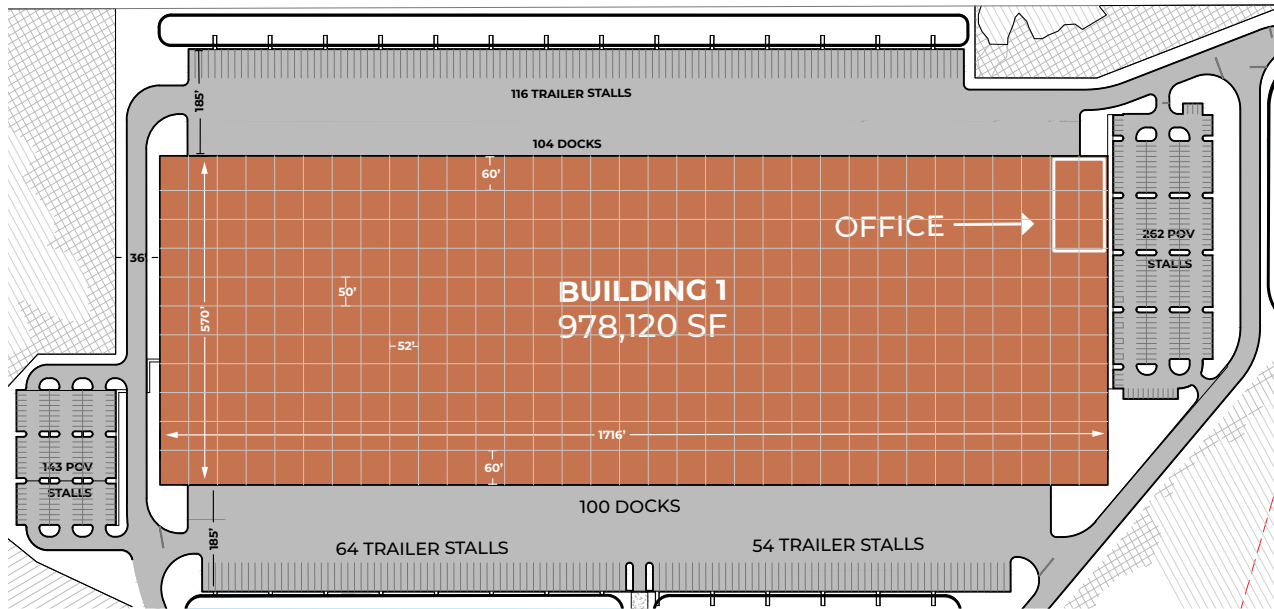
SITE PLAN



HYPOTHETICAL PLANS



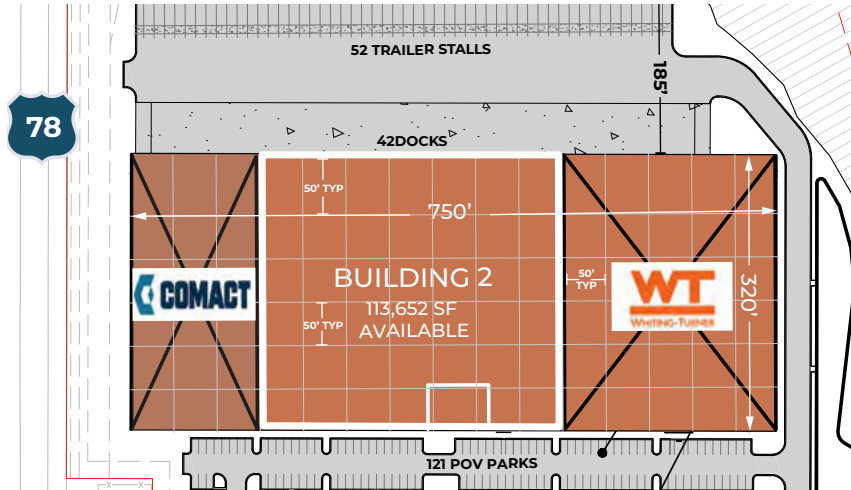
BUILDING 1



Building Size:	978,120 SF
Total space available:	978,120 SF
Office:	3,010 SF
Construction Status:	Fully Delivered, Ready for Occupancy
Dock-High Doors:	108 with Full Equipment, Expandable to 204
Drive-In Doors:	4
Loading Bay Spacing:	60' x 52'
Loading Bay Spacing:	50' x 52'
Floor slab:	7" Reinforced. Wire mesh at speed bays
Clear height:	40'
Lighting:	Motion Sensor LED
Sprinkler:	ESFR
Power:	3 Phase 4000 AMP/480/277V
Power Availability:	10-12 MW Available Immediately
Vehicle parking:	405 Spaces
Trailer parking:	234 Stalls



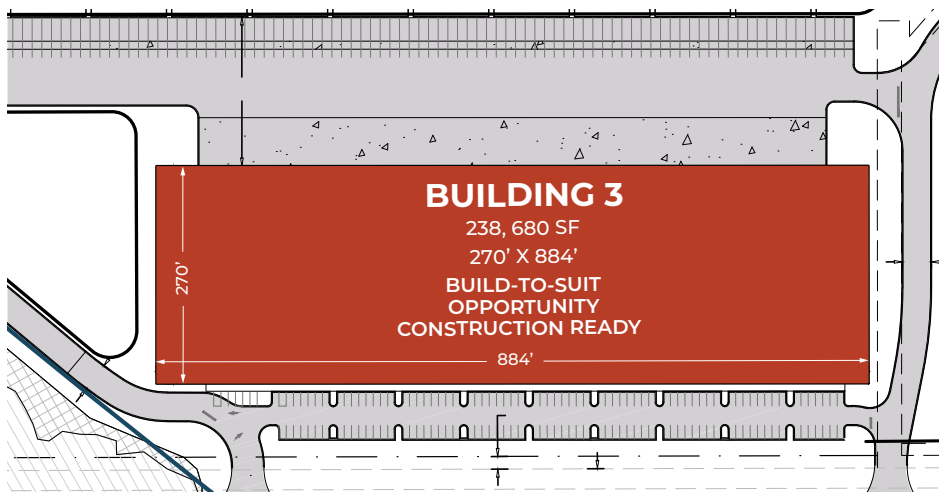
BUILDING 2 & 3



Building Size:	241,652 SF
Total space available:	113,652 SF
Office:	Build-to-Suit
Construction Status:	Fully Delivered Ready for Occupancy
Dock-High Doors:	20 with Full Equipment, Expandable to 42
Drive-In Doors:	2, Additional Drive-In Doors can be added
Loading Bay Spacing:	70' x 50'
Interior Bay Spacing:	50' x 50'

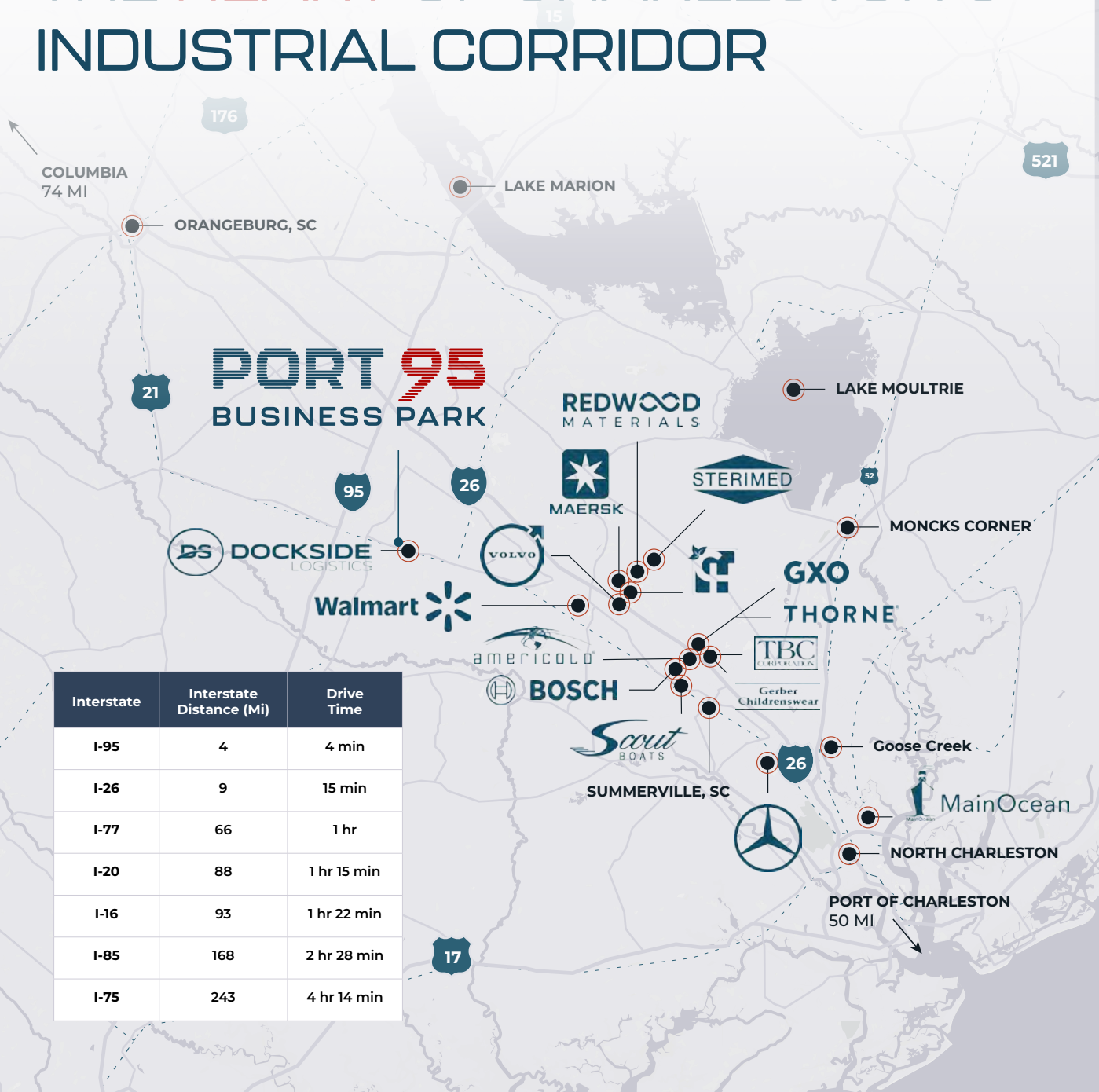


Trailer Parking:	52 Stalls
Floor slab:	7" Reinforced. Wire mesh at speed bays
Clear height:	36'
Lighting:	Motion Sensor LED
Sprinkler:	ESFR
Power:	3 Phase 2000 AMP/480/277V
Vehicle parking:	193 Spaces, Including Future Parking
Trailer parking:	52 Stalls



Building Size:	238,680 SF
Total space available:	238,680 SF
Office:	Build-to-Suit
Construction Status:	Build-to-Suit Opportunity
Dock-High Doors:	20 with Full Equipment, Expandable to 42
Drive-In Doors:	2
Loading Bay Spacing:	70' x 50'
Interior Bay Spacing:	50' x 50'
Trailer Parking:	52 Stalls
Floor slab:	7" Reinforced. Wire mesh at speed bays
Clear height:	36'
Lighting:	Motion Sensor LED
Sprinkler:	ESFR
Power:	3 Phase 2000 AMP/480/277V
Vehicle parking:	193 Spaces, Including Future Parking
Trailer parking:	52 Stalls

CENTRALLY POSITIONED IN THE **HEART** OF CHARLESTON'S INDUSTRIAL CORRIDOR



Interstate	Interstate Distance (Mi)	Drive Time
I-95	4	4 min
I-26	9	15 min
I-77	66	1 hr
I-20	88	1 hr 15 min
I-16	93	1 hr 22 min
I-85	168	2 hr 28 min
I-75	243	4 hr 14 min

PORT OF CHARLESTON

Located just 50 mi from the Charleston port. Charleston is one of the fastest growing ports in North America. It is the deepest harbor in the Southeast and can handle fully-loaded post panamax vessels at all points of tide.

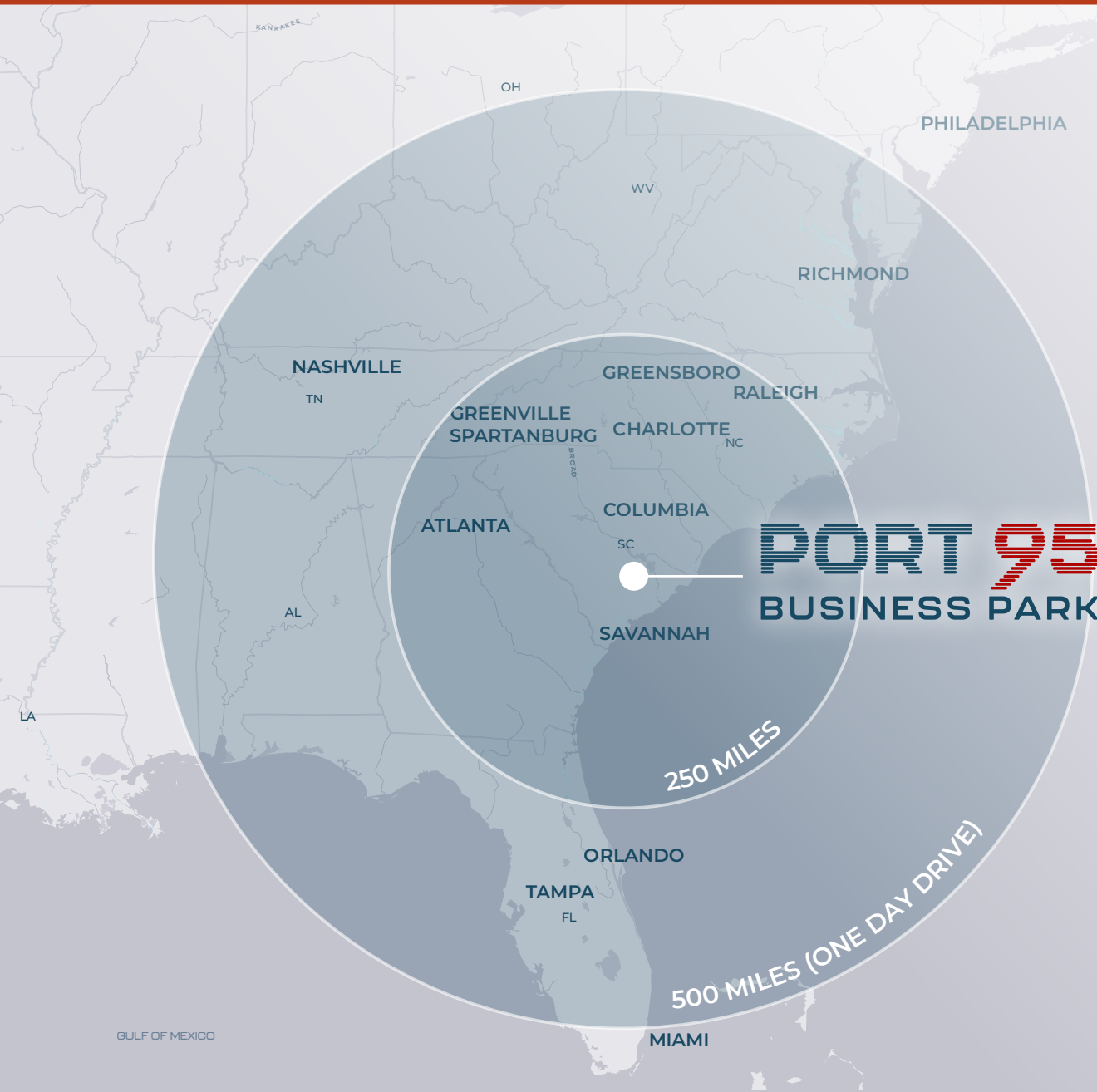
VOLVO PLANT

Located just 18 miles away off I-26 near Ridgeville, assembles the XC90 SUV and the all-electric EX90 SUV. Second tier supplies are seeking facilities near the plant in anticipation of the ramp up in vehicle production.

WALMART IMPORT DISTRIBUTION CENTER

Just 13 miles from the 3M SF Walmart import distribution center, which receives goods rerouted from West Coast ports to the Port of Charleston. This location supplies regional warehouses serving over 850 Walmart and Sam's Club stores.

REGIONALLY POSITIONED



MORE THAN 50% OF
THE POPULATION CAN
BE REACHED WITHIN
A TWO-DAY DRIVE OF
CHARLESTON

Distance to U.S. Population (% of Population)	
500 MILES (1-DAY DRIVE)	69.8M (21%)
750 MILES (2-DAY DRIVE)	170.5M (51%)
1,000 MILES (3-DAY DRIVE)	235.2 (71%)



UTILITY INFRASTRUCTURE

All needed infrastructure, including roadway improvements, municipal utilities, electricity, natural gas, and telecom are in place.

POWER

Provided by EDISTO Electric Cooperative.

10 MW of Power Immediately Available.

Additional 40 MW available in 2029 when Google transmission towers are completed.

WATER / SEWER

Sewer – 200,000 gallons/day immediately available for manufacturing.

Water – 500,000 – 800,000 gallons/day potentially available.

RAIL

Norfolk Southern can bring rail spurs to Building 1.





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PORT 95 **BUSINESS PARK**



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