BERKELEY
COMMERCE CENTER

PHASE 1

±773,000 SF

AVAILABLE IN Q4 2025

TWO BUILDING SPEC OPPORTUNITY
IN SUMMERVILLE, SC

Rushmark PROPERTIES | JLL

OPPORTUNITY OVERVIEW

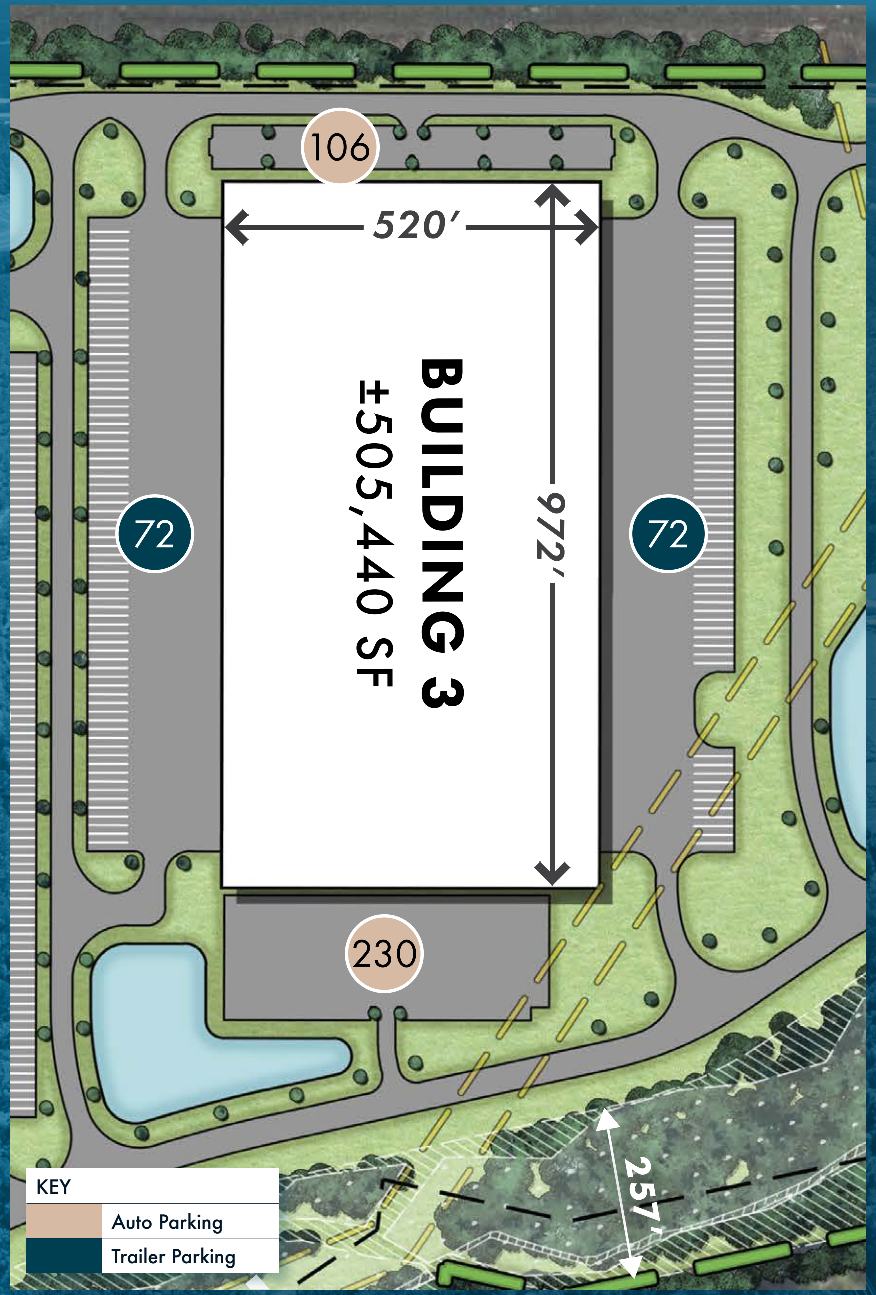
Berkeley Commerce Center boasts an advantageous distribution location fronting I-26, the logistics backbone of South Carolina that connects the Port of Charleston to I-95, the economic superhighway of the East Coast that provides access to the largest consumer base in the Western Hemisphere. The Property's position at the midpoint of downtown Charleston and I-95 places it solidly along the path of near-term growth as the land-constrained Charleston industrial market expands westward along I-26 through Summerville and into Ridgeville. Moreover, the facility boasts seamless connectivity to the MSA's primary demand drivers, including Charleston International Airport (CHS) and the Port of Charleston – now the deepest harbor on the East Coast and one of the fastest-growing seaports in the country.

Considered one of Charleston's premier Class A industrial pockets, the Summerville/Jedburg submarket houses well-known tenants

SITE PLAN

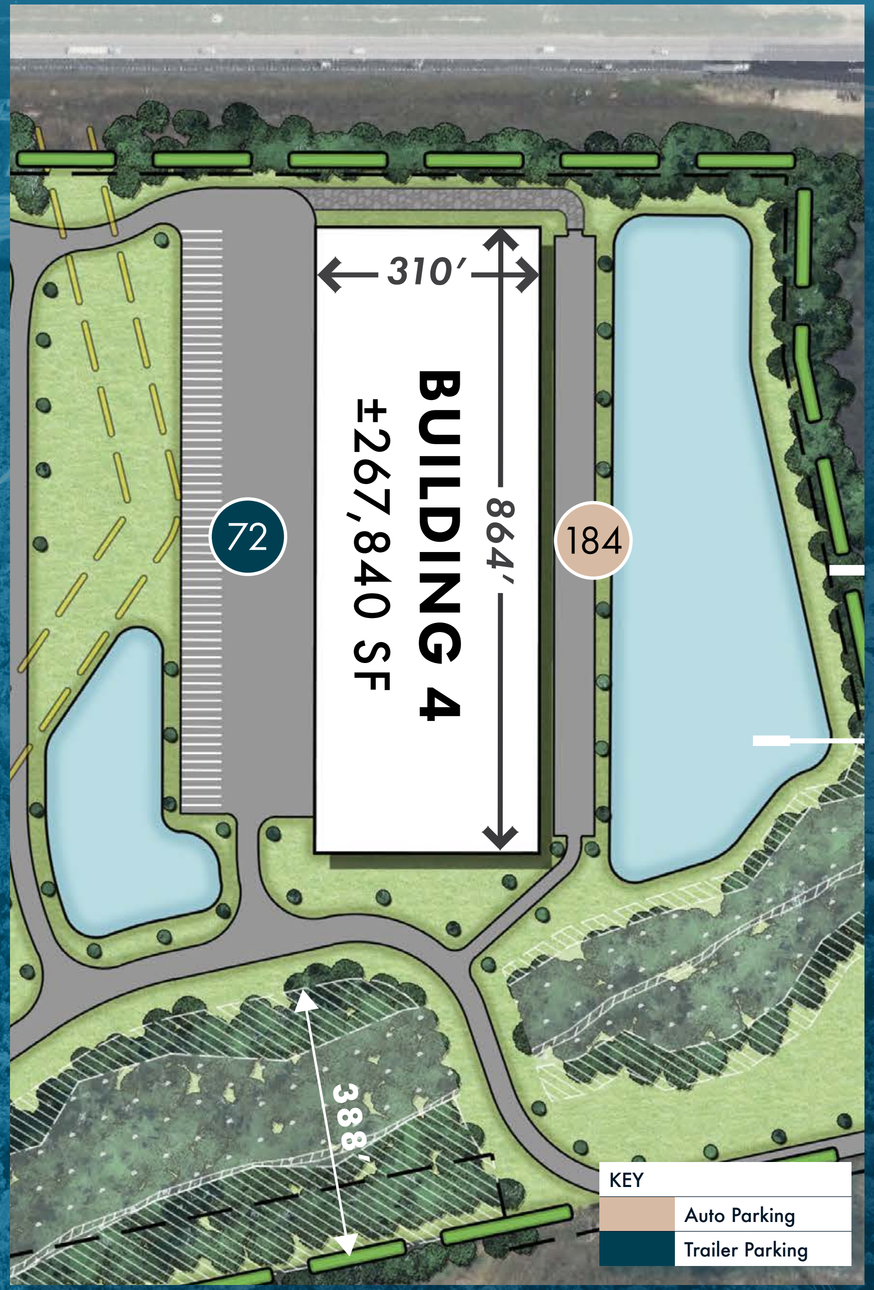
PROPERTY PROFILE BUILDING 3

EXPECTED DELIVERY	Q4 2025
BUILDING SIZE (SF)	505,440
OFFICE SF	2,238
STRUCTURE	Tilt-Up Concrete
DIMENSIONS	520' x 972'
CONFIGURATION	Cross-dock
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 54' with two (2) 60' Speed Bays
FLOOR SLAB	7", 4,000 PSI
LOADING DOCKS	106 Dock doors 42 mechanical pit levelers 4 Drive-In docks doors
TRUCK COURT	185'
ROOF	45 mil TPO membrane with 20-year warranty
FIRE PROTECTION	ESFR
POWER	5,000 amps at 277/480
LIGHTING	LED
AUTO PARKING	336 Spaces
TRAILER PARKING	144 Stalls



PROPERTY PROFILE BUILDING 4

EXPECTED DELIVERY	Q4 2025
BUILDING SIZE (SF)	267,840
OFFICE SF	1,345
STRUCTURE	Tilt-Up Concrete
DIMENSIONS	310' x 864'
CONFIGURATION	Rear Load
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 54' with one (1) 60' Speed Bay
FLOOR SLAB	7", 4,000 PSI
LOADING DOCKS	49 Dock doors 21 mechanical pit levelers 2 Drive-In docks doors
TRUCK COURT	185'
ROOF	45 mil TPO membrane with 20-year warranty
FIRE PROTECTION	ESFR
POWER	3,000 amps at 277/480
LIGHTING	LED
AUTO PARKING	184 Spaces
TRAILER PARKING	72 Stalls



BUILDING 3
±505,440 SF

BUILDING 4
±267,840 SF

BERKELEY MEANS BUSINESS

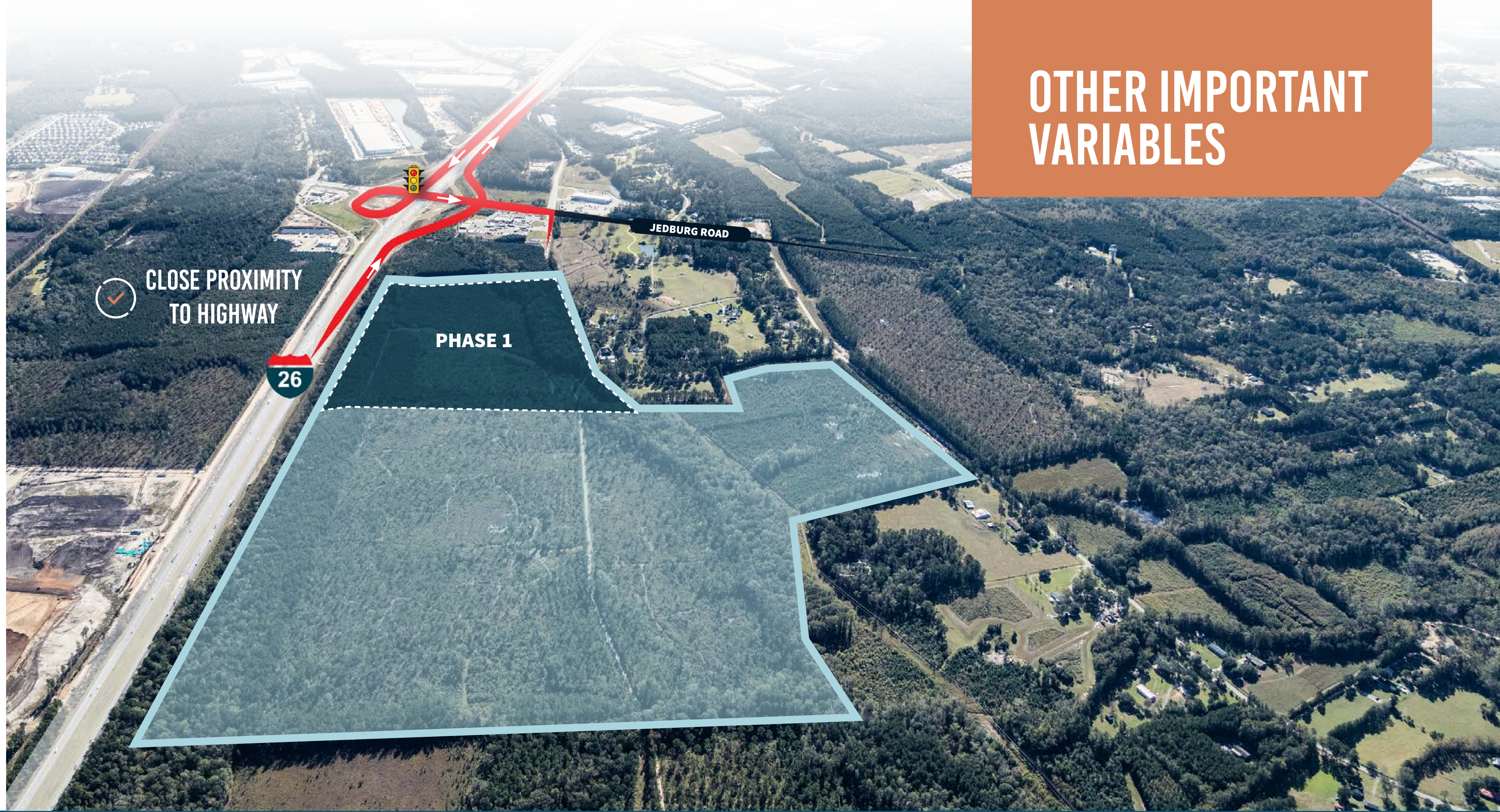
72% of incoming labor pool have higher education

69% incoming labor pool within the ages of 18-44

42% have a bachelor's degree or higher

30% have a same college or associate's degree

OTHER IMPORTANT VARIABLES



TOP 5
Metros of where jobs are

11,421
New jobs created

$5,768,036,823
Billion invested

TOP 4 VARIABLES

WATER

POWER

SEWER

NATURAL GAS

RAPIDLY EXPANDING PORT OF CHARLESTON

- The South Carolina Ports Authority is actively expanding its capabilities across all three container terminals to deliver exceptional port services statewide. The Port is approaching a milestone of 10 million TEUs capacity in the Charleston Harbor. Recently, the Authority acquired land adjacent to the North Charleston terminal, with plans to enlarge the existing facility. This expansion will significantly boost the terminal's annual capacity, allowing it to handle 5 million TEUs independently.
- Despite reduced consumer spending in 2024, intermodal cargo ports experienced growth, achieving record-breaking volumes.
- Expanding Capacity - Rail by Rail
- The Navy Base Intermodal Facility is nearing completion of site preparation, with new tracks being installed. This facility will enhance SC Ports' rail capabilities, enabling cranes to transfer containers directly to and from CSX and Norfolk Southern train

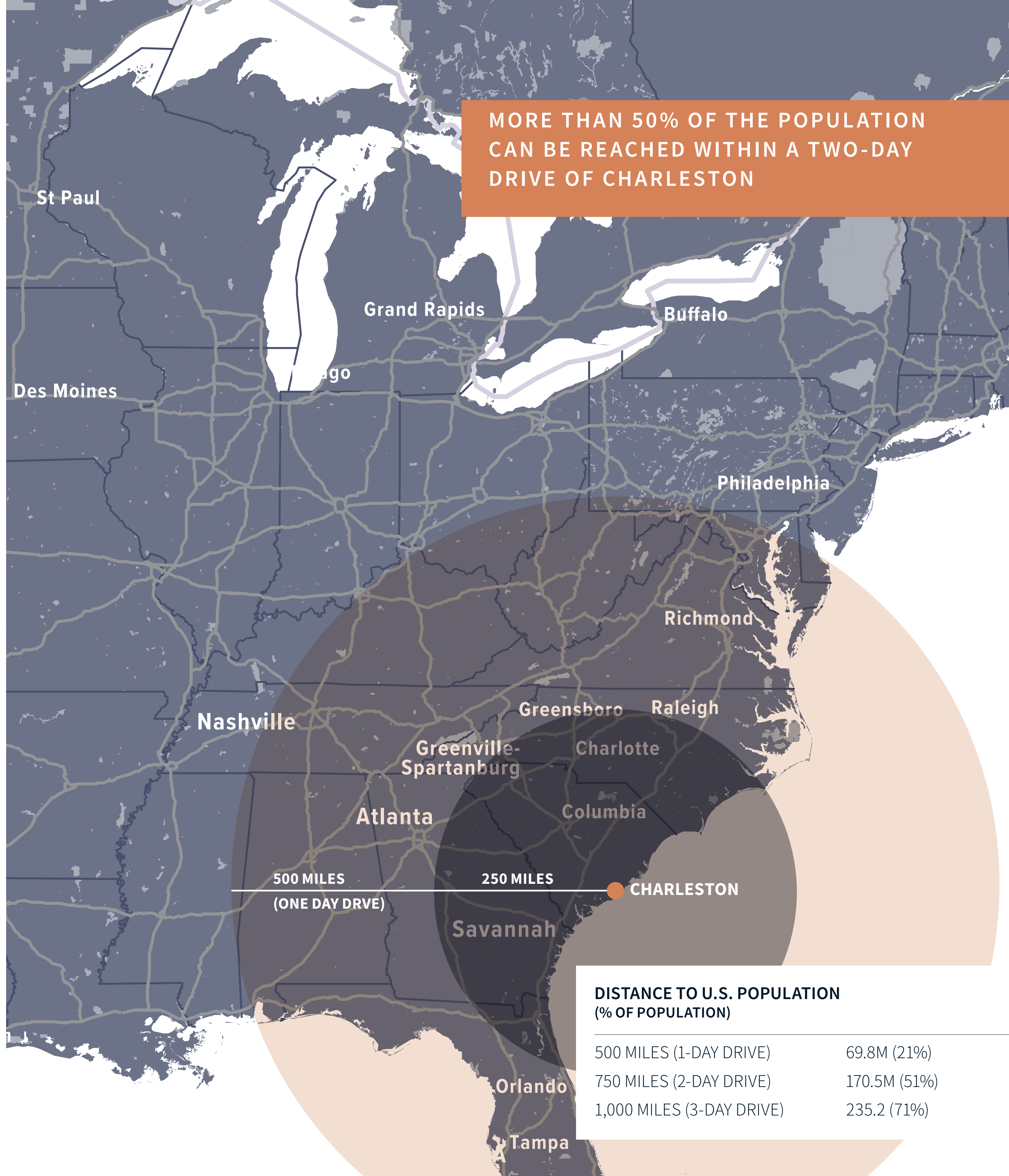
$87B
STATEWIDE ECONOMIC IMPACT

Top
10
U.S. CONTAINER PORT

100
FOREIGN PORTS SERVED DIRECTLY

37
CRANE MOVES PER DAY (MOST PRODUCTIVE IN THE U.S.)

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%)

Rushmark
PROPERTIES

Formed in 1998, Rushmark is a privately-held real estate investment firm committed to developing smart-growth industrial, multi-family residential housing, mixed-use commercial and retail assets in highly-desired geographic areas. With a well-managed portfolio, Rushmark has grown into a leader in design, development and ownership of various sustainable projects primarily in the greater Washington DC and Charleston, SC area.

Rushmark's multi-disciplinary expertise benefits its customers and creates lasting value in the communities it serves. From conceptual design and forecasting, through finance, construction, asset management, accounting, leasing, disposition and on-going management, Rushmark has established a reputation as an owner and developer of high-quality communities, with a focus on sustainability. Rushmark excels at complex projects where community involvement, creative deal structures and technical experience are pre-requisites to a project's success. Rushmark is a long-term stakeholder in the projects it develops; the Company anticipates being a lifelong owner in the real estate it acquires. To date, Rushmark Properties has developed in excess of $1 Billion of real estate.

Rushmark Properties benefits greatly from its affiliation with HITT Contracting, Inc. as Rushmark invests capital into real estate development projects on behalf of the Hitt Family Office. HITT, which was founded in 1937, is an award-winning "turnkey" construction company performing a wide range of services from small jobs, service and emergency work to full base building renovation and shell construction. Since it's founding, HITT has grown to become one of the top 50 largest general contractors in the United States and is one of the 50 largest private companies in the Washington, DC area. HITT is the largest general contractor in the Washington, D.C. region with revenues over $5 billion in 2022.

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