

JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA



TRINITYCAPITAL



For Lease

Building 1: 621,920 SF

NEW CONSTRUCTION SPEC BUILDING

Multiple access points to I-26 and Hwy 78 via Jedburg Road & Muckenfuss Lane
with new signalized entrance

LEE ALLEN

+1 843 805 5111
JLL Charleston
lee.allen@jll.com

KEVIN COATS

+1 843 805 5112
JLL Charleston
kevin.coats@jll.com

TYLER SMITH

+1 843 805 5118
JLL Charleston
tyler.smith@jll.com

Building 1 Specifications

Building 1

SQUARE FOOTAGE	621,920 SF
DIMENSIONS	520' X 1196'
OFFICE	± 1,612 SF
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

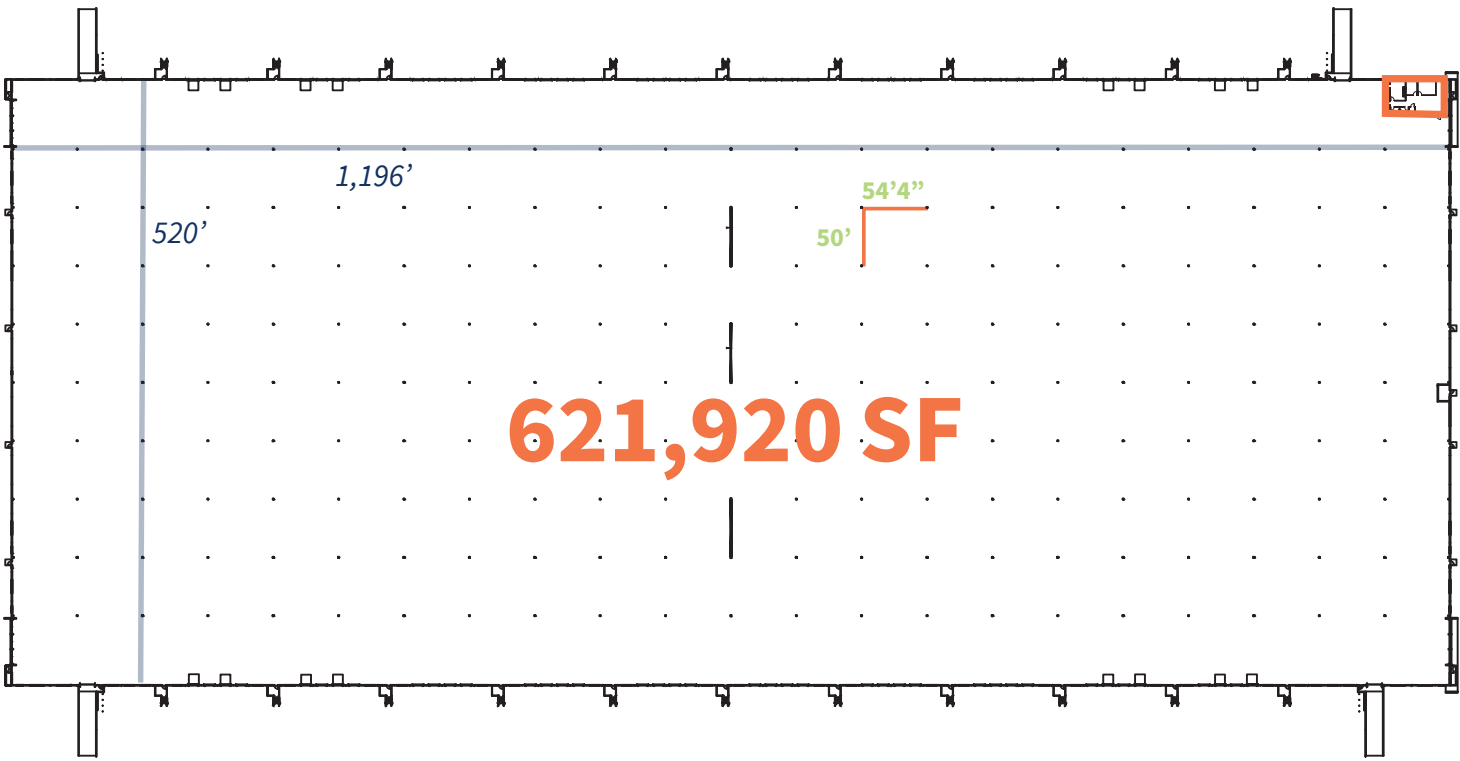
****Stoplight approved at Park Entrance**



Building 1 Spec Office

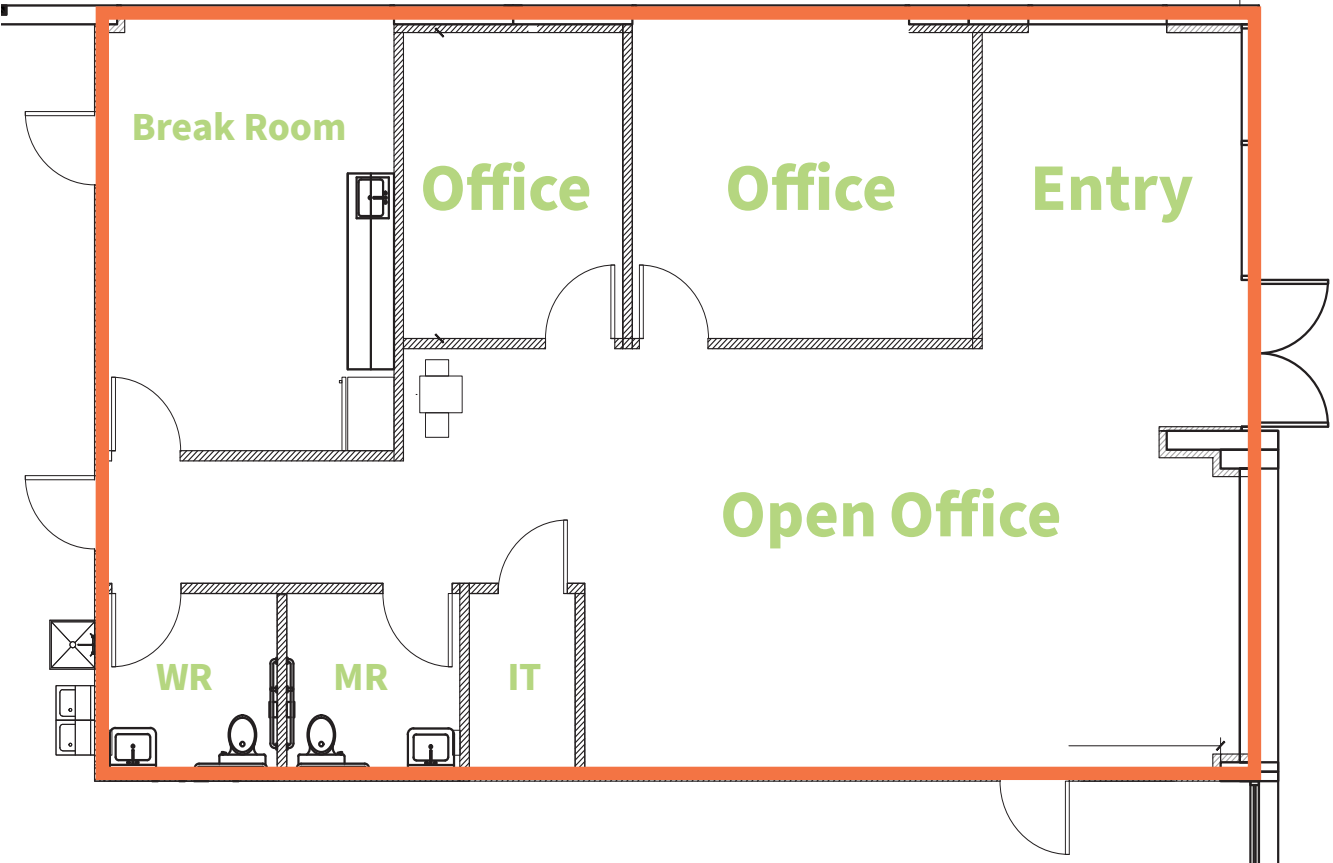
Option 1: ± 1,612 SF

Office delivery Q2 2024



**JEDBURG LOGISTICS
PARK**
SUMMERVILLE, SOUTH CAROLINA

***The spec office is designed to be expanded up to ± 3,468 SF
with additional workstations and conference rooms**



Location Access

Interstate connectivity

HIGHWAY 78	< 1 MILE
INTERSTATE 26	2.5 MILES
INTERSTATE 526	20 MILES
INTERSTATE 95	27 MILES
HIGHWAY 17	28 MILES



Site Access



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

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 in10
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 SCSA jobs created, an additional 14 jobs across the state develop. As discussed in Investing in Capital, these new jobs have allowed SCSA 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.



JEDBURG LOGISTICS PARK

SUMMERVILLE, SOUTH CAROLINA



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.



trinitycapitaladvisors.com

LEE ALLEN

+1 843 805 5111
JLL Charleston
lee.allen@jll.com

KEVIN COATS

+1 843 805 5112
JLL Charleston
kevin.coats@jll.com

TYLER SMITH

+1 843 805 5118
JLL Charleston
tyler.smith@jll.com



TRINITYCAPITAL

