

DEVELOPED BY

THE
BEACH
COMPANY
Est. 1945



7770

PALMETTO COMMERCE PARKWAY

57% LEASED TO CREDIT TENANT | VALUE-ADD OPPORTUNITY
196,540 SF CLASS-A INDUSTRIAL FACILITY | PREMIER INFILL LOCATION

CHARLESTON, SOUTH CAROLINA





7770 PALMETTO COMMERCE PARKWAY

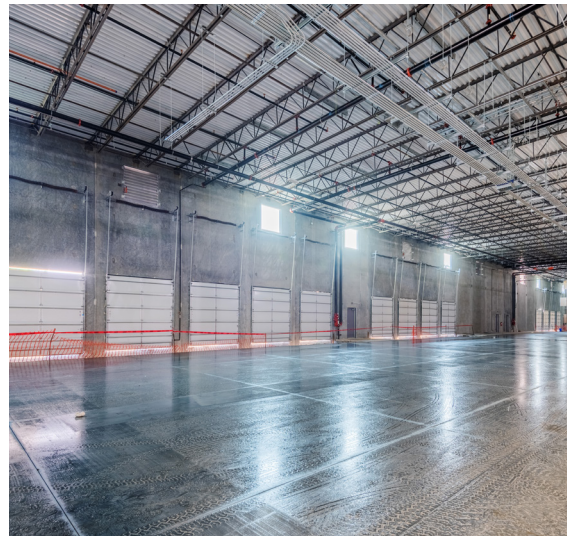
57% LEASED, CLASS A INDUSTRIAL FACILITY WITH EXCEPTIONAL EXISTING CREDIT TENANCY

On behalf of The Beach Company and Samet Corporation, Jones Lang LaSalle Americas, Inc. (“JLL”) has been retained as the exclusive sales representative for **7770 Palmetto Commerce Parkway (the “Property”)** – a 196,540 square foot Class A industrial facility located in the rapidly-expanding Charleston, South Carolina market. The Property is 57.1% leased to Cummins, Inc. (“Cummins”; NYSE: CMI; S&P: A+) featuring over 10 years of remaining lease term with 2.00%-3.00% annual escalations. Cummins is an industry-leading provider and servicer of technologically-innovative engines, power generation and fuel systems, with a 30-year history in the Charleston market. The remaining vacancy presents an immediate value creation opportunity, allowing future ownership to capitalize on the rapid rent growth in the Airport/Palmetto Commerce Parkway submarket.

Strategically positioned on the highly-coveted Palmetto Commerce Parkway, the Property enjoys seamless connectivity to Charleston’s world-class logistics infrastructure, including Charleston International Airport (CHS) and all three (3) of the Port of Charleston’s terminals. Moreover, the building is situated adjacent to I-26 which provides immediate access to a network of major transportation thoroughfares such as I-526 and I-95 - the primary north/south artery of the East Coast. The institutional-quality facility features multiple store fronts with abundant dock high doors and trailer storage, providing flexibility and highly desired characteristics within the market. Overall, 7770 Palmetto Commerce Parkway presents investors with the opportunity to acquire an infill asset in the explosive Charleston industrial market with an in place credit tenancy and a rare value creation opportunity.

INVESTMENT SUMMARY

Address	7770 Palmetto Commerce Parkway North Charleston, SC 29420
Rentable Building Area	
Warehouse	±182,601 SF (92.9%)
Office	±13,939 SF (7.1%)
Total	196,540 SF
Year Built	2019
Occupancy	57.1%
Tenant	Cummins, Inc (NYSE: CMI; S&P: A+)
In-Place NOI	\$590,726



STABLE IN-PLACE CASH FLOWS WITH SIGNIFICANT UPSIDE VIA LEASING OPPORTUNITIES

IMMEDIATE VALUE-ADD OPPORTUNITY

- 84,220 SF of brand-new, first-generation space for lease
- Opportunity to push rates due to rent growth in the Airport/ Palmetto Commerce Parkway submarket - over 18% in the past 24 months

EXCELLENT CREDIT TENANT IN CUMMINS, INC.

57% leased to ("Cummins"; NYSE: CMI; S&P: A+) with approximately 10.3 years of remaining term and 2.00%-3.00% escalations

- Leading manufacturer of transportation hardware such as engines and power generation to the global transportation industry
- \$19.8 billion in sales in 2020 and over \$6 billion in Q1 2021

MISSION-CRITICAL FACILITY WITH INGRAINED OPERATIONS

- The Property will be integrated into Cummins' extensive presence throughout the Charleston market
- Supplements Cummins' main Turbo Technologies manufacturing plant at 9051 Palmetto Commerce Parkway, less than five (5) miles away
- Cummins has utilized Charleston as the heart of its Southeast operations for the past 30 years

EXTREMELY CONNECTED LOCATION

- Highly infill location on Palmetto Commerce Parkway at the center of the Charleston market
- Strategic location adjacent to I-26 provides seamless access to I-526 and I-95 - the primary north/south artery of the East Coast
- Superior regional accessibility via I-26 provides direct access to Charleston International Airport (CHS), the Port of Charleston and large regional manufacturers such as Mercedes-Benz (Daimler), Boeing, and Volvo, among many others

VALUABLE TAX INCENTIVES

A Fee in Lieu of Tax (FILOT) agreement is in progress that will fix the property tax obligations for the life of the 20-year incentive, significantly reducing the tax burden on future ownership.

HIGHLY FUNCTIONAL, VERSATILE BUILDING DESIGN

- 44 dock-high doors and ample on-site trailer storage
- ESFR fire suppression and life safety
- Motion-sensored energy-efficient LED lighting
- Multiple storefronts allow for flexible leasing configurations



INSTITUTIONAL-QUALITY INDUSTRIAL PRODUCT

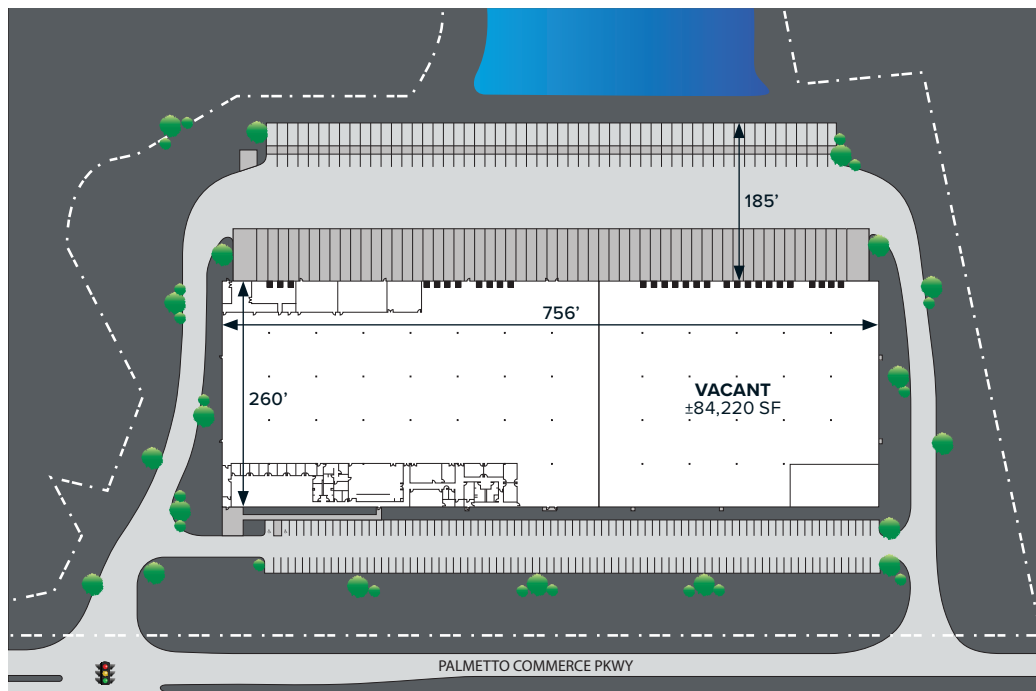
The Property consists of high-quality, insulated precast concrete wall panels and a sleek, modern exterior façade.

The 260'-deep rear-load facility possesses a multitude of institutional quality features such as ESFR sprinklers and motion-sensored LED lighting throughout.

Forty-four (44) dock-high doors and two (2) drive-in doors outfitted with 3" heavy duty track and rollers allow the Property to handle high-volume distribution operations.

184'-deep truck court features a 60' concrete apron and 55 trailer storage positions – a desirable commodity among the Charleston tenant base.

The Property features a 45mil mechanically-fastened white TPO roof membrane with a full 15-year warranty and an extended 20-year warranty on the membrane, significantly mitigating future cost of ownership.





CUMMINS, INC.

112,320 SF | LXD: 1/31/2032 | NYSE: CMI; S&P: A+

Cummins, Inc. is an American multinational corporation and global energy leader that designs, manufactures, and distributes engines, filtration, and power generation products. The 100+ year old company is a widely recognized brand name and world renowned innovative presence.

Cummins has a network of over 600 distributors and a roster of over 58,000 employees worldwide. Cummins' offerings satisfy an extensive niche of fields including heavy-load trucks, light-duty automotive, construction, mining, oil and gas, rail, defense, and agriculture. The Company boasts one (1) million connected engines worldwide and is relied upon for its premier servicing capabilities by its global customer base.

The investment grade corporation maintains an A+ credit rating (S&P) and has fundamentally resilient and stable cash flows, carrying a sturdy 1.66x Total Debt to EBITA ratio (FY 2020) and a 9.03% Net Margin during the same period. Cummins' annual revenue is consistently at or above \$20 billion, with an explosive Q1 result of over \$6 billion.

CUMMINS AT THIS LOCATION

- Cummins operations at the Property will bolster and support the firm's existing manufacture of turbochargers in the Airport/Palmetto Commerce Parkway submarket
- Alongside a facility located at 9051 Palmetto Commerce Parkway, less than five (5) miles down the road, Cummins has invested heavily into the Charleston area, exceeding \$50 million in capital commitments
- The company will create 250+ jobs via its newest expansion at 7770 Palmetto Commerce Parkway

“OUR INVESTMENT IN THE CHARLESTON AREA WILL HELP US OPTIMIZE OUR FOOTPRINT AND CONTINUE TO BE THE TOP CHOICE OF OUR GLOBAL CUSTOMERS.”

VICE PRESIDENT OF CUMMINS TURBO
TECHNOLOGIES, SHON WRIGHT

58,000
Employees
Worldwide

300k+ SF
Total Market
Presence

\$6 Billion
Q1 2021 Revenues

HIGHLY-CONNECTED LOGISTICS LOCATION

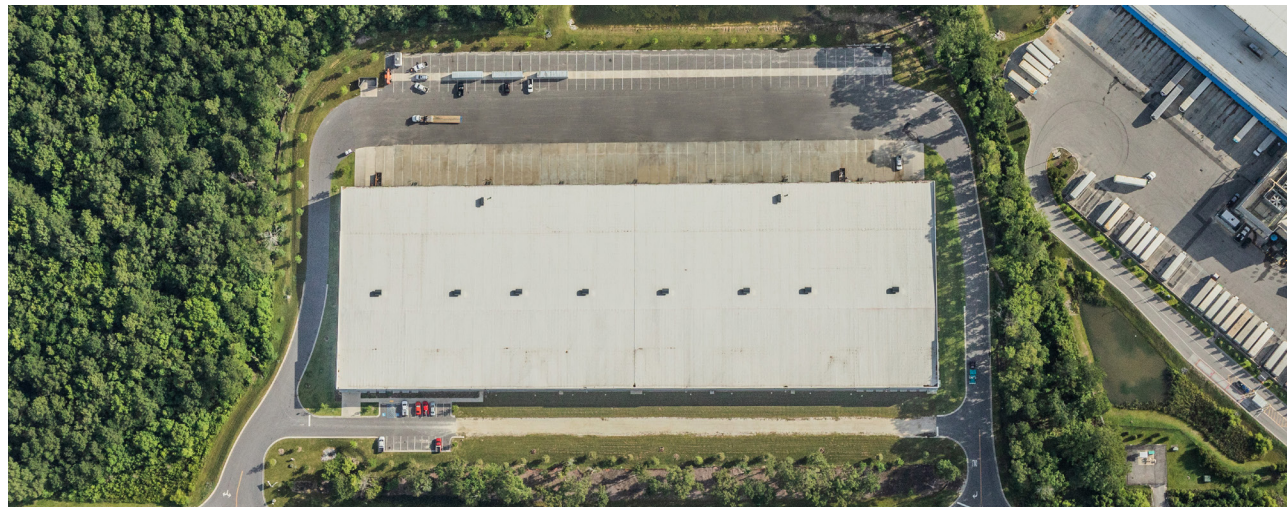
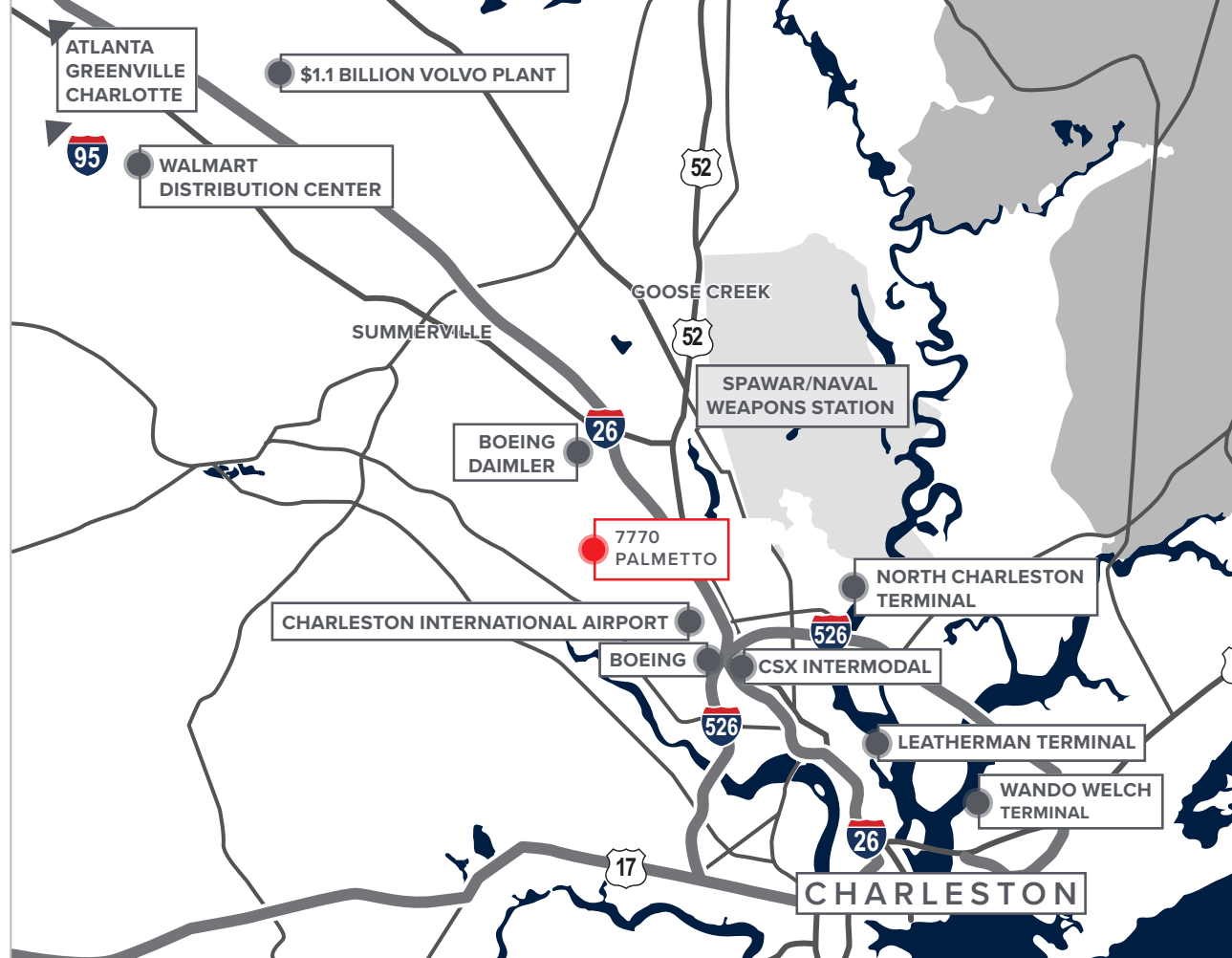
Located at the confluence of some of the largest manufacturing operations in the state of South Carolina with seamless access to every major thoroughfare in the region, 7770 Palmetto Commerce Parkway has an unbeatable geographical upside. The Property enjoys direct, invaluable access to the Port of Charleston's terminals, as well as Charleston International Airport (CHS).

I-26	±2.1mi
Daimler Manufacturing Plant	±3.6mi
Bosch Plant	±4.9mi
Charleston International Airport (CHS)	±5.1mi
I-526	±6.3mi
Boeing Final Assembly	±6.5mi
Norfolk Southern & CSX Hubs	±8.3mi
North Charleston Terminal	±8.4mi
Nexton Parkway	±11.7mi
Leatherman Terminal	±13.3mi
Downtown Charleston	±15.8mi
Wando Welch Terminal	±18.0mi
Volvo Plant	±21.5mi
I-95	±40.0mi

RED-HOT CHARLESTON MSA

Coined a "millennial talent magnet," Charleston remains poised for strong future growth behind a diversified economy based around the Port of Charleston, military installations and manufacturing.

802,122	30	46.1%	1M+
MSA Residents	New Residents per Day	Cum. Population Growth since 2000	Est. Population by 2030



RAPIDLY EXPANDING PORT OF CHARLESTON

- The Port has experienced outstanding growth in total loaded TEUs over the past decade, most recently reporting record cargo volumes handled in March, April and May 2021, 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 by 2021.
- Charleston Harbor Deepening Project is fully funded and on schedule, putting Charleston Harbor on track to be the deepest East Cost Harbor in 2021. 52' depth ensures mega container ships can access port terminals 24 hours a day without tidal restriction.
- \$63.4 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.

"WE HAVE NEVER BEEN AS BULLISH ABOUT THE PORT AS WE ARE TODAY."

- MICAH MALLACE, Director of National Accounts at South Carolina Ports Authority



PORT OF CHARLESTON GROWTH DRIVERS



\$63.4B

Statewide Economic Impact

1 DAY

Rail to Inland Port Greer

100

Foreign ports served directly

37

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



EXPLOSIVE INDUSTRIAL MARKET WITH IMPRESSIVE FUNDAMENTALS

Charleston has been the beneficiary of numerous corporate investments and announcements from major users. Some of which include:

- Walmart developing a brand-new 3 million square foot distribution center in Ridgeville
- Boeing consolidating production of its 787 Dreamliner jet to North Charleston
- Volvo adding an electric battery manufacturing facility and production line to its \$1.1 billion campus

The Charleston market is one of the fastest growing industrial markets in the southeast. As a result, the market is home to a myriad of name-brand institutional owners including Blackstone, LBA Logistics, Stockbridge, BentallGreenOak, EQT Exeter, CenterPoint, STAG, Transwestern and ElmTree Funds, among many others.

CHARLESTON MARKET

58.2 MSF	95.8%	5.2 MSF	7.7%
Total Inventory	Occupancy	Net Absorption Past 24 Mos	Rent Growth Pas 24 Mos

AIRPORT/PALMETTO COMMERCE SUBMARKET

26 MSF	94.1%	980k MSF	50k SF
Total Inventory	Occupancy	Net Absorption Past 24 Mos	Under Construction



7770 PALMETTO COMMERCE

SENSUS ONE

PALMETTO COMMERCE PKWY

LINEAGE LOGISTICS

INVESTMENT ADVISORS

PETE PITTROFF, SIOR
Senior Managing Director
704.906.9943
pete.pittroff@am.jll.com

PATRICK NALLY
Managing Director
919.573.4649
patrick.nally@am.jll.com

DAVE ANDREWS
Director
704.526.2859
david.andrews@am.jll.com

ANALYST SUPPORT

JOSH MCARDLE
Analyst
704.526.2875
josh.mcardle@am.jll.com

MICHAEL SCARNATO
Analyst
704.526.2829
michael.scarnato@am.jll.com

ZACH LLOYD
Analyst
704.804.5788
zachary.lloyd@am.jll.com

LOCAL MARKET EXPERTISE

SIMONS JOHNSON, SIOR, MCR, CCIM
Executive Vice President
843.990.7875
simons.johnson@bridge-commercial.com

HAGOOD MORRISON II, SIOR
Executive Vice President
843.830.9108
hs.morrison@bridge-commercial.com

DEBT & STRUCTURED FINANCE

TAYLOR ALLISON
Director
704.804.5830
taylor.allison@am.jll.com



JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 91,000 as of March 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com