

WEST BRANCH

COMMERCE PARK

FOR SALE

185 ACRES | BUILD-TO-SUIT OPPORTUNITIES

Moncks Corner, South Carolina

185 AC

ALL SITE DUE DILIGENCE COMPLETED

CONTACT

LEE ALLEN
+1 843 566 2064
lee.allen@am.jll.com

KEVIN COATS
+1 843 805 5112
kevin.coats@am.jll.com



WWW.WESTBRANCHCOMMERCEPARKSC.COM

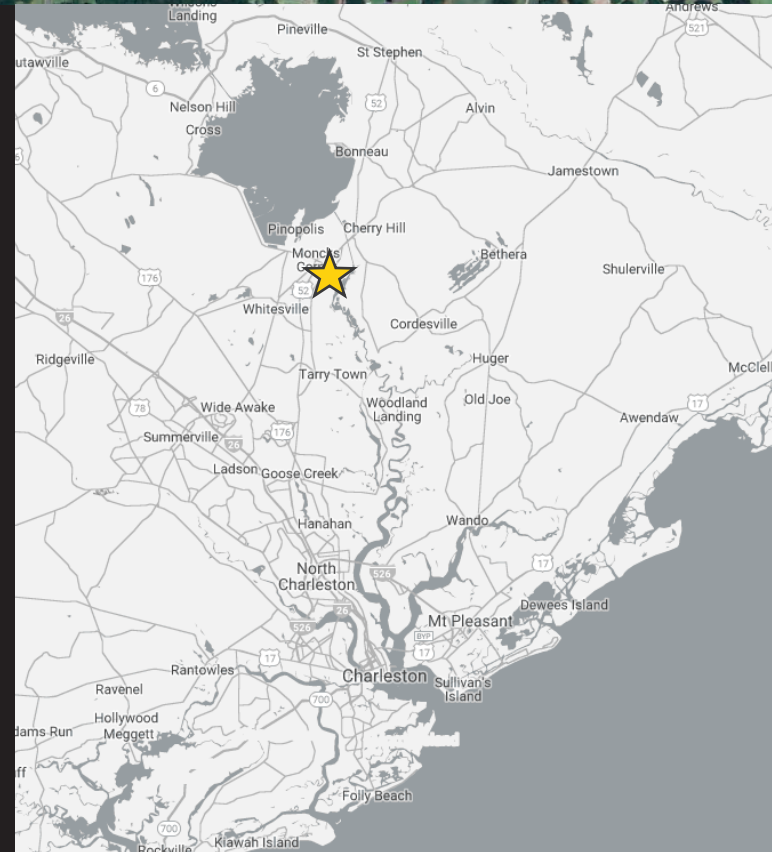
CONCEPTUAL SITE PLAN



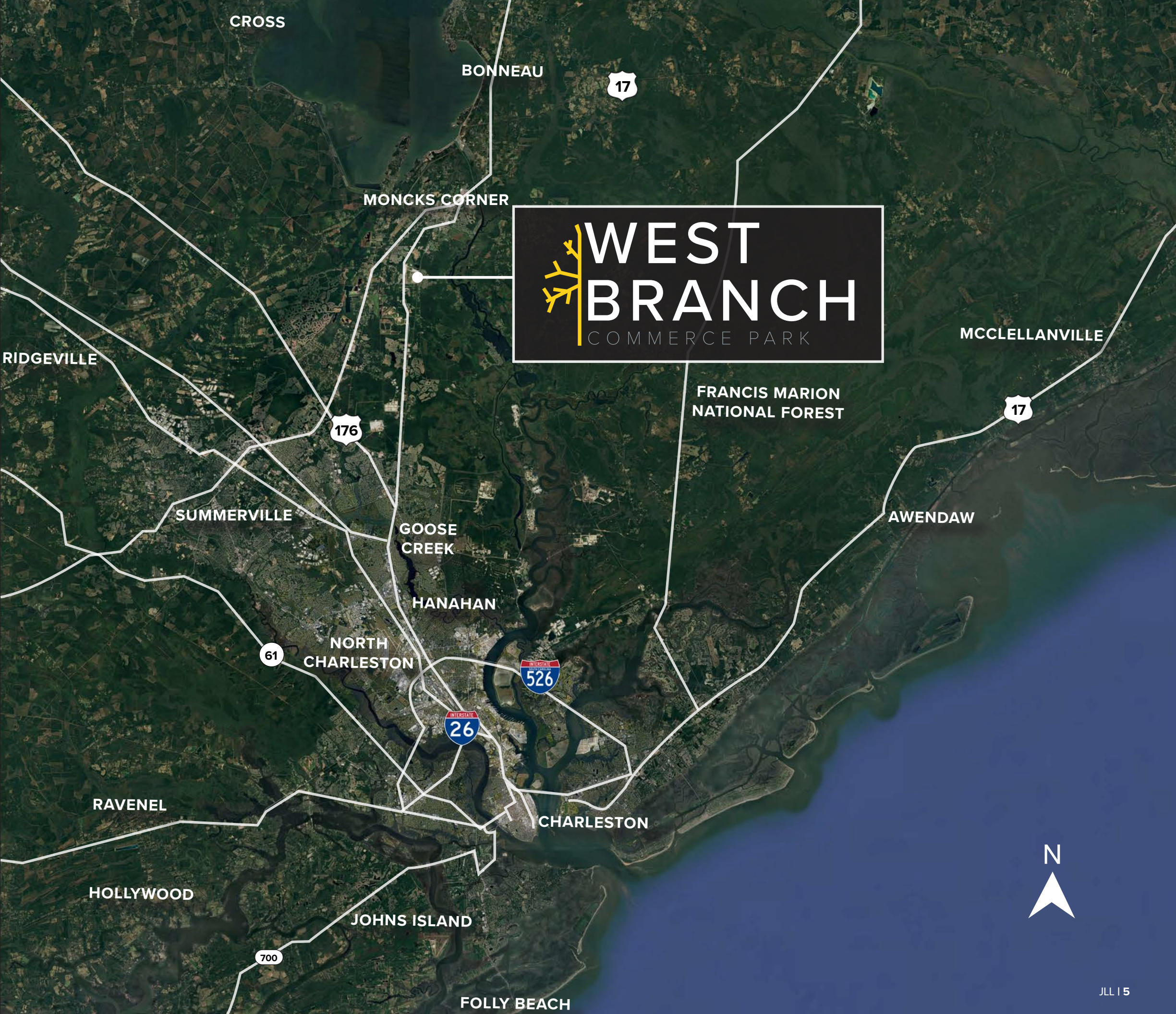
SITE DETAILS

1732 US-52,
Moncks Corner
SC 29461

PARCELS:
1620001067
1620001065



PROPERTY
MAP



PORT OF CHARLESTON

Economic Impact

\$63.4B

Statewide economic impact

50%

of the population reached within a two day drive

37

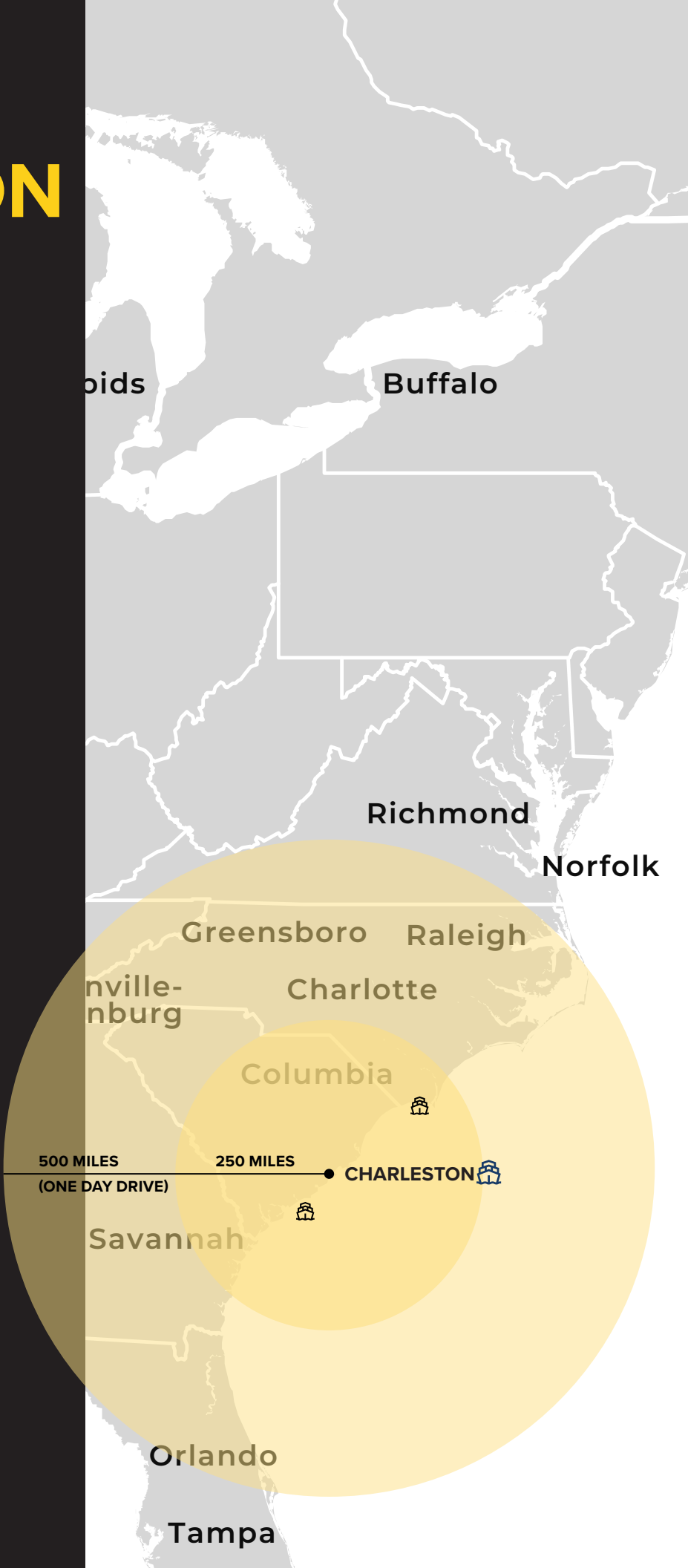
Crane moves per day (most productive in the U.S.)

100

Foreign ports served directly

#8

Top U.S. Container Port at 2.5MM TEUs in CY 2023



INVESTING \$3B+ TO NEARLY TRIPLE CAPACITY AHEAD OF DEMAND

Capable.

SC Ports has invested more than \$2.5 billion into port infrastructure in recent years to support the state's booming business sector. Combined with port funding and state funding, SC Ports plans to spend an additional \$2.5 billion over the next decade.

- \$500 Million to modernize Wando Welch 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.
- \$30 Million invested to expand the rail served inland port to double capacity and enhance capabilities
- \$400 Million in developing a rail-served intermodal yard
- \$150 Million invested to develop an Inner-harbor barge operation to support the Navy Base Intermodal Facility by 2025
- \$580 Million invested to deepen the Charleston Harbor to 52 feet, attracting new ship services and making South Carolina more competitive to global markets and making it the deepest seaport harbor on the East Coast. This ensures mega container ships can access terminals free from tidal restriction.
- \$1 Billion invested to Phase One of the Leatherman Terminal, which opened in 2021. After Phase 3 is complete, the full buildout will have 2.4 Million TEUs of capacity

Flexible.

- 10,000 SMART POOL Chassis now owned and operated by the SC Ports terminals allow for enhanced reliability and availability
- Direct carrier services to and from 70+ global ports
- Ability to grow with your business volume
- SC Port Tax Credit per TEUs

Reliable.

- Operation excellence
 - Instant access to imports upon discharge
 - 34 moves per hour per ship to shore crane
 - Less than 40 minutes per dual mission truck turn
- Eye to the future with a dedicated customer support team
- Improving our environmental impact

3.6M

TEUs capacity in 2024

52 FT

Deepest seaport harbor on the east coast

\$500M

Investment to further modernize the port