



562 OMNI INDUSTRIAL BOULEVARD, SUMMERVILLE, SC 29483



FOR LEASE

365,509 SF AVAILABLE



ROCKPOINT

LEE ALLEN

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KEVIN COATS

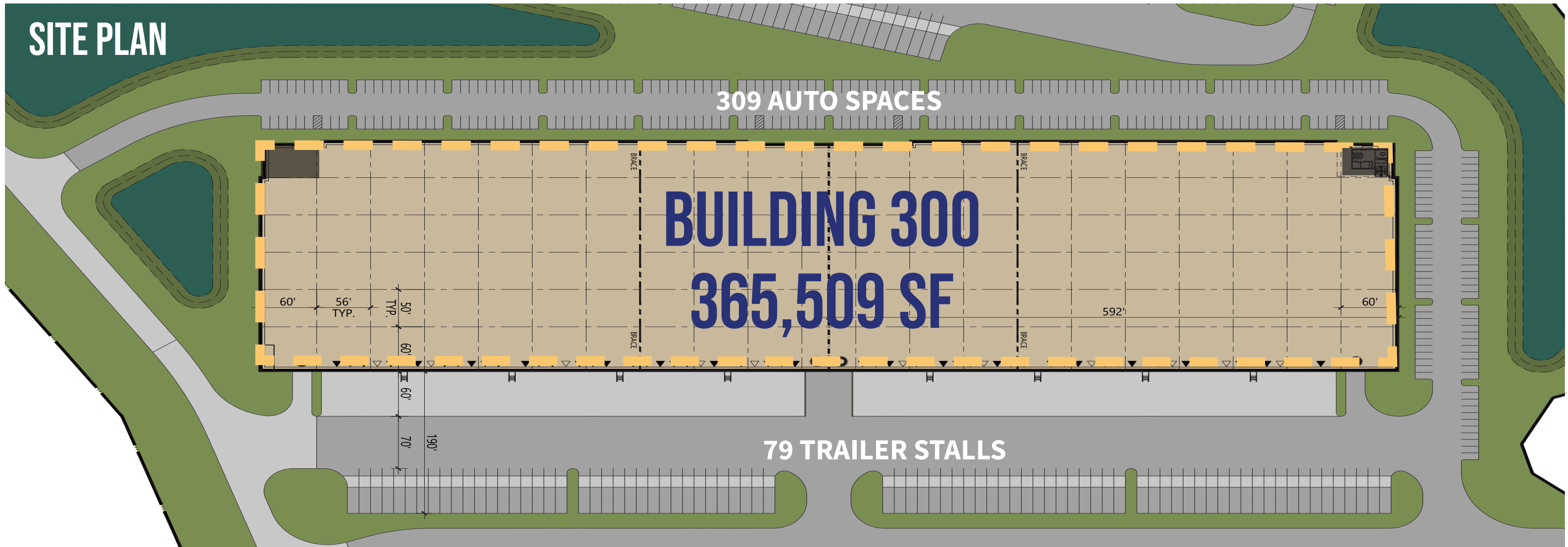
Senior Managing Director
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BUILDING 3 SPECIFICATIONS

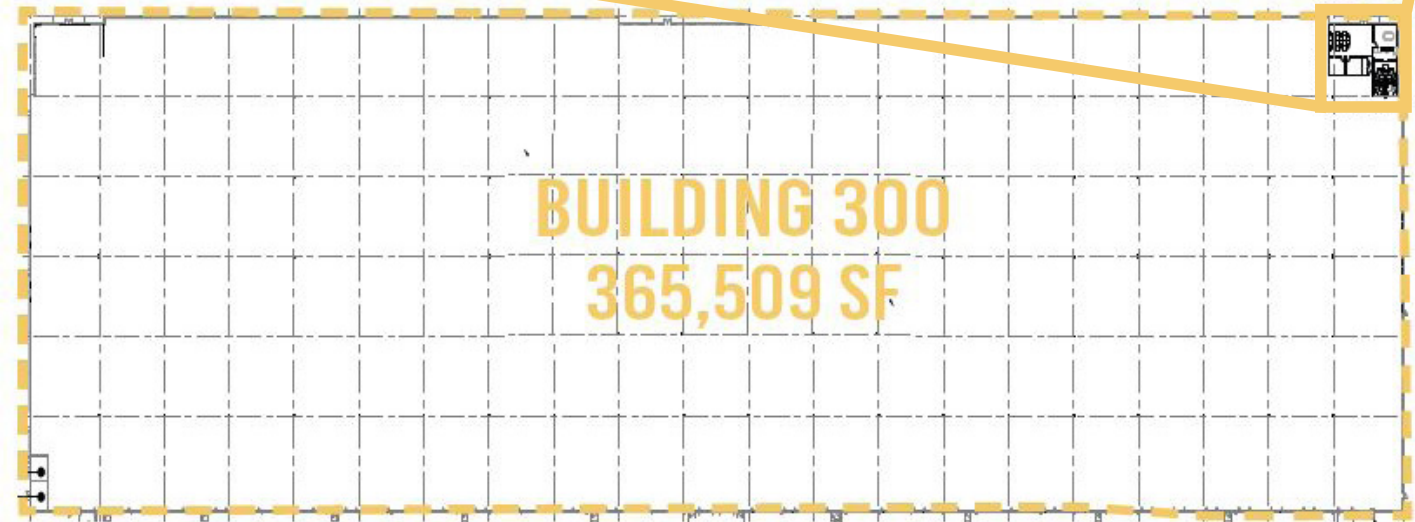
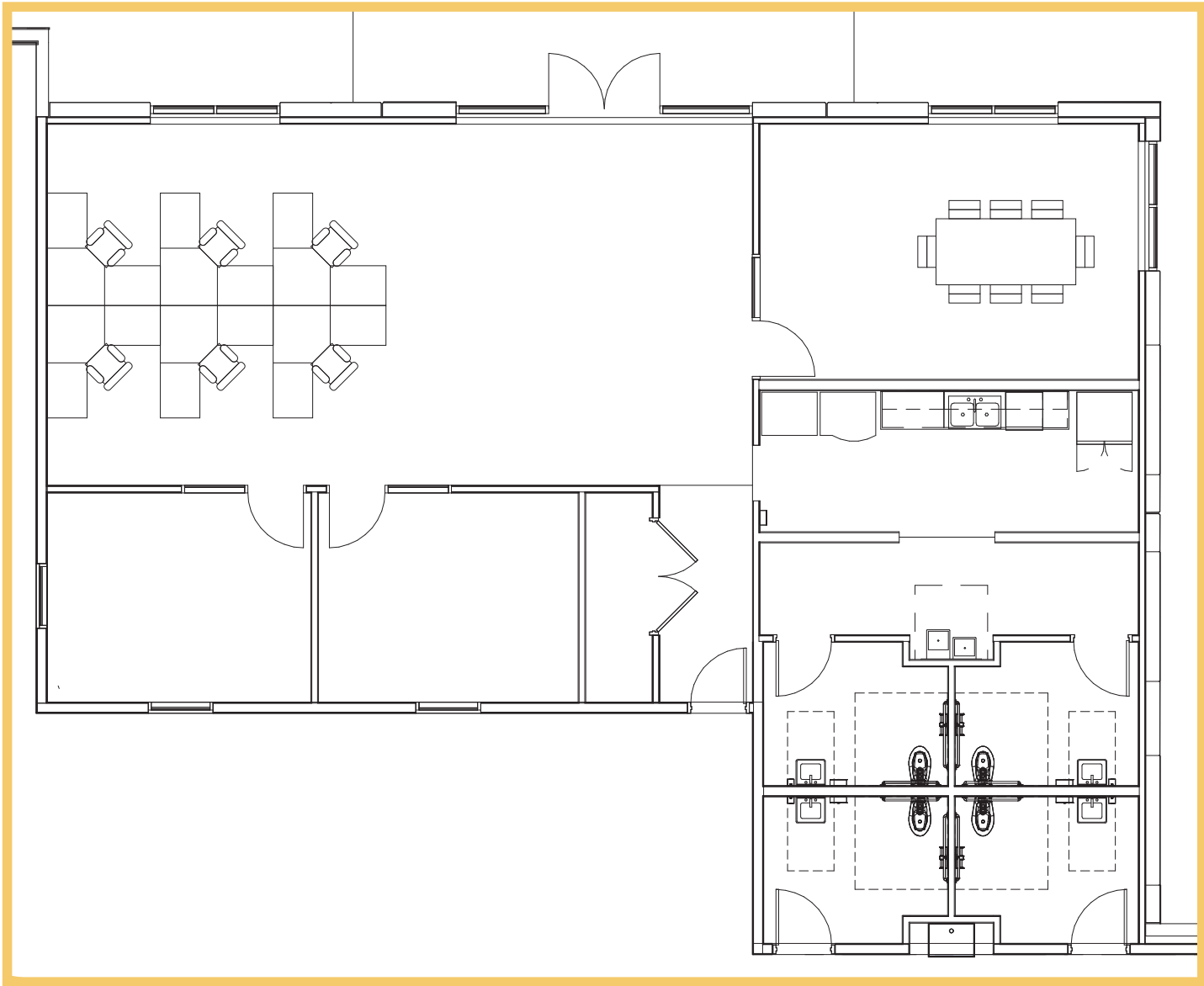
BUILDING SIZE (SF)	365,509
OFFICE SF	2,201 SF
STRUCTURE	Tilt-Up Concrete
DIMENSIONS	310' x 1184'
CONFIGURATION	Rear Load
CLEAR HEIGHT	36'
COLUMN SPACING	56' x 50'
FLOOR SLAB	7"

LOADING DOCKS	62 Loading Docks, 4 Drive-In Docks
TRUCK COURT	190'
ROOF	45 mil TPO, R-20, with 15-year warranty
FIRE PROTECTION	ESFR
POWER	2,000 amp at 277/480
LIGHTING	LED with motion sensor
AUTO PARKING	309 Spaces
TRAILER PARKING	79 Stalls

SITE PLAN



SPEC OFFICE | 2,201 SF





BERKELEY COUNTY SC



- WANDO WELCH TERMINAL
- NORTH CHARLESTON TERMINAL
- CHARLESTON INTERNATIONAL AIRPORT

EXIT 197
NEXTON PARKWAY



EXIT 194
JEDBURG ROAD



WALMART DISTRIBUTION CENTER

VOLVO CAR USA MANUFACTURING FACILITY

REDWOOD MATERIALS BATTERY MANUFACTURING

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

OMNI INCENTIVES



15%

TAXES REDUCED UNTIL 2032



YOUR ECONOMIC ADVANTAGE

FILOT IN PLACE	YES
FILOT TERM	2042
SPECIAL SOURCE REVENUE CREDIT	YES
ASSESSMENT RATE	6%
SPECIAL SOURCE REVENUE CREDIT PERCENTAGE	15%
SPECIAL SOURCE REVENUE CREDIT TERM	2032

RAPIDLY EXPANDING PORT OF CHARLESTON

- The port has experienced outstanding growth in total loaded TEUs over the past decade, most recently reporting record levels of cargo handled during fiscal year 2022 (2.85 million TEUs), as a result of key drivers such as Southeastern population growth, secular shift from West Coast to East Coast ports, and more recently shifts in manufacturing from China to other parts of Asia.
- Totalling nearly \$2.8 billion, the Port's game-changing expansion program is well underway including the delivery of the new Leatherman Terminal (Mar-2021), a new access road connecting to I-26 and the new, dual-access intermodal terminal.
- Following its successful completion in December of 2022, the \$580 million Charleston Harbor Deepening Project increased the depth of the harbor to 52 feet, making it the deepest seaport harbor on the East Coast. 52' depth ensures mega container ships can access terminals free from tidal restriction.
- \$500 million investment to further modernize the Wando Welch Terminal including three (3) more 155' ship-to-shore cranes and 24 rubber-tired gantry cranes which enable the Port to handle three New-Panamax ships simultaneously.
- Charleston is the only Southeast Port of call for ships on the North Atlantic Express (AX1), which considerably expands the Port's connectivity with Northern Europe.

\$63.4B

Statewide economic impact

37

Crane moves per day (most productive in the U.S.)

100

Foreign ports served directly



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%)



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BUILDING 300
365,509 SF



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