



# PALMETTO LOGISTICS

Charleston, South Carolina

## ±1.32-Million-SF Distribution Facility

Pre-Leasing Now for Summer 2023

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## Overview

## Building Specs

## Port Overview

## Location

## Development Team

# Largest Speculative Build in Market History

At 1.32 million square feet, Palmetto Logistics is Charleston's largest available bulk distribution building. It is located in the prime industrial corridor on Palmetto Commerce Parkway with convenient proximity to I-26, the Port of Charleston and the Charleston International Airport. It's highly accessible location ensures smooth supply chain and logistics operations for future tenants.

Most of Palmetto Commerce Parkway is already developed and the industrial inventory is 100% leased, making Palmetto Logistics one of the last infill opportunities in the area. Operating out of Palmetto Logistics will allow end-users to keep drayage costs low and keep freight moving in correlation with the Port of Charleston.



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# Enhance your productivity at Palmetto Logistics



## South Carolina Ports System

### 3 Primary Ocean Terminals at Port of Charleston

Close proximity to the Port of Charleston and connections to Inland Ports in Greer and Dillon



## Interstate Accessibility

### I-26 Connects to Major Population Centers Throughout the Southeast

Site offers tenants direct access to the interstate via the new Weber Blvd interchange currently under development



## Cost Effectiveness

### Potential Drayage Savings up to 50%

Site offers tenants significant savings on drayage costs:

<b>15-20%</b>	less than Summerville
<b>20-30%</b>	less than Ridgeville
<b>40-50%</b>	less than Orangeburg



*Projects like Palmetto Logistics not only keep South Carolina in the world logistics conversation but provide growth opportunities for companies by enabling them to **keep pace with the e-commerce boom**. This project will **extend the reach of Charleston's global companies via the Port of Charleston**. This dynamic, combined with **workforce development** through partners like Trident Tech and SC Logistics make Charleston an incredible spot for growth and talent.*



- **Taylor Jackson**

Director of SC Logistics,  
South Carolina Council on  
Competitiveness

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### Ground Breaking

Fall 2022



### Delivery

Summer 2023



### Size

1.32M SF



### Building

Building size	1,321,840 SF (2,132' x 620')
Building orientation	Cross-dock
Site	±114 AC
Parking	800 car parks
Construction	7" slab on 4" stone grade 9.25" thick tilt-up concrete panels
Clear height	40' 6" clear height
Column spacing	Speed Bays: 54' x 60' Interior Bays: 50' X 54'
Zoning	Light industrial
Municipality	North Charleston, South Carolina

### Truck Court

Truck loading dock	185' deep truck court
Trailer parking	548 trailer parks
Dock doors	248 9' x 10' dock high doors
Drive-in door	Four (4) (12' x 14') drive-in doors

### Roofing

60 mil TPO, R-20 and 15 yr. warranty

### Walls

Interior Walls painted white

### Lighting

LED with motion sensors

### Fire Protection

ESFR sprinkler

### Utilities

Natural Gas

Electrical - Two (2) separate 2500A services



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# Access to the world

South Carolina Ports Authority (SCPA) drives economic growth in South Carolina, serving as a key competitive advantage for the state. Port operations support the state’s thriving business community and spur economic development by connecting South Carolina to global markets.

In 2021, SCPA invested significantly in capacity to efficiently handle growing cargo volumes and rising retail imports, ensuring global competitiveness for years to come.

SCPA is considered one of the top 10 ports in the US, and is the fastest growing container port on the East Coast. On average, five vessels sail into the harbor daily carrying \$200 million worth of goods, serving more than 100 ports around the world.



**2,548,873 TEUs**

**Volume**

*SC Ports handled an unanticipated boom in imports in 2021*



**\$2.6 billion**

**Investment**

*SC Ports has invested in recent years to enhance port infrastructure*



**\$63.4 billion**

**Economic Impact**

*The SC Ports had a large economic impact throughout the state*



**77%**

**Growth**

*SC Ports is forecasting import container volumes to grow 77% over the next 10 years.*



**52 Feet**

**Depth**

*The Charleston Harbor is on track to become the deepest harbor on the East Coast in 2022*



**180 Countries**

**Reach**

*More than 20 ocean carriers have vessels that carry cargo between Charleston and 180 countries*



**#6**

**U. S. Seaport District**

*Charleston is in the top 10 U.S. seaport districts in dollar value of goods handled in 2020*



**110 million**

**Inland Port Greer**

*Direct rail connection from the Port of Charleston to Inland Port Greer - which reaches 110 million consumers in a one-day truck trip.*



*The **Charleston region is a talent magnet**, drawing 33 new residents per day. The Palmetto Logistics facility is **a key asset strategically located to capitalize on this rich labor pool** and service key partners like the SC Ports Authority.*

**- Mike Graney**

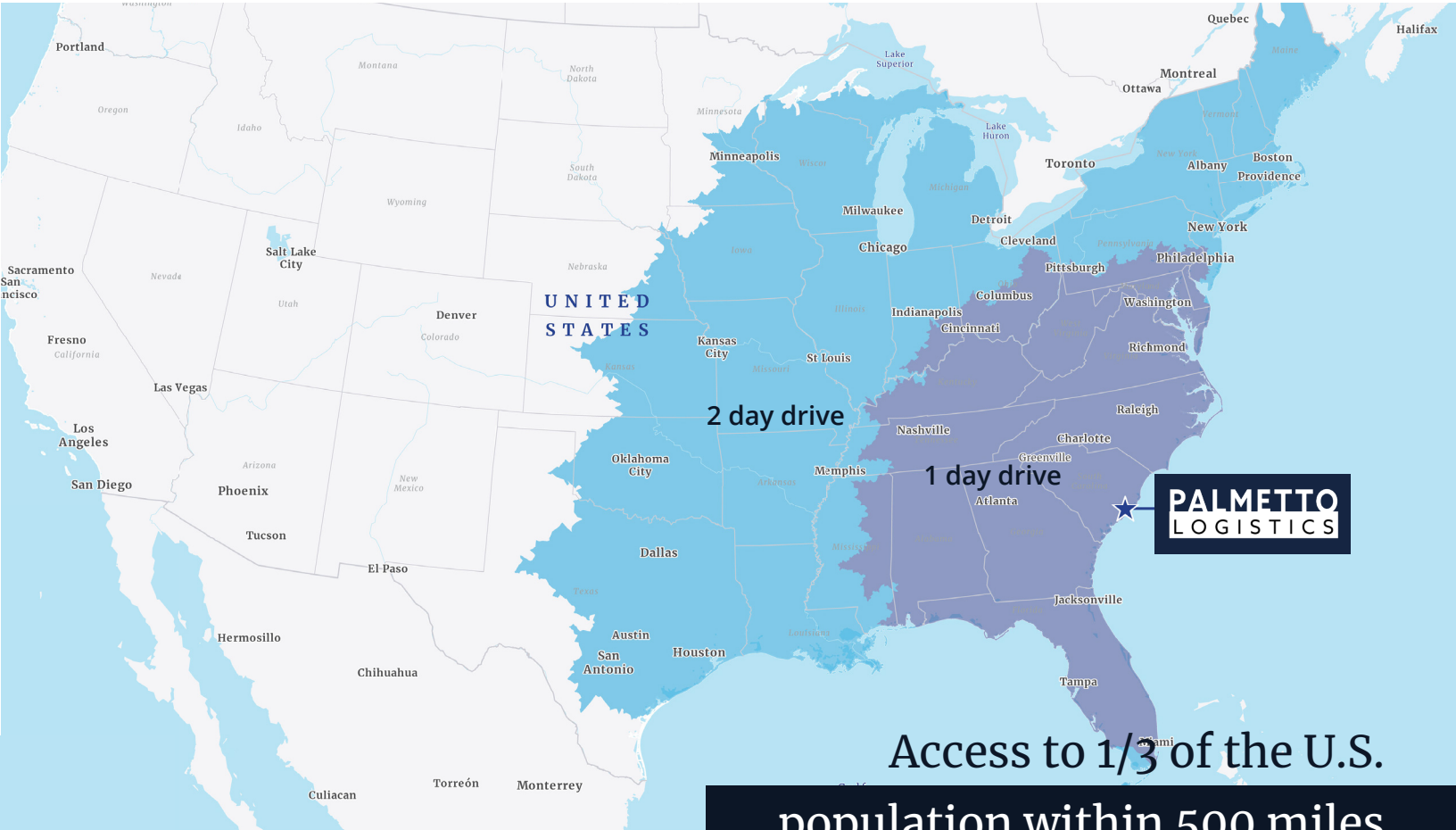
Vice President of Global Business Development,  
Charleston Regional Development Alliance



# Proximity to all SC Port locations



Location	Drive time	Distance
CHS International	17 min	9.2 miles
North CHS Terminal	21 min	11.9 miles
Veterans Terminal	22 min	12.5 miles
Hugh K Leatherman Terminal	22 min	14.4 miles
Wando Welch Terminal	29 min	19.1 miles
Union Pier Terminal	28 min	16.9 miles
Columbus Street Terminal	24 min	15.7 miles



**PALMETTO  
LOGISTICS**

Access to 1/3 of the U.S.  
population within 500 miles

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## Location is key to success

The Charleston region's commitment to economic development has been rewarded with sustained economic growth. With a fast-growing population, a skilled workforce and efficient access to the global marketplace, Charleston offers the right advantages for business success.

Additionally, the location of Palmetto Logistics will benefit from the future development of the Palmetto Commerce Parkway Interchange. The project will reduce travel times and increase traffic mobility in the area.

**3x**

Charleston's labor force is growing three times faster than the U.S. average

**#1**

Charleston ranks number one in manufacturing jobs

**33**

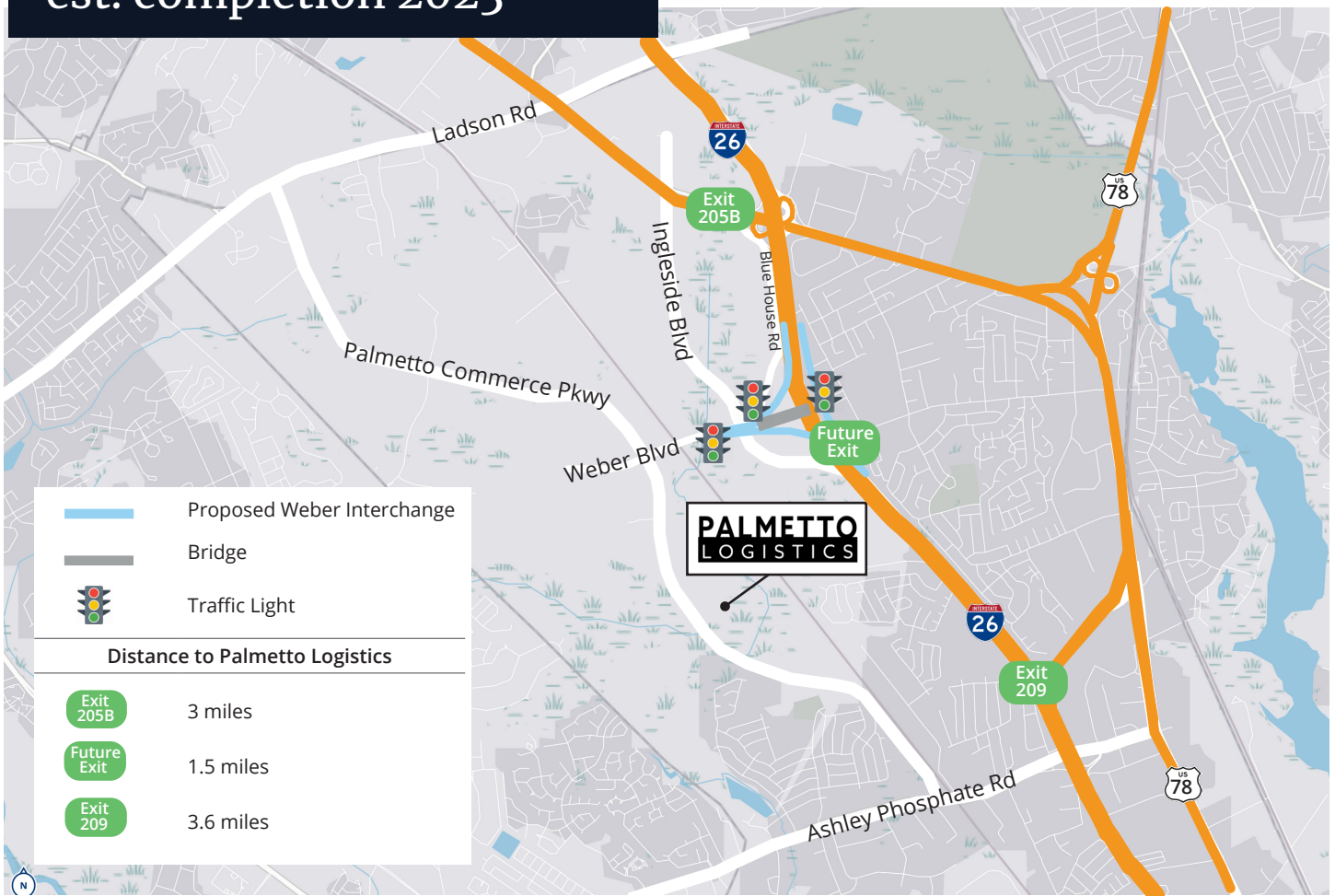
New residents arrive daily to the greater Charleston area

**\$186M**

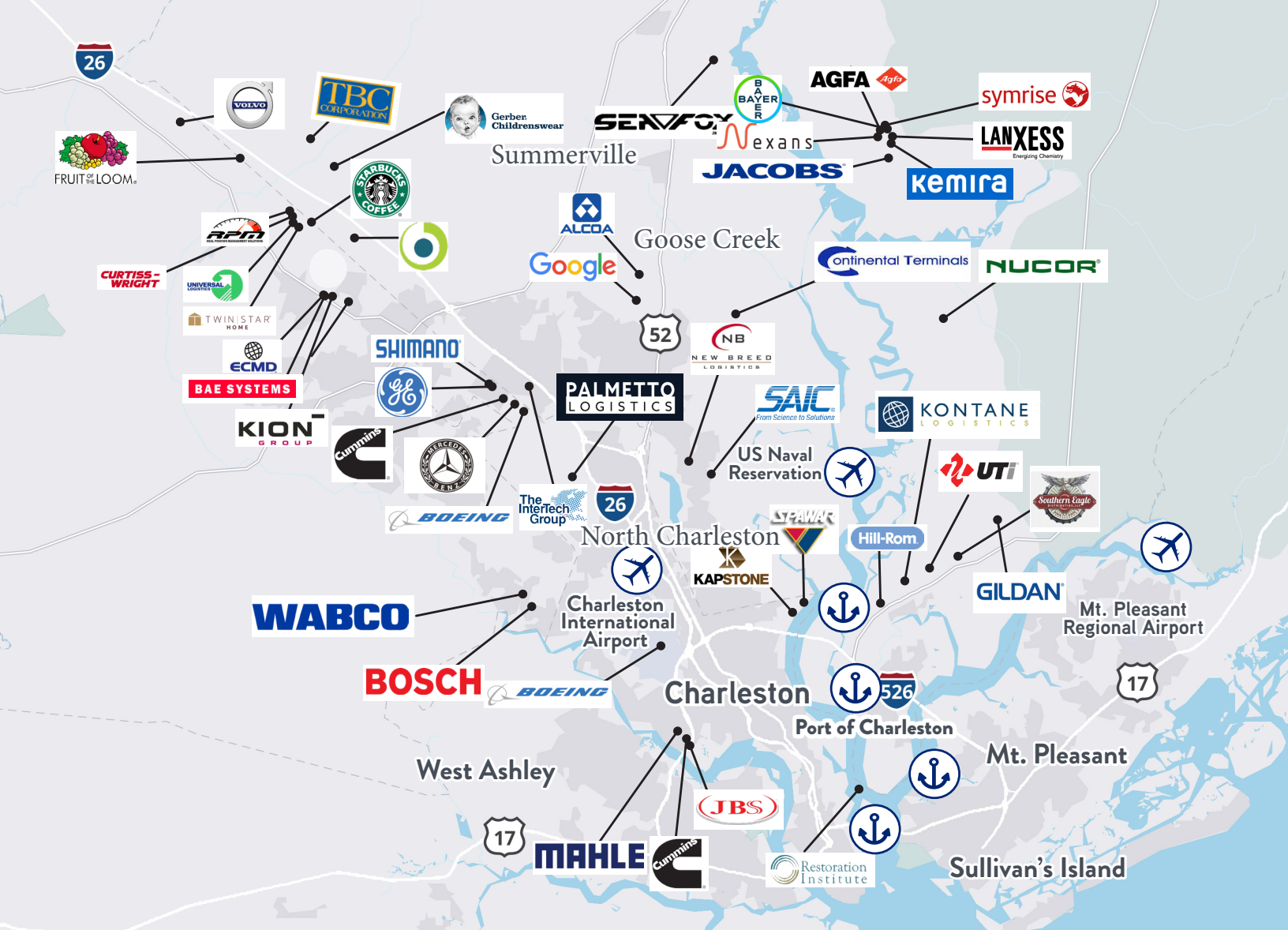
Capital investments in the Charleston market in 2020

## New Weber interchange

est. completion 2023







# Charleston Market Differentiators

## Skilled Talent and Workforce

- #2 mid-size U.S. metro for workforce aged 25-34
- 72% of incoming labor have some higher education
- Workforce recruiting and training programs at little or no cost to qualifying companies

## Global Access & Infrastructure

- 180+ foreign owned companies in the region
- Port of Charleston offers the deepest harbor in the South Atlantic
- Approximately \$2.6 billion in port and infrastructure improvements
- Nonstop flights to 43 airports in 40 cities

## Financing

- Commercial banking
- Business-friendly incentives and tax structure
- Growing venture capital and private equity funds
- Home to World Class Brands



# PALMETTO LOGISTICS

Charleston, South Carolina

## Leasing Information:



**Dalfen**  
INDUSTRIAL

[palmetto-logistics.com](http://palmetto-logistics.com)

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