



**Meyer
Kapp**
& Associates
COMMERCIAL REAL ESTATE

MARKETED BY
Woodman C. Kapp
843-971-8602

230 SEVEN FARMS DRIVE, SUITE 103 • DANIEL ISLAND •
CHARLESTON, SC 29492
843.971.8600 TEL • 843.971.8601 FAX
MEYERKAPASSOCIATES.COM

Palmetto Commerce Park

Palmetto Commerce Park is a strategically located multi-use Class "A" commerce park with protective covenants. Palmetto Commerce Park has excellent potential for industrial, manufacturing, service/distribution, transport, research and executive office opportunities.

- Approximately 1,120 acres located in the City of North Charleston
- Zoned Light Industrial
- Foreign Trade Zone status
- Strategically located in the Southeast Growth Corridor
- High site elevations (20 - 50 ft.) - good drainage and soils
- Wetland delineated
- Easily accessible to three SC State Port Authority terminals

Infrastructure

Water

Service through the Charleston Commissioners of Public Works via 10" and 16" water mains along Palmetto Parkway

Sewer

Service supplied by the North Charleston Sewer District via a half-million gallon capacity system installed on-site (8"-12" lines)

Electric Power

Service available from South Carolina Electric & Gas (SCE&G)

Natural Gas

Service via 6" steel gas line along Palmetto Parkway from SCE&G (90 lbs. psi)

Telecommunications

Digital switching capability provides access to ISDN services plus a wide array of fiber optic voice, video and data services

CONVENIENT CENTRAL LOCATION:

Interstate 262.5 miles

Interstate 95.....40 miles

Charleston
International Airport 10 miles

SC State Port
Authority Terminals:

North Charleston13 miles
Wando Welch17 miles
Columbus Street18 miles

Downtown Charleston 18 miles

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COMMERCIAL REAL ESTATE

CHARLESTON
REAL ESTATE
MANAGEMENT LLC
BUSINESS PARTNER

WOODMAN C. KAPP

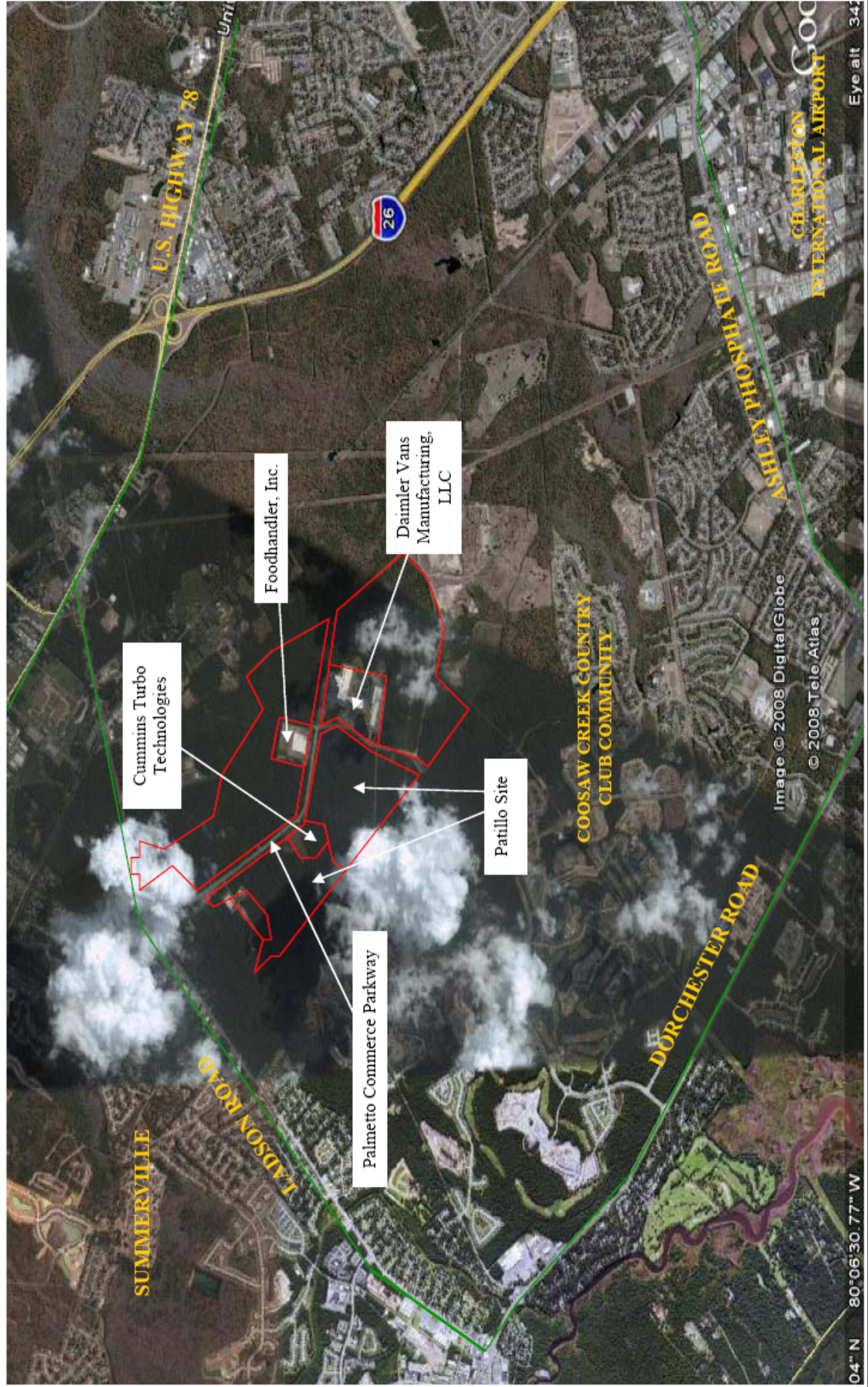
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wkapp@meyerkappassociates.com

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Palmetto Commerce Park & Surrounding Areas



Palmetto Commerce Park

THE NORTH CHARLESTON GROWTH CORRIDOR

The Palmetto Commerce Park enjoys an excellent location within the North Charleston Growth Corridor as a result of its position relative to the major connector roads. The North Charleston Growth Corridor is the largest undeveloped infill area near Downtown Charleston (approximately 10,000 acres) located within the boundaries of I-26, Ashley Phosphate Road, Dorchester Road, and Ladson Road/ US Highway 78.

Area growth and development is extensive. Emerging from this newly developing growth area are well integrated combinations of upscale and medium priced residential and apartment communities, shopping center projects, the City of North Charleston Municipal Golf Course, a number of Class A office and industrial parks, as well as miscellaneous free standing commercial businesses. Through private and public cooperation, a comprehensive road/ utility system is underway to create access and infrastructure to these developing infill properties while providing a new connector road system for the heavily traveled perimeter roads of I-26, Ashley Phosphate, Dorchester Road, and Ladson/ US Hwy 78. These plans include a proposed new “East-West corridor” road connecting Palmetto Commerce Parkway to Dorchester Road. Other area road improvements include a major North-South Corridor with the extension of Palmetto Commerce Parkway to Ashley Phosphate Road. These efforts will facilitate existing and future traffic, allow for final extension of all utilities, and catalyze the much anticipated continued development of this area.

Other activity in Palmetto Commerce Park includes Holset, a subsidiary of Cummins, which has begun construction of a 112,000 square foot manufacturing facility; additionally, Shimano has recently begun a 102,000 square foot distribution building. Other major players of this Class A Industrial Park include FoodHandler, Inc, Freightliner (a Daimler Chrysler subsidiary), Verizon Wireless, MPU Drive Shafts, and Thyssen Krupp Presta Steertec. The Dorchester Road corridor is exploding with new single and multi-family residential communities, office buildings and churches. East of and adjacent to Palmetto Commerce Park, the 1,500 acre tract bordered by I-26 and US Highway 78 (known as Ingleside) is being marketed as a mixed use development, to include the Weber USA Manufacturing Headquarters/ Retreat facility.

Palmetto Commerce Park

The Palmetto Commerce Park site is a large, centrally located tract that has high site elevations, existing infrastructure, and good development potential as a multi-use development or Industrial Park. The Palmetto Commerce Park site is 1120 acres and is located in the City of North Charleston. The site is

TRANSPORTATION: It is 2.5 miles from the site to the I-26/College Park Road interchange via Ladson Road and 3 miles to the I-26/US Highway 78 interchange. It is 12.5 miles to the Charleston International airport, 13 miles to the S.C. State Ports Authority's North Charleston Terminal, 17 miles to the Wando Terminal and 40 miles to I-95. Construction is underway to provide additional road access to this site and other sites within the North Charleston Growth Quadrant. There will be a major north/south road and utility corridor that will begin at a signalized intersection and eventually extend south to Ashley Phosphate Road at Lincoln Road. Potentially, there will also be a major east/west corridor that will connect Dorchester Road to I-26 at a proposed interchange. The site will have access to both of these major road/utility corridors. The Palmetto Commerce Park site occupies the west half of the node created by the eventual intersection of these roads. The plans have been completed for this road and right-of-way cleared from Ladson Road through the park to Dorchester County on the west and Ingleside Plantation on the east. The Palmetto Parkway is paved for more than 2 miles within this cleared right-of-way.

UTILITIES:

WATER SERVICE: Water service is supplied by the Charleston Commissioners of Public Works (CPW) through a 16" and 10" water mains along Palmetto Parkway.

WASTEWATER SERVICE: Wastewater service is supplied by the North Charleston Sewer District through a system installed on-site. There is a high volume pump station (650,000 G.P.D.) centrally located next to the main north/south connector that is supplying sewer for the total tract. (There is also 8" gravity sewer line located within Palmetto Commerce Park).

ELECTRIC POWER: Electric service is available from South Carolina Electric & Gas (SCE & G) from Ladson Road Substation and throughout portions of the park.

NATURAL GAS: SCE&G has a 6" steel gas line along Palmetto Parkway rated at 90 PSIG.

TELECOMMUNICATIONS: All development sites in Charleston County are equipped with digital switching capability, providing access to tariffed ISDN services plus a vast array of other voice, video, and

Palmetto Commerce Park (continued)

Data services. The digital networks offer “self-healing” and network-diversity capabilities engineered to provide almost uninterrupted service.

WETLAND / SOILS: The site has been field delineated and surveyed to determine the limits of jurisdiction wetlands. It has been concluded that 300 acres of the total 1120 acre site are wetlands (27%). The northern portion of the site wetlands is closer to Ladson Road. This northern area is accessed by the northern portion of the major north/south road corridor. Wetland permits have already been secured to approve road crossings for the road system. These permits allow crossing of a wetland system that represents the majority of wetlands on the site. The only other large area of wetlands is near the southern area of the site. This system is already bisected by old Heape Road which was the original access from Ladson Road to Dorchester Road. This wetland system and most of the isolated pockets of wetlands on the site are shallow depressions created by seasonally perched surface water. Site elevations in these areas are often 40' - 45' MSL. The isolated systems have potential for wetland fill permitting where necessary. Drainage improvements can be implemented to provide good management of site stormwater and drainage. There are 11 soil types distributed throughout the site. Dunbar and Ardilla (DdA) and Portsmouth (Po) make up about 40% of the site. These soils can represent some restrictions which can be improved with drainage construction and appropriate soil handling. Norfolk (NdA), Faceville (FvB), Quitman (Qu) and Chipley (Cm) present only slight to moderate development restrictions and make up about 40% of the site soils. Various portions of the park have had geotechnical analysis through standard penetration drilling up to 30'. The average results are that the soils exhibit good structural characteristics and that through proper site management can be developed effectively. As previously described, the high site elevations present the opportunity to install drainage systems that will improve development potential of the site soils.

DEVELOPMENT SUITABILITY ANALYSIS: The Palmetto Commerce Park tract is located at the center of an area known as the North Charleston Growth Quadrant area, and with cooperative efforts, the first portion of the north/south road and utility corridor has been completed. With this background and the addition of American La France as our anchor, it is apparent that the Palmetto Commerce Park tract is a multi-use development park that can offer opportunities for Industrial, Manufacturing, Service/Distribution, Transport Terminals, Research Facilities, Executive Offices and Corporate Headquarters. Recently, Palmetto was declared a Foreign Trade Zone which benefits companies by lowering inventory carrying costs and customer duty payments. Railroad is nearby but not on-site. It is anticipated that rail extension will be studied if there is adequate demand. The owners of the tract have voiced their commitment to utilize this site for a Class “A” Industrial Park. They have committed to use voluntary land use controls and development standards to insure attractive building designs, aesthetic Landscaping/buffers, and appropriate signage. Based upon these characteristics, the Palmetto Commerce Park tract will be a large Class “A” Industrial Park.



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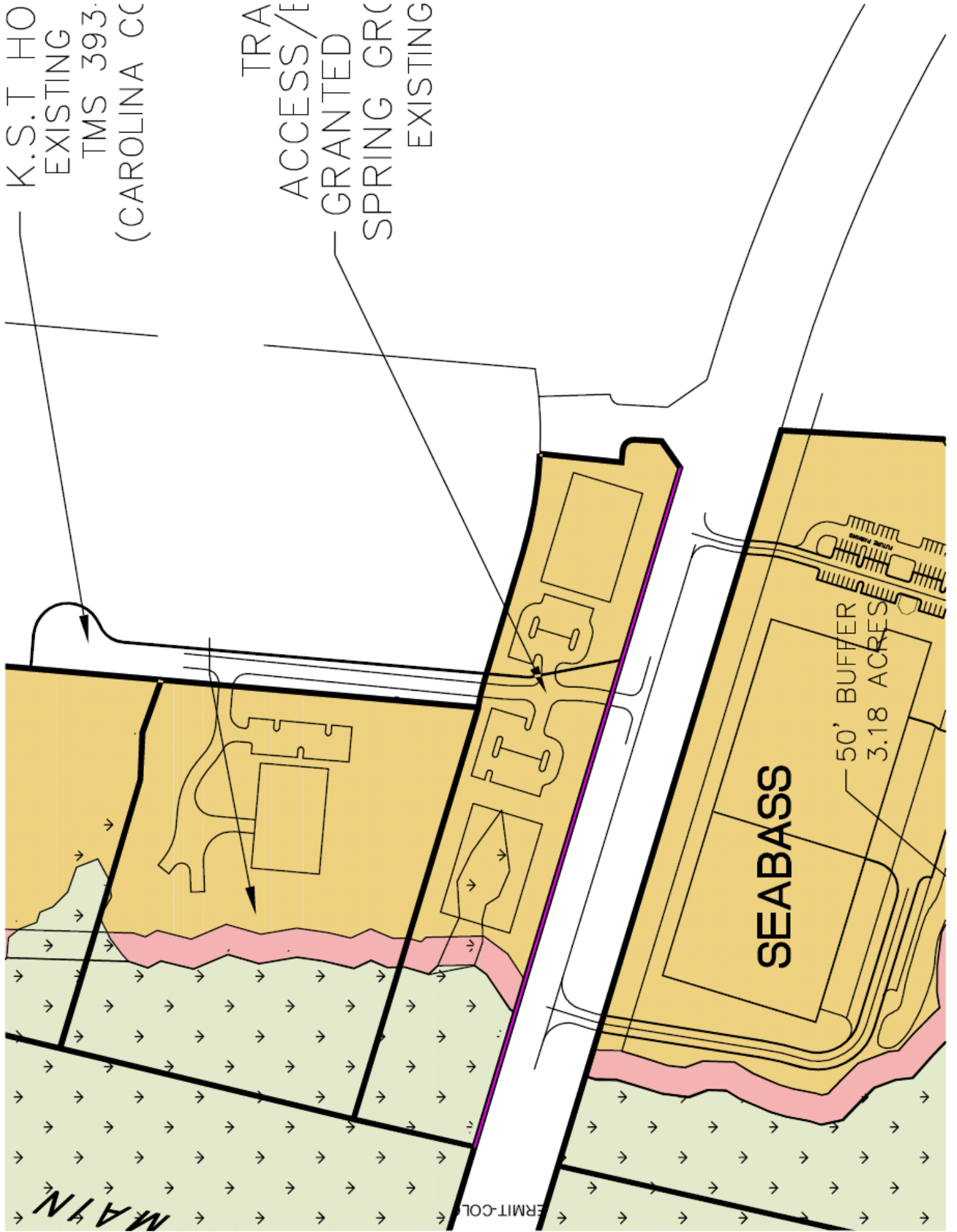
PRICING:

PALMETTO COMMERCE PARK

TRACT	APPROX HIGHLANDS	PRICE/ACRE	TOTAL
Corner Parcels			
Palmetto Commerce & Carolina Commerce Prkwys	2.058 acres	\$150,000/acre	\$ 308,700
Palmetto Commerce & Carolina Commerce Prkwys	2.334 acres	\$125,000/acre	\$ 291,750
Tract 11 (25.853 acres total)	19.194 ac. high	\$125,000/acre	\$2,399,250

K.S.T HO
EXISTING
TMS 393.
(CAROLINA CC

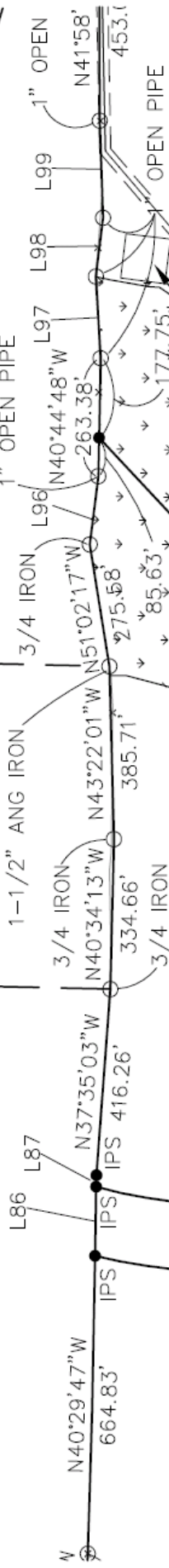
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ACCESS/E
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SPRING GRC
EXISTING



RY GREEN
00-00-007

N/F OSCAR
TMS 163-00

N/F MARY H. HUNSUCKER
TMS 163-00-00-005



TRACT 11
SPRING GROVE ASSOCIATES
25.853 ACRES

6.667 WETLAND AC.
19.186 HIGHLAND AC.

SPRING GROVE ASSC
A PORTION OF TMS 393-00
284.725 ACRES

TRACT 10
SPRING GROVE ASSO
106.945 ACRES

TRACT 9
SPRING GROVE ASSOCIATES
74.818 ACRES

FUTURE ROAD

ER

COUNTY

CIATES
-00-005