

MILLENNIUM

Orangeburg County/City Industrial Park



Prime Location in Orangeburg, SC
Class A Industrial Park | $\pm 200,720$ SF



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BUILDING SPECIFICATIONS

Location:	145 Millennium Drive, Orangeburg, SC	Fire Protection:	ESFR Sprinkler
Total Building SF:	±200,720 SF	Electrical:	277/480 Volt
Acres:	±24 Acres	Roof:	45 Mil White TPO, (R-20)
Building Dimensions:	252' x 780'	Floors:	6" Unreinforced, 4000 psi
Parking:	±171	Walls:	8" thick, 4000 psi with 4-4.5"/ SF of Reinforcing Steel
Trailer:	TBD	Lighting:	LED Lighting
Bay Size:	±13,608 SF	Windows:	6-5' x 5' Windows
Clear Ceiling Height:	30'	Truck Court Depth:	140'
Dock Doors:	22- 9'x10' Dock-high Doors; 11 Knock-out Doors; 2 Over-sized 12'x14' Ramp Doors	Column Spacing:	50' x 54'

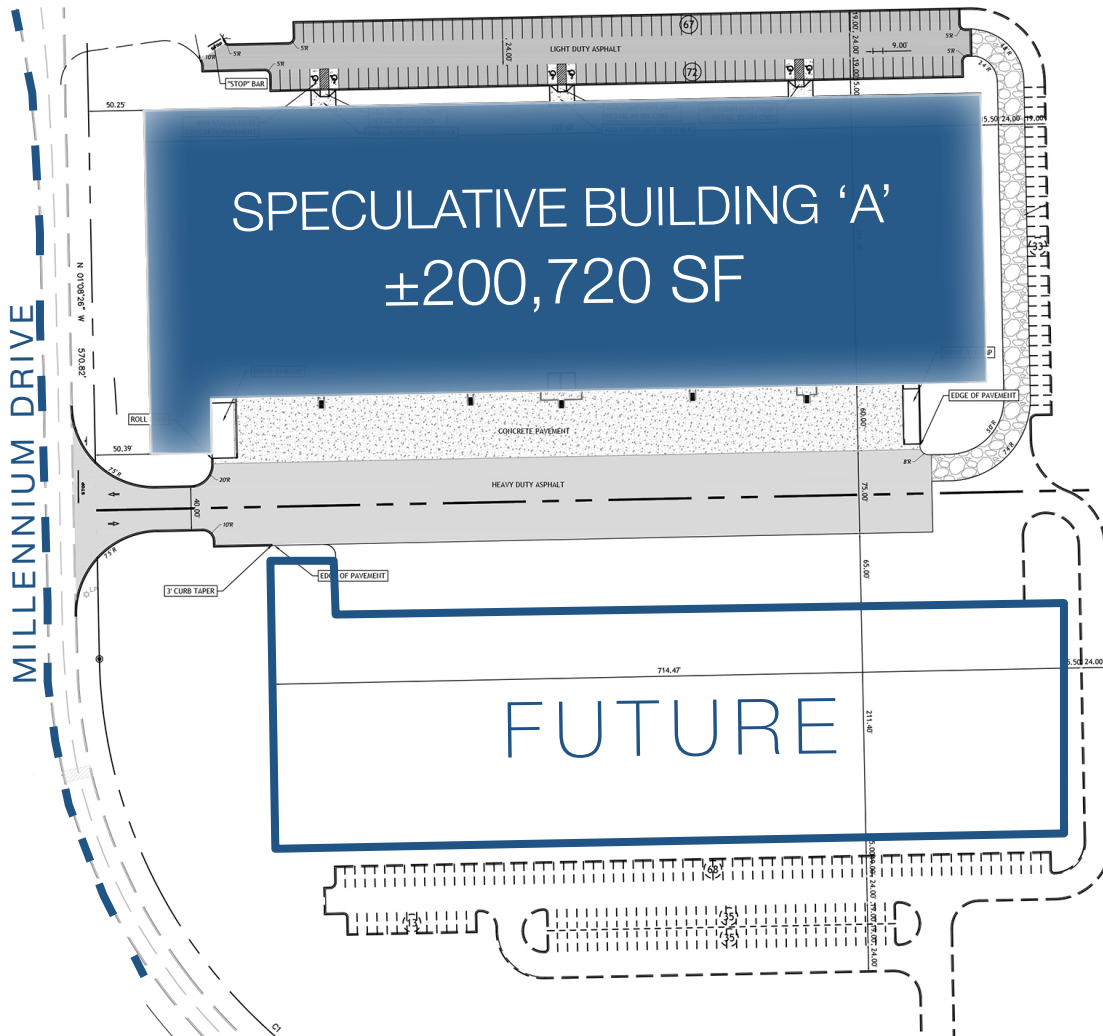
Market Drivers



Drive Time Labor Force:	Location & Access:	South Carolina Right-to-Work State:
» 30 Minutes 36,399 » 45 Minutes 86,300 » 60 Minutes 398,376	» Orangeburg County is midway point between New York City and Miami along Interstate 95. Two major interstates, I-95 & I-26, and provides quick access to both national and regional markets. » South Carolina has the 5th largest state maintained road system	» South Carolina is a right-to- work state » Low cost of doing business » Very low unionization rate » Variety of incentives for companies locating or expanding in the state

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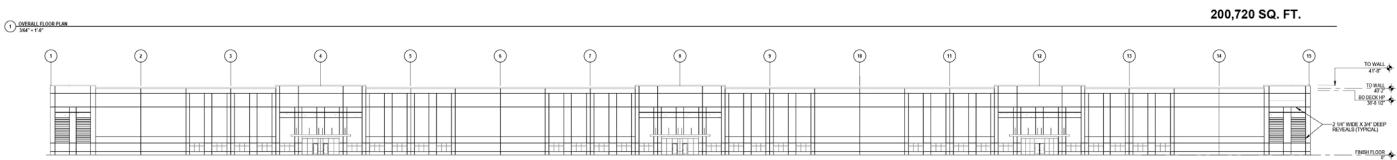
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SPECULATIVE BUILDING 'A' | ±200,720 SF



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Orangeburg County Demographics

SUMMARY	2017
POPULATION	91,000
LABOR FORCE	35,900
AVERAGE HOUSEHOLD	2.5

COLUMBIA | 44 MILES

PORT OF CHARLESTON | 69 MILES

I-95 | 15 MILES

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LOCATION & MARKET | ORANGEBURG COUNTY



Ports

Port of Charleston

- Accessible in as little as a 60 minute drive
- Located midway along South Carolina's coastal shore in Charleston
- Deepest port in the Southeast and fastest growing in the US and deepening to 52' to accommodate larger post-Panamax ships

Port of Savannah

- Accessible in as little as a 90 minute drive
- Located on the Savannah River 18 miles from the Atlantic Ocean
- The largest single container terminal in North America and the second-busiest US contain exporter

Port of Georgetown

- Accessible in as little as a two hour drive
- Located along the upper portion of South Carolina's coast shore in Georgetown
- Provides nearly 28 acres of open storage and over 100,000 SF of warehouse space

Foreign Trade Zone

- Located in Orangeburg County



Rail

CSX/Norfolk Southern

- Rail system served by Norfolk Southern and CSX mainlines
- More than 2,500 miles of track statewide
- Intermodal facility located at the Port of Charleston and Dillon, SC



Airports

Columbia Metropolitan Airport

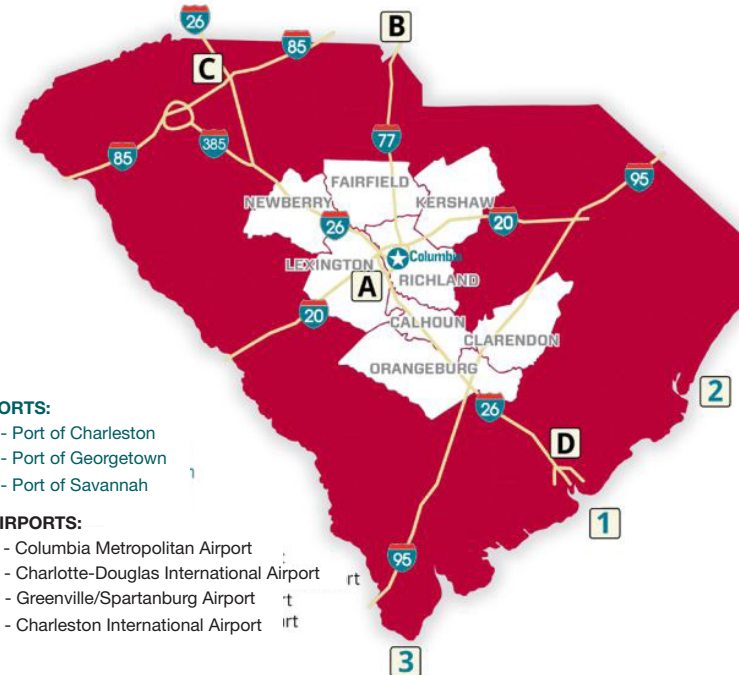
- ± 40 minutes from Orangeburg County
- Sole Southeast Regional UPS air hub and features Foreign Trade Zone 127

Charlotte-Douglas International Airport

- Within a two hours drive
- Closest international airport with flights to 159 destinations

Charleston International Airport

- Located in North Charleston, just under an hours drive from the site
- South Carolina's largest and busiest airport
- 4 Million passengers served in 2017



PORTS:

- 1 - Port of Charleston
- 2 - Port of Georgetown
- 3 - Port of Savannah

AIRPORTS:

- A - Columbia Metropolitan Airport
- B - Charlotte-Douglas International Airport
- C - Greenville/Spartanburg Airport
- D - Charleston International Airport