

AVAILABLE
2.38 ACRE
DROP YARD
FOR LEASE



North Charleston
Port Terminal



SPRINGBOK DROP YARD

WANDO, SC

Mike Ferrer, CCIM, MCR

(843) 568-3427

Mike.Ferrer@FerrerCREA.com

FerrerCREA.com

PROPERTY OVERVIEW

ACREAGE	2.38 Acres Approx.
LEASE RATE	\$8,750/MO NNN
BUILDING TYPE	Vacant Drop Yard
AVAILABILITY	Immediately
DROP YARD TAXES	\$5,474.47 for the Lot
TAX MAP	271-00-01-090

Drop Yard is Lit, Fenced and Paved.

Adjacent 49,000 SF Warehouse is also available for lease for additional consideration.



**2.38 Acre
Drop Yard**

BUILDING PHOTOS



TOWARDS
Wando Welch
Terminal

CLEMENTS
FERRY RD

2.38 Acre
Drop Yard



BUILDING AERIAL

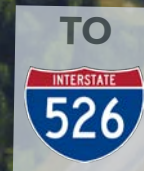
DISTANCE TO:

Interstate 526	<1 mile
Wando Welch Terminal	<7 miles
North Charleston Terminal	<7 miles
Interstate 26	<8 miles
Boeing 787 Final Assembly	<9 miles
Charleston Airport	<10 miles
Naval Base Terminal	<10 miles
Downtown Charleston	<15 miles

SPRINGBOK LN

LEGRAND BLVD

CLEMENTS FERRY RD



NORTH CHARLESTON AERIAL

North
Charleston
Terminal

TOWARDS
Charleston
International
Airport



TOWARDS
Wando Welch
Terminal

TOWARDS
Downtown
Charleston



FERRER COMMERCIAL
REAL ESTATE ADVISORS, LLC

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CHARLESTON PORTS

The Charleston Port is the deepest water in the Southeastern U.S. and is the only Southeast port that can efficiently handle Post-Panamax vessels up to 9,600 TEU's in 2016.

As the most productive port in the nation, the Charleston Ports have high container crane production and low truck turn times of 20 minutes. This is compared to the Los Angeles port, with average truck turns at 1.5 hours.

An extensive \$2 billion port expansion project is officially underway, and is scheduled to be completed in 2019. This project is set to deepen the channel from 45' to 52', in order to accommodate New-Panamax carriers, and build new terminal and corresponding rail networks at the new North Charleston site.

FUTURE DRIVERS OF THE PORT INCLUDE

- **Functionality:** 52' channel depth in 2019 will allow for the largest ships passing through the expanded Panama Canal
- **Growth:** Continued growth of the South Carolina manufacturing industry, including Boeing, Daimler and Volvo
- **Changes:** Recent changes by the USDA now allows fruit/food to be chilled in transit vs shipped into cooler climates

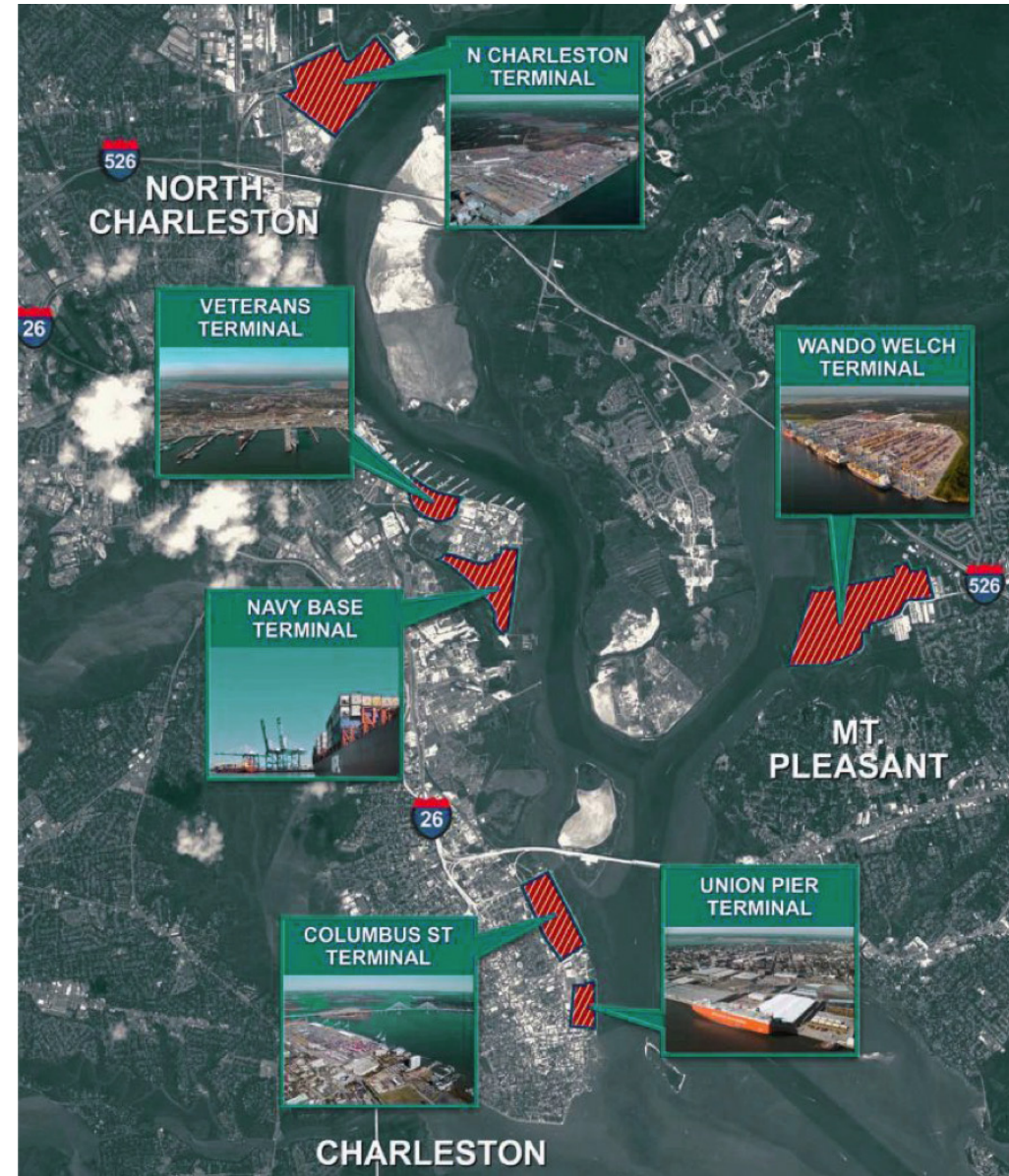
**FASTEST GROWING
MAJOR U.S. PORT
SINCE 2011**

**HARBOR DEEPENING
PROJECT WILL INCREASE
THE DEPTH FROM 47' TO
52'**

SOURCE: scspa.com

CHARLESTON PORTS

TERMINAL	STATS
N Charleston	<ul style="list-style-type: none"> ○ Post-Panamax, 45-ft depth ○ 132 acres of open storage ○ 6 cranes, rail access ○ 118,500 SF container freight station
Veterans	<ul style="list-style-type: none"> ○ Panamax, 35-ft depth ○ Rail service by both CSX & Norfolk Southern
Wando Welch	<ul style="list-style-type: none"> ○ Super Post-Panamax, 45-ft depth ○ 194 acres of container storage space ○ 10 cranes ○ 200,000 SF container freight station
Navy Base	<ul style="list-style-type: none"> ○ Expected 2019 ○ 250 acres of open storage ○ Close to rail infrastructure
Columbus	<ul style="list-style-type: none"> ○ Super Post-Panamax, 45-ft depth ○ 83 acres of open storage ○ 5 cranes, rail access ○ 259,000 SF container freight station
Union Pier	<ul style="list-style-type: none"> ○ Panamax, 35-ft depth ○ Covered rail access ○ 500,000 SF transit sheds



SOURCE: scspa.com

SPAWAR

SPAWAR, an acronym that stands for Space and Naval Warfare Systems Center, put Charleston at the center of its Atlantic operations.

All told, more than 12,000 people work in this command dedicated to supporting our armed forces all over the world. That number includes 3,100 civilians, 107 military personnel and more than 9,000 contractors, with as many as a thousand deployed around the globe at any given time.

LOCAL IMPACT

- The Navy's Hanahan-based high-tech engineering center awarded a sweeping contract for new equipment to 21 companies July of 2016, a deal worth as much as \$750 million over five years.
- In 2009, it was estimated that the SPAWAR employees brought in \$4.4 billion into the local economy of Goose Creek, South Carolina each year.
- The average age in the group is 44, with entry-level jobs starting at \$50,000 a year.
- The local SPAWAR facility is in charge of supplying Internet cafes in places like Afghanistan and Iraq so our soldiers can stay in touch with their families back home. The location has established over 800 electronic portals since 2009.
- This facility is also in charge of equipping armored vehicles with the latest electronics just before shipping into war zones.



THE BOEING COMPANY - SOUTH CAROLINA

In October 2009, Boeing selected the North Charleston site for a new 787 Dreamliner final assembly and delivery line. Boeing broke ground on the new, 1.2-million-square-foot (116,794-m²) facility in November 2009. South Carolina teammates began early limited production in July 2011. The first airplane rolled out of final assembly on April 27, 2012, took its first flight on May 23, 2012, and delivered to Air India on Oct. 5, 2012.

In 2014, Boeing South Carolina broke ground on a new state-of-the-art, 256,000-square-foot (23,783-square-meter) decorative paint facility that opened in late 2016.

QUICK STATS ABOUT BOEING, SC

- Boeing South Carolina was the company's first 100 percent renewable energy site. Up to 20 percent of that energy is supplied by more than 18,00 thin-film solar panels (approximately 10 acres) installed on the roof of the 787 Final Assembly building. The solar panels generate up to 2.6 megawatts of energy to power the entire plant as well as the giant autoclaves used to produce the 787 fuselage.
- Boeing South Carolina became the fourth Boeing site to achieve Zero Waste to Landfill status in 2011. No waste generated at the site goes to landfill.
- Since Sept. 2012, Boeing South Carolina has reached more than 100,000 middle and high school students through its DreamLearners Tour Program and Speakers Bureau.
- 18,000 tons (16,329 mt) of structural steel and 450,000 bolts were used to build the 1.2 million square-foot 787 Final Assembly building.
- The Final Assembly building is nearly a fifth of a mile long (1,041 ft, or 317 m), and an eighth of a mile wide (618 ft, or 188 m).

BOEING SOUTH CAROLINA

SOURCE: boeing.com



BOEING, SC

Charleston is one of the fastest-growing U.S. mid-size metros for aircraft manufacturing, and one of the nation's Top 10 mid-size metros for workforce growth in aircraft mechanics, computer hardware and electrical engineers. This innovative community offers the energy and excitement of a region on the rise.

TRANSPORTATION & LOGISTICS

- Strategically located halfway between New York and Miami on the East Coast of the United States, and with the deepest port in the South Atlantic, Charleston's intermodal infrastructure seamlessly connects your business to world markets.
- Charleston offers dual rail access, linkage to multiple Interstates via I-26, and a convenient international airport with direct domestic flights to major cities and quick connections to nearby international hubs.
- The Port of Charleston is the fourth busiest deepwater port in the U.S. with five terminals close to the open sea fully capable of handling post-Panamax vessels.
- The most efficient port in the U.S., it offers global connections to 150 countries around the world
- A number of shovel-ready sites are available in proximity to air, rail and port infrastructure

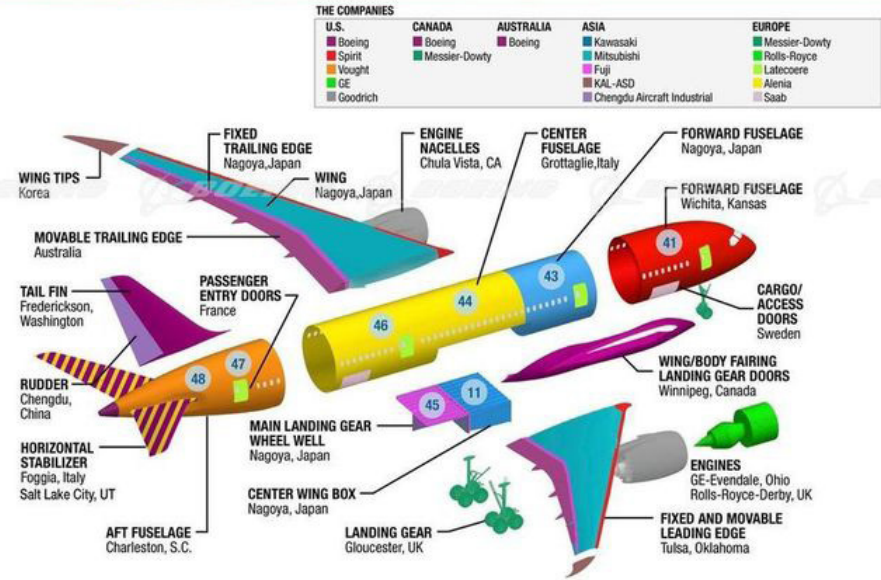
#1 IN U.S. FOR GROWTH IN MANUFACTURING JOBS

#4 BEST PERFORMING LARGE SIZE U.S. METRO FOR HIGH TECH OUTPUT

#5 LARGE SIZE U.S. METRO FOR PRIME WORKFORCE



Partners across the globe are bringing the 787 together



AEROSPACE NICHE SECTORS:

BOEING SUPPLIERS

SUBASSEMBLY OPERATIONS

ADVANCED MATERIALS MANUFACTURERS & FABRICATORS

VOLVO CHARLESTON

September 25, 2015 - Volvo Car USA LLC's President and CEO Lex Kerssemakers, South Carolina Governor Nikki Haley and other key public officials officially broke ground on Volvo Cars' first American factory in Berkeley County, South Carolina. Construction has now begun on the factory site, which will be capable of producing up to 100,000 cars per year.

Upon opening, the Berkeley County, South Carolina factory will be the global production home of the all new S60 Sedan, which is currently under development at Volvo Car Group headquarters in Gothenburg, Sweden. American built S60s will be exported around the world through the Port of Charleston, along with another model yet to be determined. The first South Carolina-built Volvos are expected to roll off the assembly line in late 2018.

Volvo Car USA estimates that the factory will employ up to 2,000 people over the next decade and up to 4,000 people in the longer term. An economic impact analysis compiled by Dr. Frank Hefner at the College of Charleston estimates that, for an initial 2,000 direct jobs, more than 8,000 total jobs would be created as a result. The plant would contribute approximately \$4.8 billion in total economic output on an annual basis.

PLANNED MILESTONES

- Start construction Jan 2016
- Machine installation Early 2017
- Pre-production car Mid 2017
- Move into plant Late 2017
- S60 production begins Late 2018



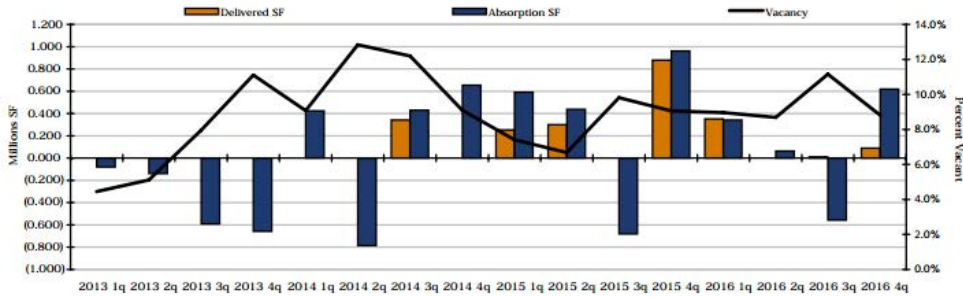
SOURCE: volvo.com

MARKET OVERVIEW

Outlying Berkeley County Market

MARKET HIGHLIGHTS - Flex & Warehouse

Deliveries, Absorption & Vacancy Historical Analysis, Flex and Warehouse



Source: CoStar Property®

POPULATION & DEMOGRAPHICS *within a 5-mile radius at 2016 est.*

Traffic Counts:

27k VPD
at Clements Ferry Rd & Rebellion Farms Pl

23k VPD
at Cainhoy Rd & I-526

2.20%
Total Population Growth

52,796
Total Population Count

\$58,976
Avg. Household Income

20,776
Total Household Count



Berkeley County has large heavy & light industrial, warehouse, flex, back-office, and corporate office options to choose from.

Business Properties in Charleston County enjoy:

- Access to I-26 and I-526
- Close proximity to the Wando Welch shipping terminals
- Available rail service to many industrial buildings, sites, and parks by Norfolk Southern or CSX, with short-line connections made by S.C. Public Railways (SCPR)
- Over 30,000 new homes are planned for development

Large Industrial Companies in Berkeley County, SC:

- Volvo Factory
- Fruit of the Loom Expansion
- VIVA Holdings
- Roper St. Francis New Berkeley County Hospital
- Gerber Childrenswear Distribution Center

SOURCE: costar

APPLICATION FORM

Thank you for your interest! Please fill out the following form, and we will submit to the Landlord to use as a basis for drafting a lease for consideration.

Name
Website
Legal Entity
Space Requirement
Term
Occupancy Date
Rental Rate
Deposit
Signage
Parking

Three Credit References
1.
2.
3.
Tenant Improvements Requested
Real Estate Representative



Please submit by email to
Mike.Ferrer@FerrerCREA.com

MIKE FERRER, CCIM, MCR



Mike Ferrer has been helping buyers, sellers and users of real estate get the best value for their dollar since 2002.

CONNECT WITH MIKE



/ferrercrea



@ferrercrea



/1079469367
32564937195



in/mikeferrerccim



Mike Ferrer,
CCIM, MCR



Mike.Ferrer@
FerrerCREA.com



FerrerCREA.com



Education and Affiliations

- CCIM Designation
- CCIM State Chapter Committee Member
- MCR Designation, Corenet Global
- National Association of Realtors (NAR)
- South Carolina Association of Realtors (SCAR)
- SCAR Delegate for the Lowcountry
- Charleston Trident Association of Realtors (CTAR)
- South Carolina State MLS Past President
- CTAR Realtor of Distinction
- Charleston County Board of Assessment Appeals
- Board Member for Reign and Shine Charity
- Costar Power Broker
- CID Commercial Investment Division of the Board of Realtors
- Charleston Regional Business Journal Forty under Forty Recipient - Class of 2014
- Leadership Charleston Class of 2014
- Urban Land Institute

Agency Relationships in South Carolina

The SC Real Estate License Law, in Section 40-57-139 (A) (1) and (2), requires a real estate licensee to provide you this brochure and a meaningful explanation of agency relationships offered by the licensee's Company. This must be done at the first practical opportunity when you and the licensee have substantive contact.

Before you begin to work with a real estate licensee, it is important for you to know the difference between a broker-in-charge and associated licensees. The broker-in-charge is the person in charge of a real estate Company. Associated licensees may work only through a broker-in-charge. **In other words, when you choose to work with any real estate licensee, your business relationship is legally with the Company and not with the associated licensee.**

A real estate Company and its associated licensees can provide buyers and sellers valuable real estate services, whether in the form of basic customer services, or through client-level agency representation. The services you can expect will depend upon the legal relationship you establish with the Company. It is important for you to discuss the following information with the real estate licensee and agree on whether in your business relationship you will be a **customer** or a **client**.

Now You Are a Customer of the Company

South Carolina license law defines customers as buyers or sellers who choose **NOT** to establish an agency relationship. The law requires real estate licensees to perform the following *basic duties* when dealing with *any* real estate buyer or seller as customers:

- Present all offers in a timely manner
- Account for money or other property received on your behalf
- Provide an explanation of the scope of services to be provided
- Be fair and honest and provide accurate information
- Disclose "adverse material facts" about the property or the transaction which are within the licensee's knowledge.

*Unless or until you enter into a written agreement with the Company for agency representation, you are considered a "Customer" of the Company, and the Company will **not** act as your agent. As a Customer, you should **not** expect the Company or its licensees to promote your best interest, or to keep your bargaining information confidential.*

Customer service does not require a written agreement; therefore, you are not committed to the Company in any way.

You Can Become a Client

Clients receive more services than customers. If client status is offered by the real estate Company, you can become a client by entering into a written agency agreement requiring the Company and its associated licensees to act as an agent on your behalf and promote your best interests. If you choose to become a client, you will be asked to confirm in your written representation agreement that you received this brochure in a timely manner.

A seller becomes a client of a real estate company by signing a formal listing agreement with the Company. For a seller to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the seller and the Company which becomes the agent for the seller.

A buyer becomes a client of a real estate Company by signing a formal buyer agency agreement with the Company. For a buyer to become a client, this agreement must be in writing and must clearly establish the terms of the agreement and the obligations of both the buyer and the Company which becomes the agent for the buyer.

If you enter into a written agency agreement, as a Client, you can expect the real estate Company to provide the following client-level services:

- Obedience
- Loyalty
- Disclosure
- Confidentiality
- Accounting
- Reasonable care and skill

Client-level services also include advice, counsel and assistance in negotiations.

Single Agency

When the Company represents only one client in the same transaction (the seller or the buyer), it is called single agency.

Dual Agency

Dual Agency exists when the real estate Company has two clients in one transaction – a seller client and a buyer client.

At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the Company to represent both you and the other client in a disclosed dual agency relationship.

Disclosed Dual Agency

In a disclosed dual agency, the Company's representation duties are limited because a buyer and seller have recognized conflicts of interest. Both clients' interests are represented by the

Company. *As a disclosed dual agent, the Company and its associated licensees cannot advocate on behalf of one client over the other, and cannot disclose confidential client information concerning the price negotiations, terms, or factors motivating the buyer/client to buy or the seller/client to sell.* Each Dual Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

Designated Agency

In designated agency, a broker-in-charge may designate individual associated licensees to act solely on behalf of each client. Designated agents are not limited by the Company's agency relationship with the other client, but instead have a duty to promote the best interest of their clients, including negotiating a price. The broker-in-charge remains a disclosed dual agent for both clients, and ensures the assigned agents fulfill their duties to their respective clients.

At the time you sign an agency agreement, you may be asked to acknowledge whether you would consider giving written consent allowing the Company to designate a representative for you and one for the other client in a designated agency.

Each Designated Agency Agreement contains the names of both the seller client(s) and the buyer client(s) and identifies the property.

What to Look For in Any Agreement

When you choose client-level service, your written Agency Agreement or your agent should answer these questions:

- Can I work with other Companies during the time of the Agreement?
- What will happen if I buy or sell on my own without the agent?
- When will this agreement expire?
- How will the Company be paid for its services?

- Does this Company represent both buyers and sellers as clients?
- If so, what are the choices if two clients become involved in one transaction?
- What duties will the Company continue to provide me after the transaction is completed?

If you plan to become a client of a Company, the licensee will explain the agreement to you fully and will answer questions you may have about the agreement. **Remember, however, that until you enter into a representation agreement with the Company, you are considered a customer and the Company cannot be your advocate, cannot advise you on price or terms, and cannot keep your confidences.**

It's Your Choice

As a real estate consumer in South Carolina, it is your choice as to the type and nature of services you receive.

- You can choose to remain a customer and represent yourself while the Company represents the other party.
- You can choose to hire the Company for representation through a written agreement.
- If represented by the Company, you can decide whether to go forward under the shared services of dual agency or designated agency or to remain in single agency.

The choice of services belongs to you—the South Carolina real estate consumer.

This brochure has been approved by the S.C. Real Estate Commission for use in explaining representation issues in real estate transactions and consumers rights as a buyer or seller. Reprinting without permission is permitted provided no changes or modifications are made.

Agency Disclosure Brochure

Agency Relationships in Real Estate



**South Carolina Department of
Labor, Licensing and
Regulation**

**South Carolina Real Estate
Commission**

PO Box 11847

Columbia, S.C. 29211-1847

Telephone: (803) 896-4400

Fax: (803) 896-4427

www.llr.sc.gov/POL/REC/