

# NORTH POINTE COMMERCE PARK

SITE 1 | CLASS A INDUSTRIAL BUILDING  
AVAILABLE SEPTEMBER 2018

UP TO 247,000 SF DIVISIBLE TO 52,000 SF



1017 NORTH POINTE INDUSTRIAL BOULEVARD, HANAHAN, SC - GREATER CHARLESTON AREA

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# NORTH POINTE COMMERCE PARK

## DIVERSE TENANT BASE

- The park appeals to a wide variety of tenants, including: logistics companies, aerospace and automotive suppliers, defense contractors, light manufacturers and last-mile distribution

## SUPERIOR LOCATION

- Close proximity to all shipping terminals, Boeing, Bosch and Daimler
- Four-lane access from I-526
- Multiple routes to I-26

## READY WORKFORCE

- North Rhett location offers easy access to an abundant labor supply
- Tanner Plantation, located south of the park, offers retail and restaurant amenities with quality housing at a variety of price points

## FLEXIBILITY

- North Signal Capital in partnership with Westport Capital Partners controls three sites within North Pointe Commerce Park
- Site 1 has broken ground speculatively
- Site 2 is currently being marketed for build-to-suit
- Site 3 is under construction as a build-to-suit for SAIC

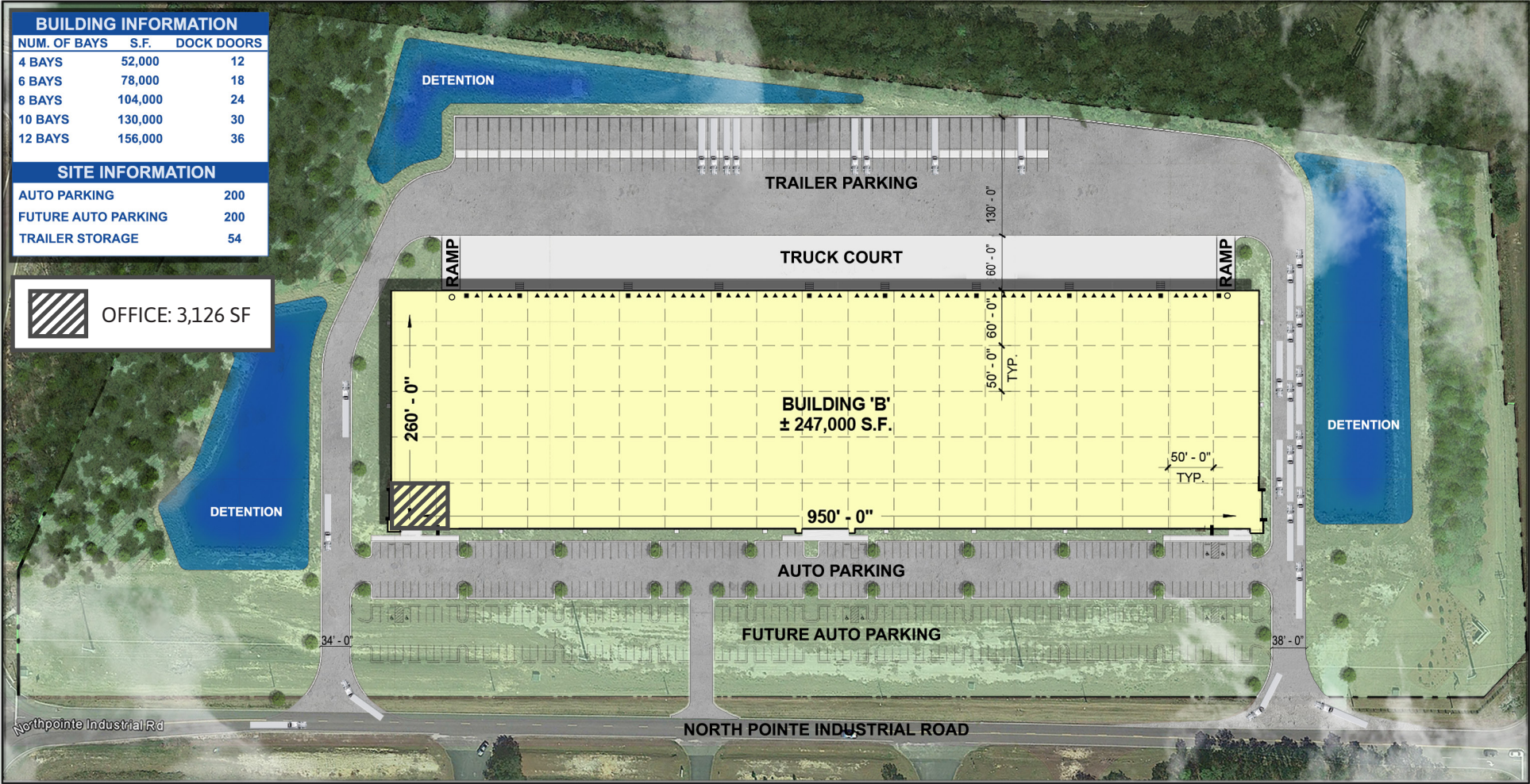
## UTILITIES

- All utility infrastructure including natural gas is in place with SCE&G service letters.
- The site has access to two different power substations which provides the option for reliable redundant power

## DELIVERY DATES

- Site 1 - Building available September 2018
- Site 2 - Early 2019 (Potential)
- Site 3 - November 2018





Conceptual Rendering

# Building Specifications

Building Square Feet	247,000	Dock Pits/Levelers/Packages	Yes
Width	950'	Lighting	LED Lights/25 FC In Warehouse
Depth	260'	Shell Wall	Tilt-Up Concrete
Interior Bays	50' x 50'	Bay Size	13,000 (260' x 50')
Loading Bays	50' x 60'	Trailer Parking	54
Min. Clear	32'	Car Parking	200
Expected Max Divisibility	4	Future Car Parking	200
LEED Certified	Yes		
Slab	6" Unreinforced		



Market Drivers

MANUFACTURING  
Since Boeing announced that it would produce Dreamliners in Charleston, the region has become an emerging international hub for aerospace and aviation. The area has attracted:

- Aerospace regional supplier
- Subassembly manufacturing
- Advanced materials manufacturing
- Non-destructive mechanical technical experts

Boeing’s economic impact on the area is estimated at \$11 billion.

South Carolina is also a major player in the growing Southeast automotive industry.

- Over 250 automotive-related companies and suppliers
- #1 in exports of tires and automobiles
- Recent investments from Volvo and Daimler/Mercedes in Charleston (\$1 billion, creating an estimated 5,300+ jobs)

DEFENSE  
Charleston is home to two major military-related operations:

Joint Base Charleston

- 60 Department of Defense and federal agencies
- Force of over 90,000

SPAWAR Atlantic

- Serves the U.S. Navy and other federal agencies
- Employs over 3,100 people
- Supports more than 100 local defense contractors
- Responsible for more than \$2 billion in contracts awarded each year, which must be executed within 10 miles of SPAWAR

DISTRIBUTION

PORT  
The Port of Charleston Harbor Deepening Project is designed to facilitate 24-hour Post-Panamax ship traffic.

- Currently: 45 feet at mean low tide and 47 feet in the entrance
- After deepening: 52 feet at mean low tide and in the entrance
- More than \$300 million committed to the project
- By the end of 2019, Charleston will be the deepest port on the U.S. East Coast and the only East Coast port able to accept calls from Post-Panamax ships at full capacity (16,000 TEUs)

INTERSTATE  
Charleston is connected to three interstates, I-26, I-526 and I-95, which provide short drive-time access to major markets like Charlotte, NC; Atlanta, GA; Columbia and Greenville, SC; as well as most of the East Coast within a matter of hours.

LAST MILE  
Charleston’s connectivity via interstates, the Port of Charleston, the Inland Port, rail service and the Charleston International Airport maximizes options and ease of last-mile logistics and delivery. With the ability to reach more customers in less time from one point, you can ensure that products reach their final destination faster and with fewer complications.

POPULATION GROWTH  
Charleston is at the heart of a population boom.

- Charleston MSA is growing at the rate of 50 people a day, 3.5 times the national average
- More than 750,000 residents today and over 1 million expected in the years ahead
- #2 Best Business Climate (*Site Selection*, 2015)
- Best City for Jobs (*Forbes*, Summer 2016)

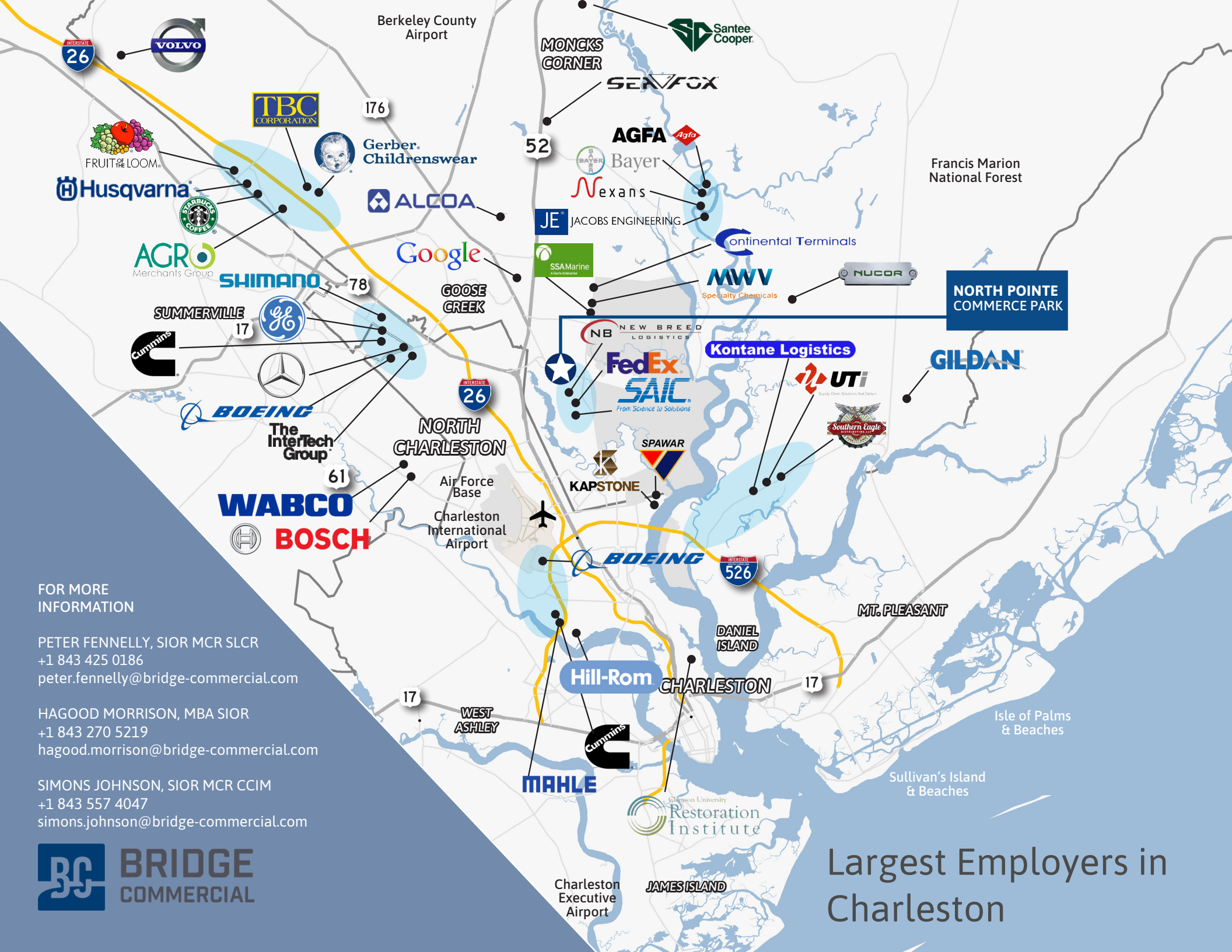


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Drive Time & Distance

	MILES	MINUTES*
I-26	4.5	9
I-526	4.6	10
N. CHARLESTON TERMINAL	5.3	10
SPAWAR	5.5	9
NORFOLK SOUTHERN & CSX HUBS	6.3	14
BOEING FINAL ASSEMBLY	8.2	14
CHS INTERNATIONAL AIRPORT	8.8	15
HUGH K. LEATHERMAN, SR. TERMINAL	8.9	18
MERCEDES VANS MANUFACTURING	10.5	16
BOEING INTERIORS RESPONSIBILITY CENTER	10.6	16
BOSCH PLANT	11.5	20
WANDO WELCH TERMINAL	14.0	25
I-95	43.5	40

\*Google Maps drive time during business hours.



FOR MORE  
INFORMATION

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Largest Employers in  
Charleston