

CAMPUS 5 | DIVISIBLE TO 200K SF

CAMP HALL COMMERCE PARK



DELIVERING Q4 2024

759 AUTONOMOUS DRIVE
RIDGEVILLE, SC



WATCH VIDEO



Company Logo Here



± 545,000 SF UNDER CONSTRUCTION



PROJECT SPECS

BUILDING

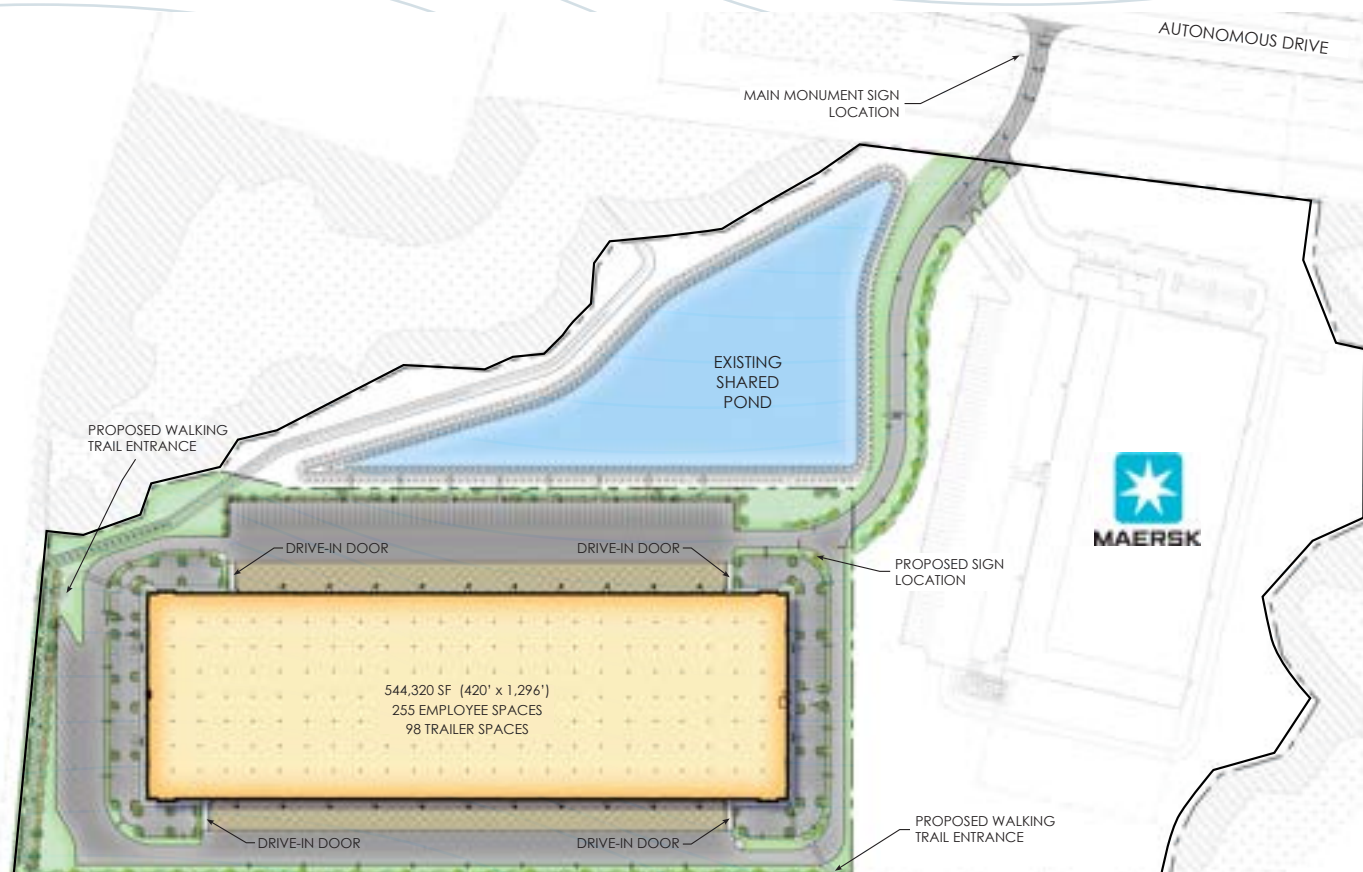
| | |
|------------------------|--|
| DELIVERY | Q4 2024 |
| CONFIGURATION | Cross-dock |
| DIMENSIONS | 420' x 1296' |
| CLEAR HEIGHT | 40' |
| COLUMN SPACING | 54' x 50' 2 - 60' speed bays |
| DOCK DOORS | 83 (9'x10') existing 46 (9'x10') knockouts |
| DRIVE IN DOORS | 4 (12' x 14') |
| DOCK PACKAGES | 35,000 lb mechanical levelers with seals on every third door |
| DOOR RATIOS | Every 3 doors |
| TRUCK COURT DEPTHS | 185' & 130' |
| AUTO & TRAILER PARKING | 255 auto / 98 trailer |
| LIGHTING | 30FC |
| OFFICE | 2,250 SF |
| SLAB | 7" unreinforced w/ vapor barrier |
| LEED | Silver Certification |

UTILITIES

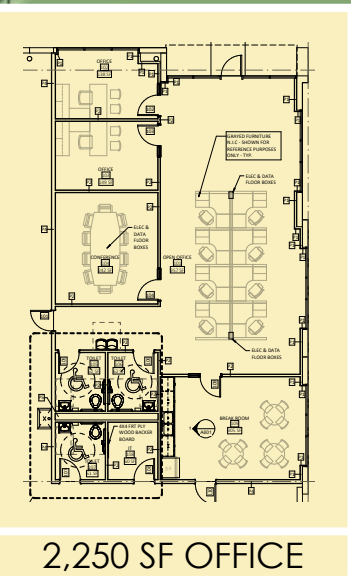
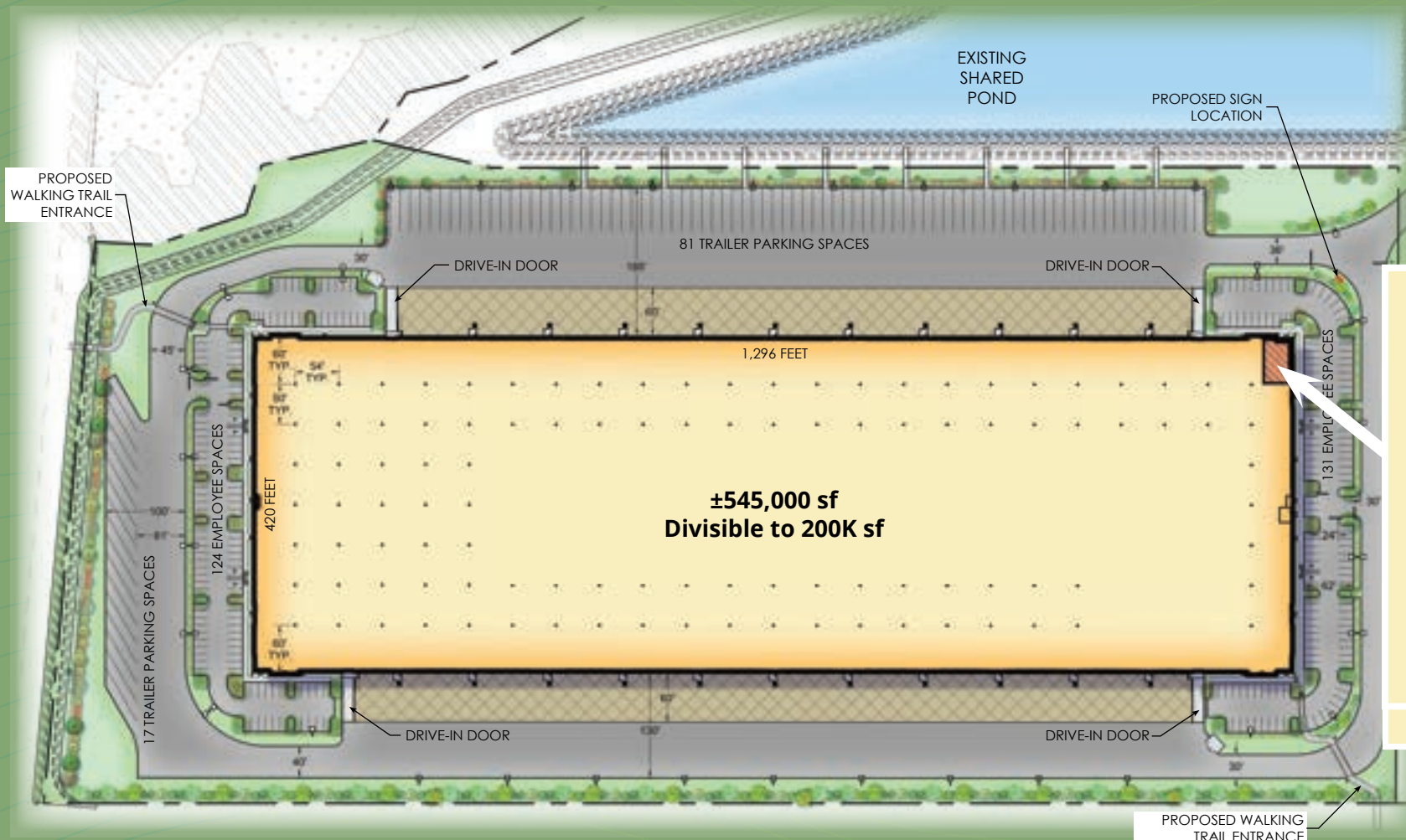
| | |
|------------|-----------------------------|
| POWER TYPE | Three Phase 6,400 amps/5 MW |
| WATER | 950,000 GPD |
| SEWER | 950,000 GPD |
| SPRINKLERS | ESFR |



WATCH VIDEO



FLOORPLAN



SITE AERIAL

← **Walmart** 
Distribution Center

← **TVS Sundaram-Clayton**



Old Gilliard Road



CONSTRUCTION PROGRESS



Concrete Truck Court and Drive Aisle



LOCATION & ACCESS



NEW CLASS A industrial warehouse located in Camp Hall Commerce Park

CONVENIENT ACCESS to I-26 via two interchanges

PROXIMATE TO SKILLED WORKFORCE and Charleston's manufacturing and distribution corridor

CROSS-DOCK FACILITY with 98 trailer drops and 261 parking spaces



**759 Autonomous Drive
±545,000 SF AVAILABLE**

PROXIMITY HIGHLIGHTS

Drive times



Interstate 26 1 mile

Interstate 95 21 miles



SC Port - Hugh Leatherman Terminal 34 miles

SC Port - N. Charleston Terminal 39 miles

SC Port - Wando Welch Terminal 39 miles

Inland Port Dillon 130 miles

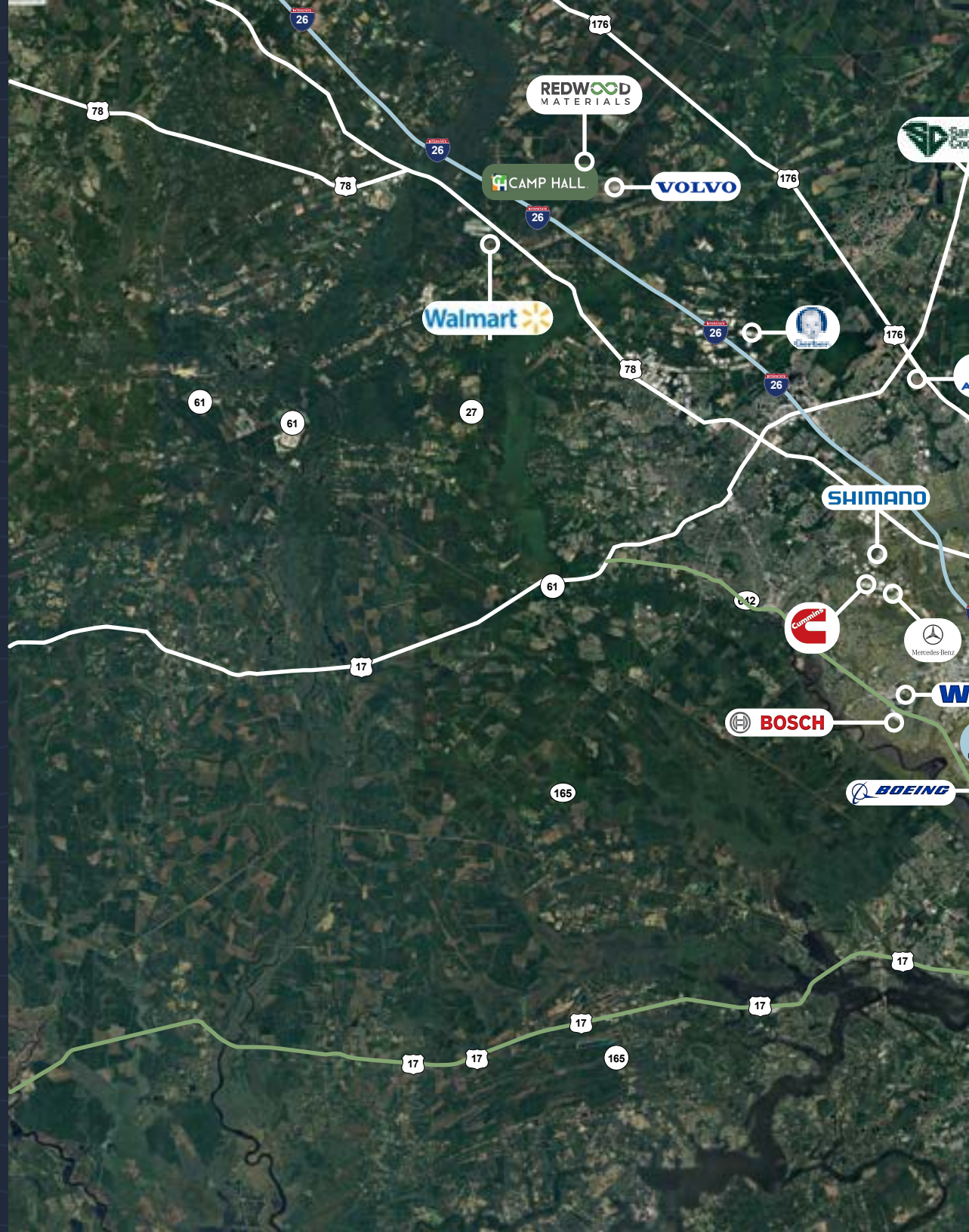
Inland Port Greer 181 miles

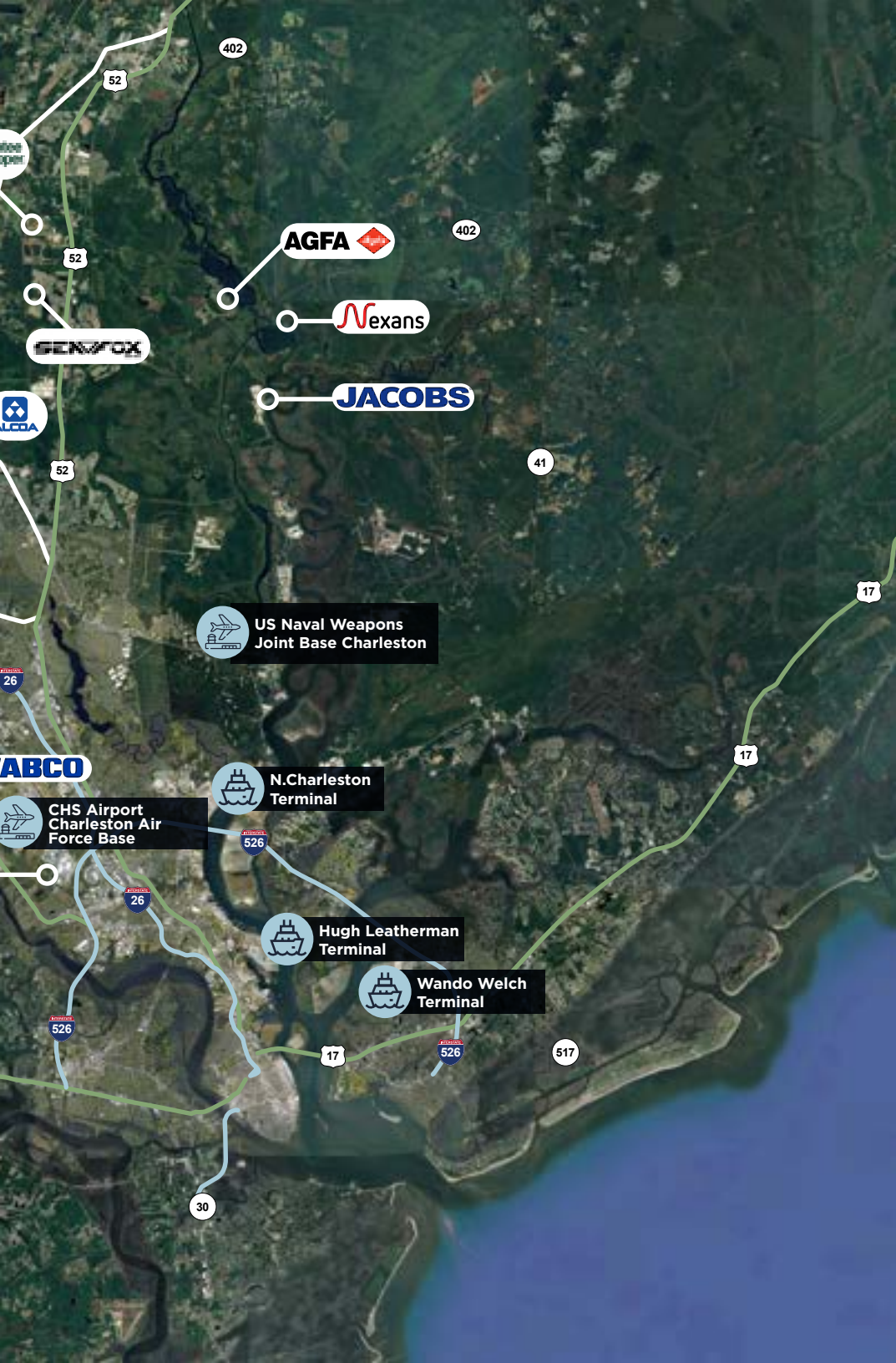


Volvo 2.5 miles

Mercedes-Benz 21 miles

Boeing 27 miles





WHY CHARLESTON?

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come.



#1 BEST CITY IN THE U.S.

Condé Nast Traveler | 2022

#22 FASTEST-GROWING

PLACE IN THE U.S.

U.S. News World Report | 2022

**#29 BEST PERFORMING
CITY**

Milliken Institute | 2022

**#23 TOP CITY IN THE
WORLD**

Travel + Leisure | 2022

**\$200B MANUFACTURING
IMPACT**

SC Manufacturers Alliance | 2021

SOUTH CAROLINA PORTS

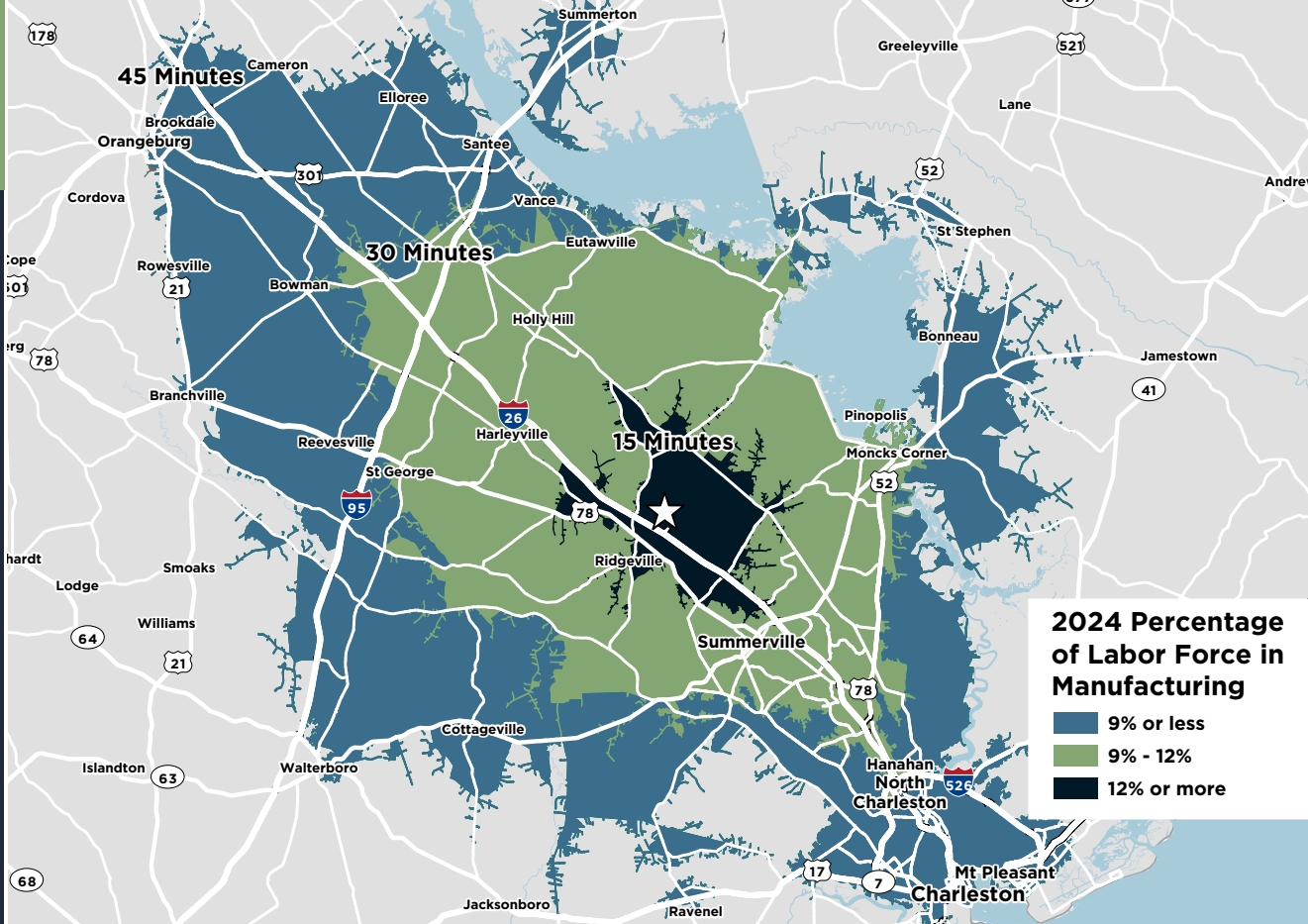
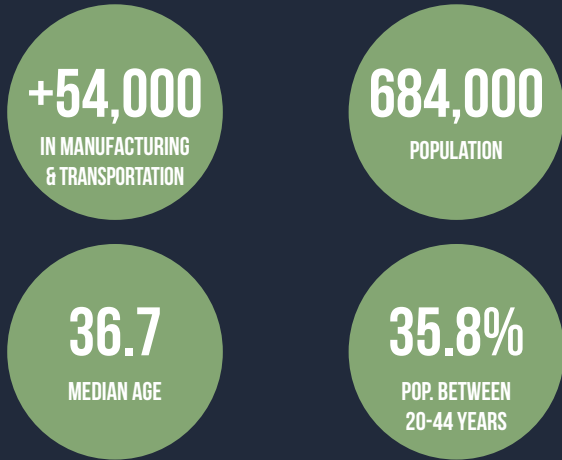
SC Ports drives economic growth in South Carolina, serving as a key competitive advantage for the state. Port operations support the state's thriving business community and spur economic development by connecting South Carolina to global markets.

- SC Ports delivers a \$63.4 billion annual statewide economic impact
- 7.5% increase in containers handled in 2022 (2.55m TEUs)
- Port-supported jobs pay 32% higher than the state average wage
- 1 in 10 S.C. jobs are port related
- \$1.5 billion in improvements completed in 2021 and big ship capability
- Phase one of the Leatherman terminal adds 700,000 TEUs of annual throughput capacity



AREA WORKFORCE

45 MINUTE DRIVE-TIME



AUTOMOTIVE



AEROSPACE / AVIATION



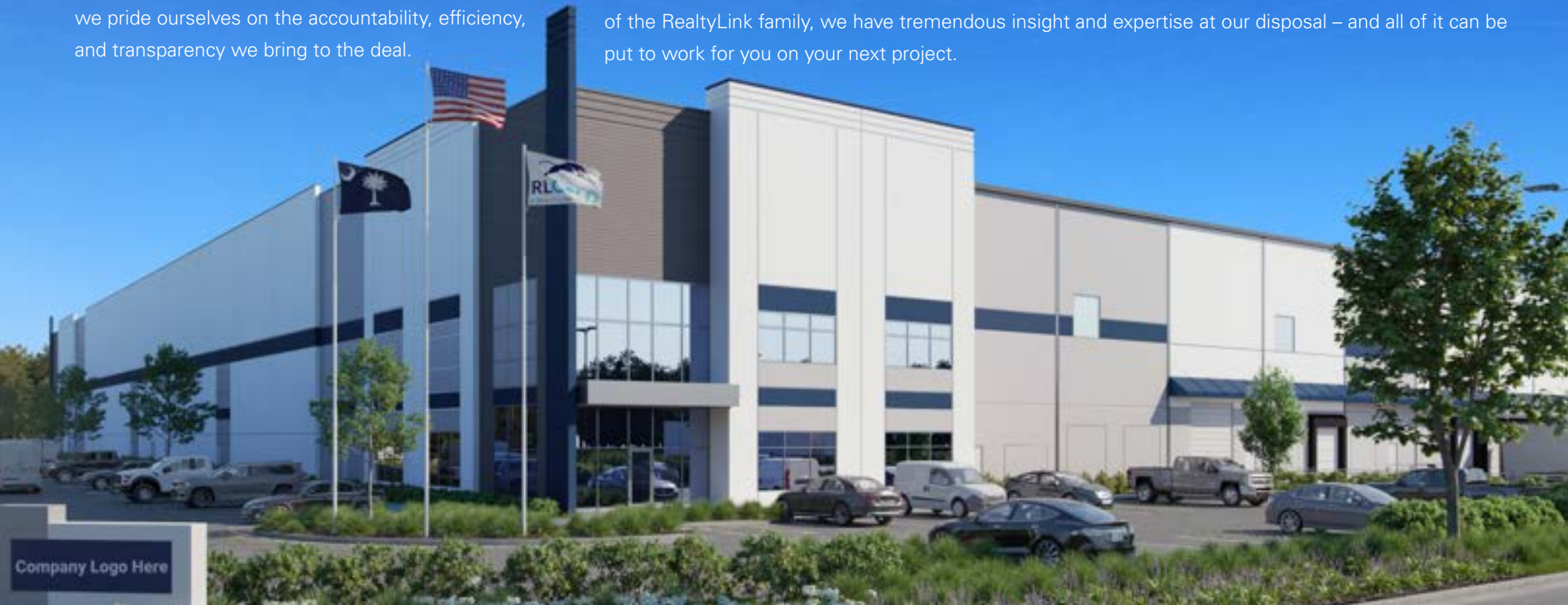
AEROSPACE NICHE SECTORS:

- BOEING SUPPLIERS
- SUBASSEMBLY OPERATIONS
- ADVANCED MATERIALS MANUFACTURERS & FABRICATORS

ABOUT THE DEVELOPER

RealtyLink is a full-service real estate development company specializing in industrial, retail, restaurant, single & multifamily, self-storage, senior living, entertainment, and mixed-use properties. With 80% of our business stemming from repeat clients, we pride ourselves on the accountability, efficiency, and transparency we bring to the deal.

RL Cold brings together some of the brightest minds in the cold storage construction industry under the same roof. As one of the most experienced cold storage developers and builders, we have been providing the best refrigerated warehouse construction and development solutions catering to the needs of our clients. When you combine our expertise with the resources of RealtyLink, you have one incredible partner that is uniquely equipped to help you and your cold storage operation thrive. As part of the RealtyLink family, we have tremendous insight and expertise at our disposal – and all of it can be put to work for you on your next project.



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