

JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA



FOR LEASE

2 SPEC BUILDINGS AVAILABLE | DELIVERING Q4 2023

BUILDING 1: 621,920 SF

BUILDING 2: 158,340 SF

MULTIPLE ACCESS POINTS TO I-26 AND HWY 78 VIA JEDBURG ROAD & MUCKENFUSS LANE



TRINITYCAPITAL



ICONIC EQUITIES

BUILDING SPECIFICATION

Building 1

SQUARE FOOTAGE	621,920 SF
DIMENSIONS	520' X 1196'
CLEAR HEIGHT	36'
COLUMN SPACING	52' X 50' WITH 60' SPEED BAYS
DOCK DOORS	124
DRIVE IN DOORS	4
AUTO PARKING	382
TRAILER PARKING	177
SPRINKLER	ESFR
HVAC	FREEZE PROTECTION AND CODE REQUIRED VENTILATION
ELECTRICAL	3,000 AMP SERVICE
LIGHTING	(1) LED HI-BAY FIXTURE PER BAY

Building 2

SQUARE FOOTAGE	158,340 SF
DIMENSIONS	210 X 754'
CLEAR HEIGHT	32'
COLUMN SPACING	50' X 54' WITH 60' SPEED BAYS
DOCK DOORS	25
DRIVE IN DOORS	2
AUTO PARKING	170
TRAILER PARKING	19
SPRINKLER	ESFR
HVAC	FREEZE PROTECTION AND CODE REQUIRED VENTILATION
ELECTRICAL	(2) 400 AMP PANELS (277/480 V) SERVICE
LIGHTING	(1) LED HI-BAY FIXTURE PER BAY





88 TRAILER SPACES

BUILDING 1
621,920 SF
520' X 1196'

89 TRAILER SPACES

BUILDING 2
158,340 SF
210' X 754'

19 TRAILER SPACES

170 AUTO SPACES

*ADDITIONAL TRAILER PARKING AVAILABLE

SITE ACCESS

Interstate connectivity

INTERSTATE 26	1 MILE
HIGHWAY 78	2 MILES
INTERSTATE 526	20 MILES
INTERSTATE 95	27 MILES
HIGHWAY 17	28 MILES





JEDBURG ROAD

JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA

NEARBY TENANTS





LOCAL ECONOMIC DRIVERS

A thriving industrial base...



80,000+
Civilian Labor Force



5th Fastest-growing county
in the state



Access to reliable
and economical
utility services
to accommodate
diverse operations



The area provides
Multi-modal
Transportation options -
Rail, Ports, and
The Charleston Airport



Customized Incentive
Proposals Available





MONCKS CORNER

SUMMERVILLE

GOOSE CREEK

LADSON

HANAHAN

NORTH CHARLESTON

North Charleston Port Terminal

DANIEL ISLAND

Charleston International Airport

Boeing Plant

Navy Base Intermodal Facility

Hugh Leatherman Terminal

Wando Welch Terminal

Columbus Street Terminal

MOUNT PLEASANT

WEST ASHLEY

Union Pier

DOWNTOWN CHARLESTON

JAMES ISLAND

PORT OF CHARLESTON

Investing in Capacity

South Carolina Ports has invested more than \$2 billion in port infrastructure in recent years to ensure capacity at the state's marine terminals and rail-served inland ports. SC Ports has invested in the necessary capacity, technology and equipment to handle the bigger container ships and cargo volumes seen today.

SC Ports opened Phase One of the Hugh K. Leatherman Terminal in North Charleston, S.C. in March 2021. Leatherman Terminal adds 700,000 twenty-foot equivalent units (TEUs) of capacity and an additional berth to the East Coast port market. Leatherman Terminal is the first greenfield container terminal to open in the U.S. since 2009,

making SC Ports the only port in the country to offer a new container terminal to customers dealing with a challenges in the global supply chain. Modernization efforts are also ongoing at the three-berth Wando Welch Terminal in Mount Pleasant, S.C., to handle record-breaking vessels and cargo volumes. Additionally, an expansion of rail-served

Inland Port Greer is underway in Upstate South Carolina, and a rail-served cargo yard is planned near Leatherman Terminal in North Charleston, S.C. These investments keep the supply chain fluid for companies as more cargo — particularly retail imports — flows through the Port of Charleston than ever before.

New container terminal Phase 1	\$700 million	South Carolina Ports Authority \$1.35 billion
Inland Port Greer	\$50 million	
Other infrastructure & IT projects*	\$600 million	
Harbor deepening to 52'	\$300 million	State of South Carolina \$775 million
Port access road from I-26	\$225 million	
New dual-access intermodal railhead	\$250 million	
Total CAPEX commitment	\$2 billion	



The Hugh Leatherman Terminal is the newest addition to the Port of Charleston. Having opened in March 2021, this new port signifies the first new U.S. container terminal to open since 2009.

SOUTH CAROLINA ECONOMIC IMPACT

Sourced from the South Carolina
Ports Authority

19%

**year-over-year volume
growth CY 2021**

2.75M

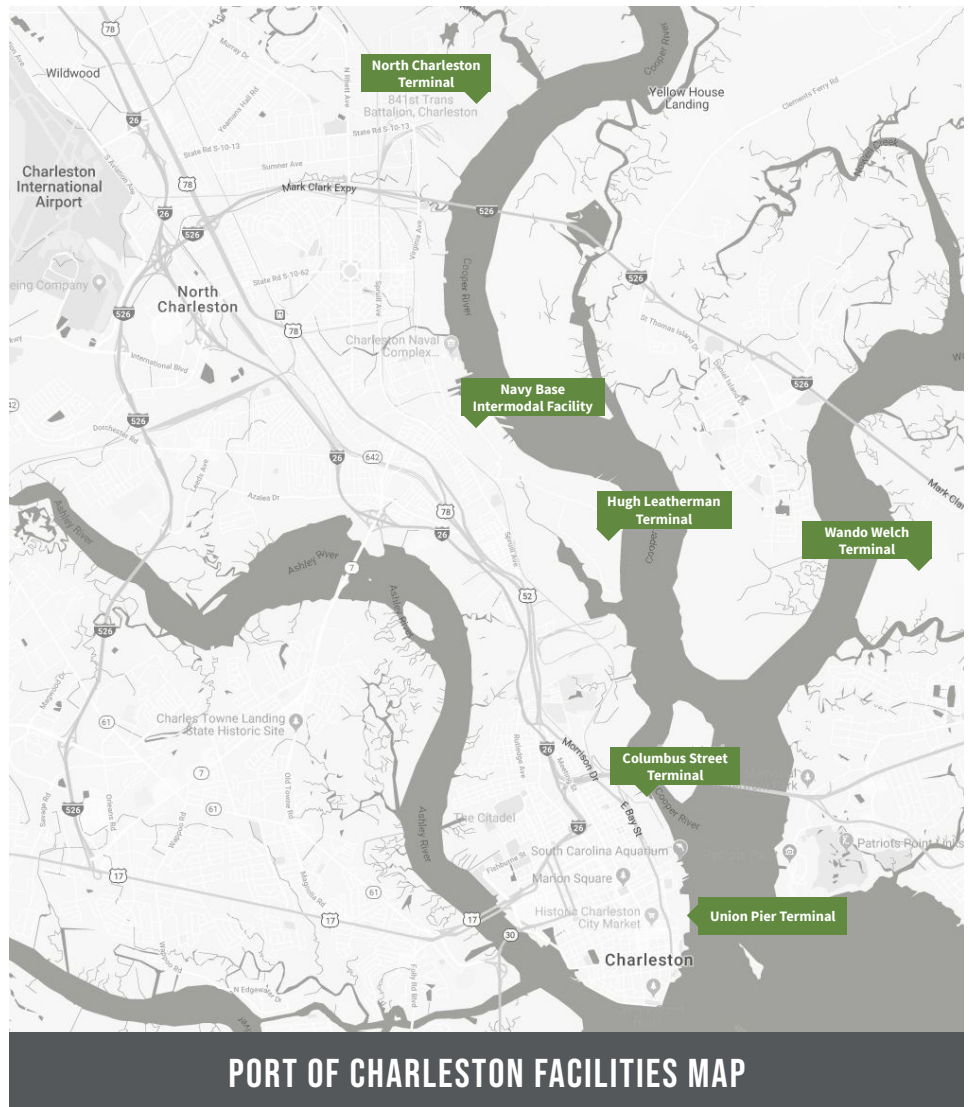
**20' equivalent container
units (TEUs) handled by
SC Ports in CY 2021**

1 IN 10

**SC jobs created by
port operations**

\$63.4B

**annual economic
impact generated in SC
by port operations**



Economic Multiplier Effect

In South Carolina alone, The Port yields an employment multiplier of 2.4, meaning for every 10 SCSPA jobs created, an additional 14 jobs across the state develop. As discussed in Investing in Capital, these new jobs have allowed SCSPA to undergo vast container shipping volume growth over the last decade. Annual TEU throughput capacity for Wando Welch and Leatherman (currently seeing additional capital investment) will total 4.8M once both projects are complete. This capacity is 75 percent more magnitude than all SC Ports processed in CY 2021.

With higher volume comes increased employment growth. Over the last decade, The South Carolina Port saw a 2.8% increase in employment growth and since has emerged as a global competitor in manufacturing sectors such as tire industries, automotive, and aerospace. South Carolina now accounts for one-third of all tire production and exportation with the success of Michelin in the Upstate. Beyond borders, several firms in states including North Carolina, Georgia,

Alabama, Tennessee, and Florida utilize the Port's competitive advantages to accommodate their high-demand business needs. Overall, the economic multiplier effect of The Port is attributed to the direct, indirect, and induced business stipulations within South Carolina. Directly speaking, spending activity, equipment, construction, and technology services, to name a few, all create demand and jobs both for Port employees and its direct suppliers. Indirectly, increased large material purchases from Port industries ripple down through third-party suppliers generating more demand in these smaller sectors. Third-party employees, experiencing more demand, may experience higher wages which in return may be spent locally here in South Carolina leading to an increase in induced spending.



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ABOUT THE DEVELOPER

Trinity Capital Advisors focuses on the acquisition and development of institutional-quality commercial real estate in the southeastern United States. The firm has invested more than \$3.4 billion acquiring and developing more than 23 million square feet of the most successful workplace real estate projects in North Carolina, South Carolina, Tennessee, and Florida, including CBD office towers, industrial portfolios, suburban office parks, and mixed-use developments. Investments are capitalized through various Trinity Capital investment vehicles and partnerships with some of the country's top institutional investors.



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