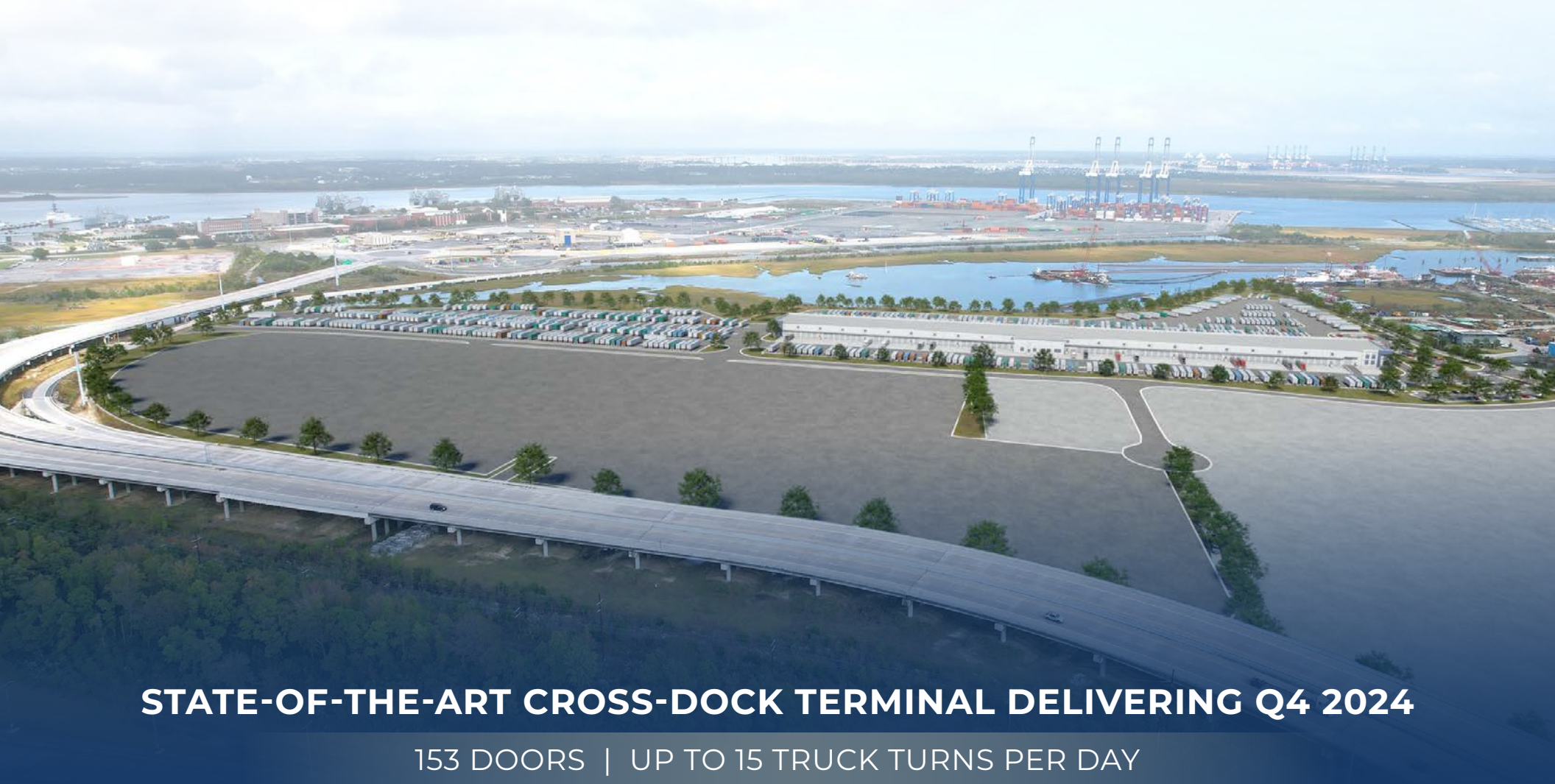




# SHIPYARD CREEK LOGISTICS CENTER



**STATE-OF-THE-ART CROSS-DOCK TERMINAL DELIVERING Q4 2024**

153 DOORS | UP TO 15 TRUCK TURNS PER DAY

CAPITAL  
DEVELOPMENT PARTNERS







# SHIPYARD CREEK LOGISTICS CENTER

Shipyard Creek is uniquely positioned 42 -acre transload property in Charleston, South Carolina, directly adjacent to The Hugh Leatherman Port terminal. The site offers a state-of-the-art solution for retail importers seeking efficient container movement.

COOPER RIVER



HUGH LEATHERMAN  
TERMINAL

Direct access road to Hugh  
Leatherman Port Terminal





## SITE ACCESS





# ±23 ACRES

## of Trailer or Container Storage

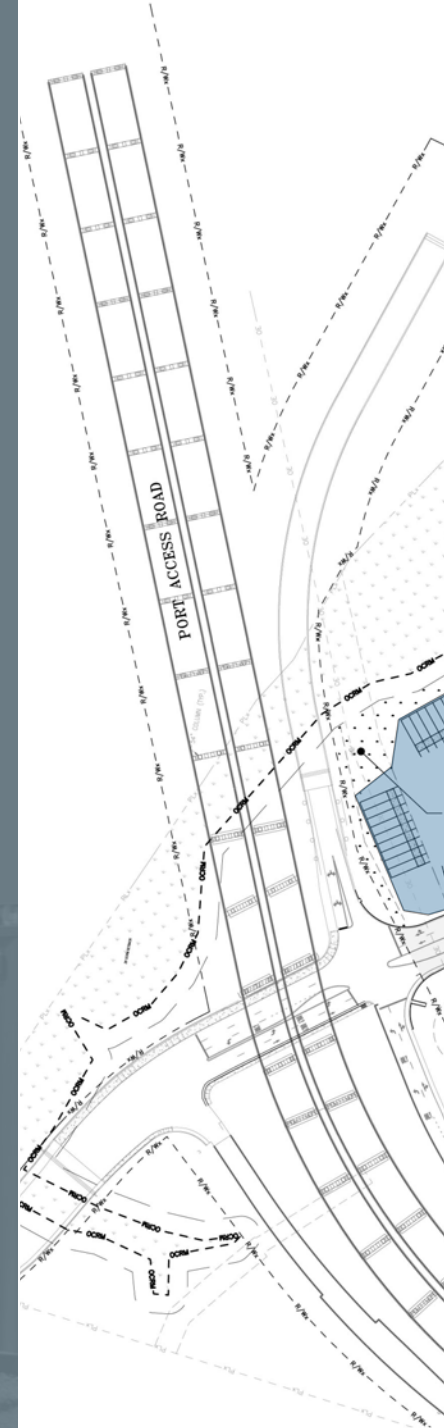
AVAILABLE SPACE	± 160,250 SF cross-deck
DOCK DOORS	153 (9'x10')
TRAILER SPACES	724
TRUCK COURT	185'
AUTO SPACES	170
OFFICE	± 2,046 SF
CEILING HEIGHT	28' clear
FINGER DOCKS	1 (4,000 SF)
DRIVE-IN DOORS	1 (14' x 16')
SPRINKLERS	ESFR
POWER	4,000 amps
SLAB	7" reinforced
ROOF	45 MIL, 20 yr warranty



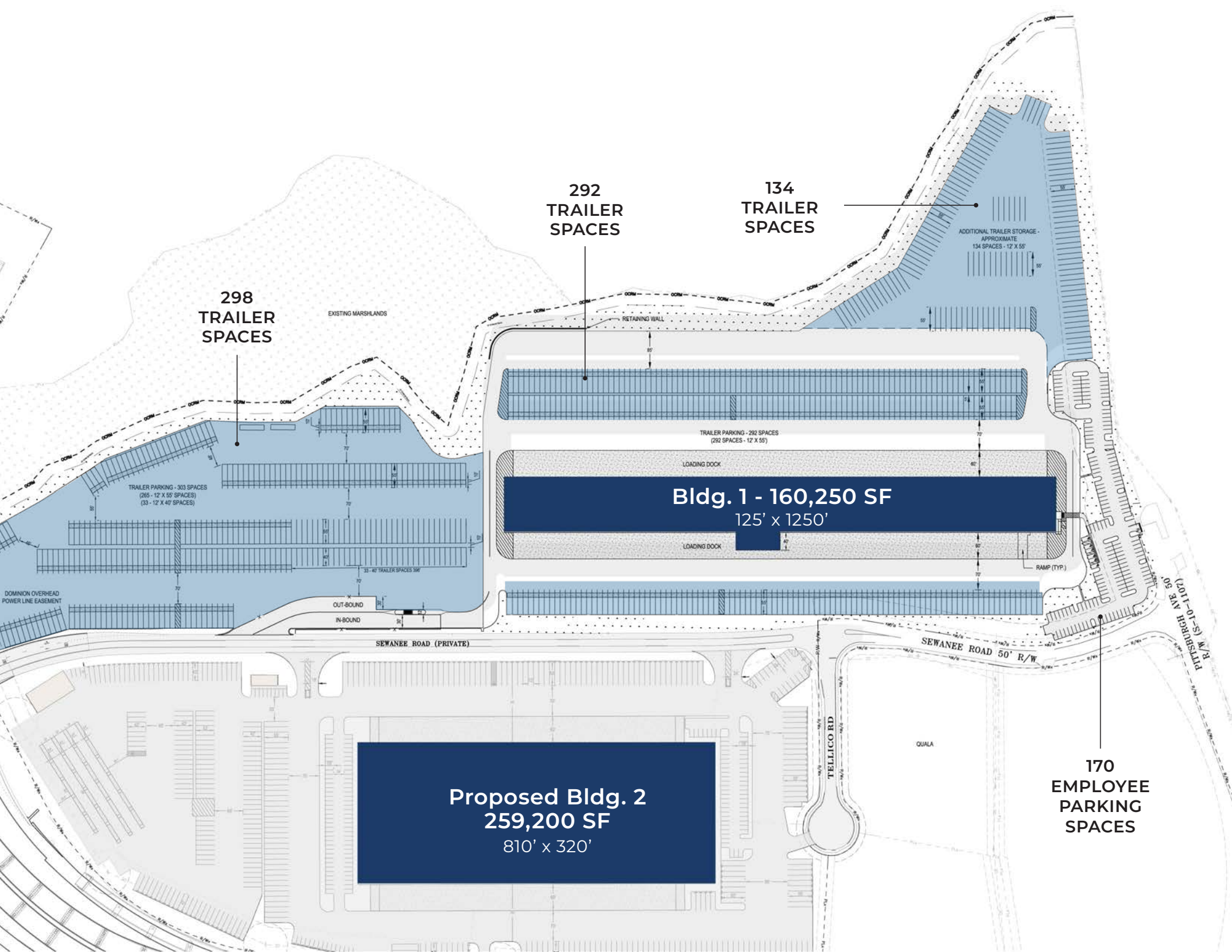
DOLLY PADS  
ON PARKING



REINFORCED  
FIBER MESH







298  
TRAILER  
SPACES

292  
TRAILER  
SPACES

134  
TRAILER  
SPACES

ADDITIONAL TRAILER STORAGE -  
APPROXIMATE  
134 SPACES - 12' X 55'

TRAILER PARKING - 303 SPACES  
(265 - 12' X 55' SPACES)  
(33 - 12' X 40' SPACES)

Bldg. 1 - 160,250 SF  
125' x 1250'

TRAILER PARKING - 292 SPACES  
(292 SPACES - 12' X 55')

LOADING DOCK

LOADING DOCK

RAMP (TYP.)

SEWANEE ROAD (PRIVATE)

Proposed Bldg. 2  
259,200 SF  
810' x 320'

170  
EMPLOYEE  
PARKING  
SPACES

PITTSBURGH AVE. 50' R/W  
(2017-10-15)

SEWANEE ROAD 50' R/W

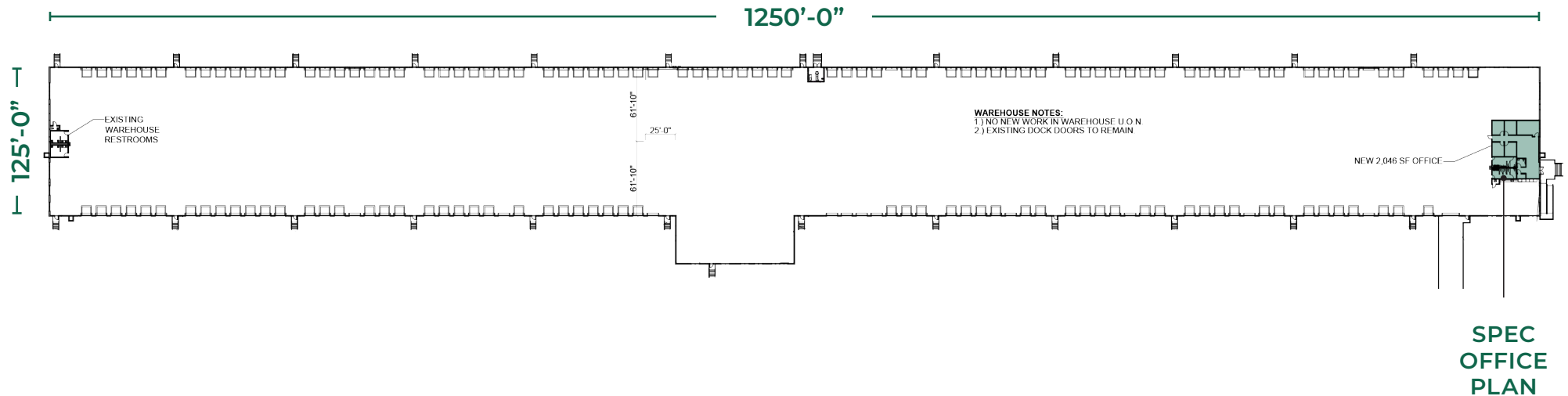
TELICO RD

QUALA



# Spec Office Overall Plan

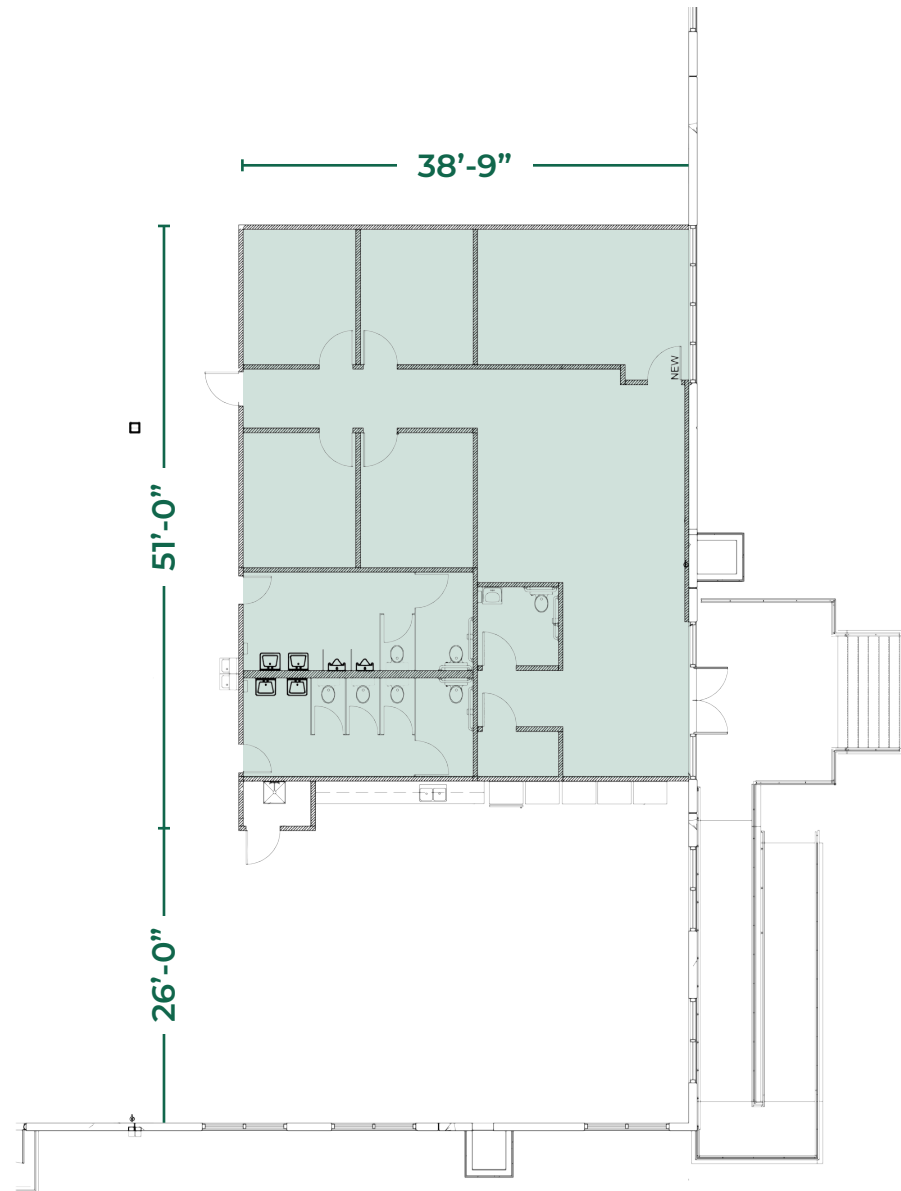
OFFICE	2,046 SF
WAREHOUSE	158,204 SF
TOTAL	160,250 SF





# Spec Office Plan

2,046 SF





# Port of Charleston

## Economic Impact

**\$63.4B**

statewide economic impact

**50%**

of the population reached  
within a two day drive

**37**

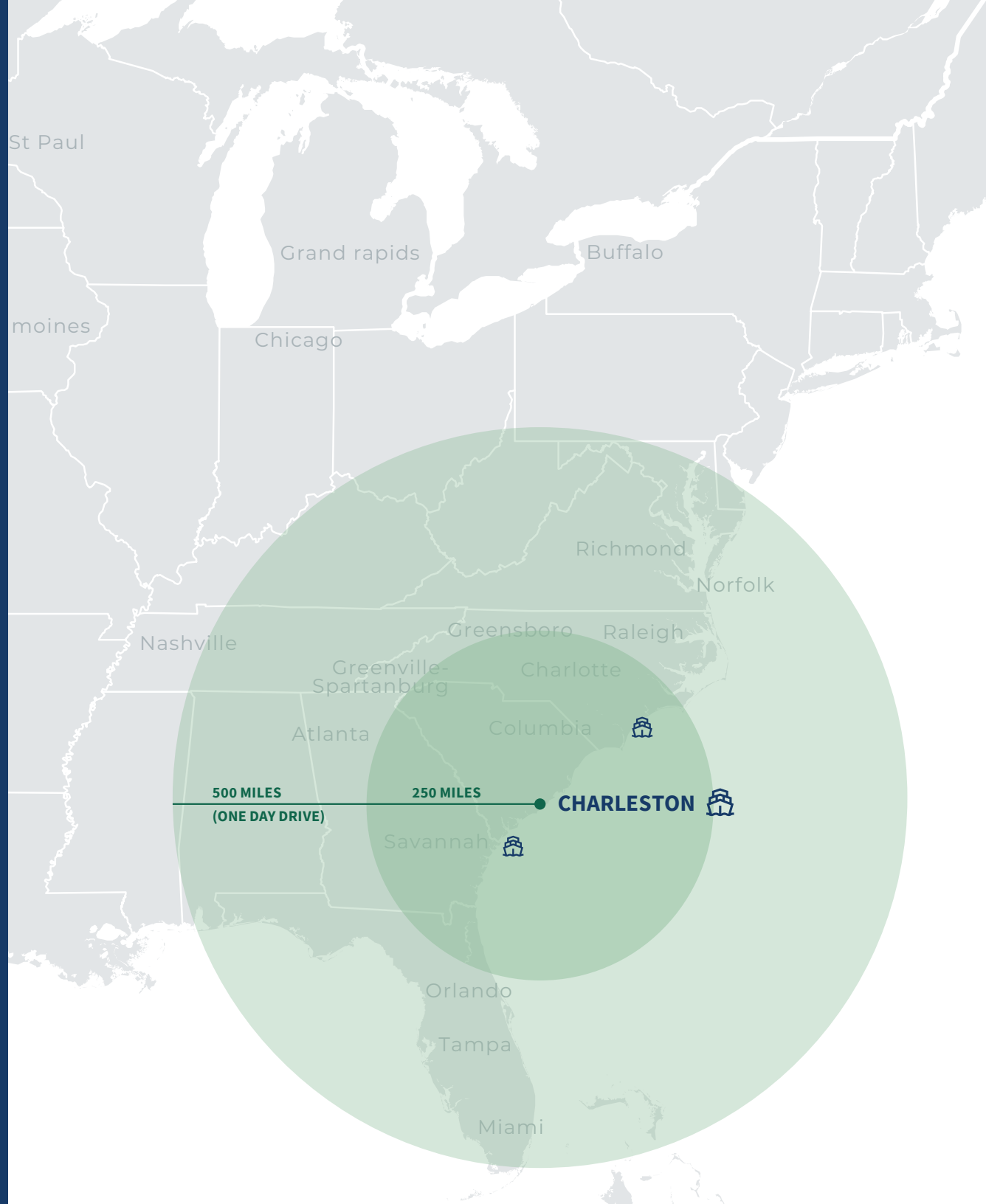
crane moves per day  
(most productive in the U.S.)

**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



# South Carolina Ports Authority

## Container Volume



A critical gateway for the Southeast Market

## Hugh Leatherman

Phase 1 adds  
**700,000 TEUs**  
of annual capacity

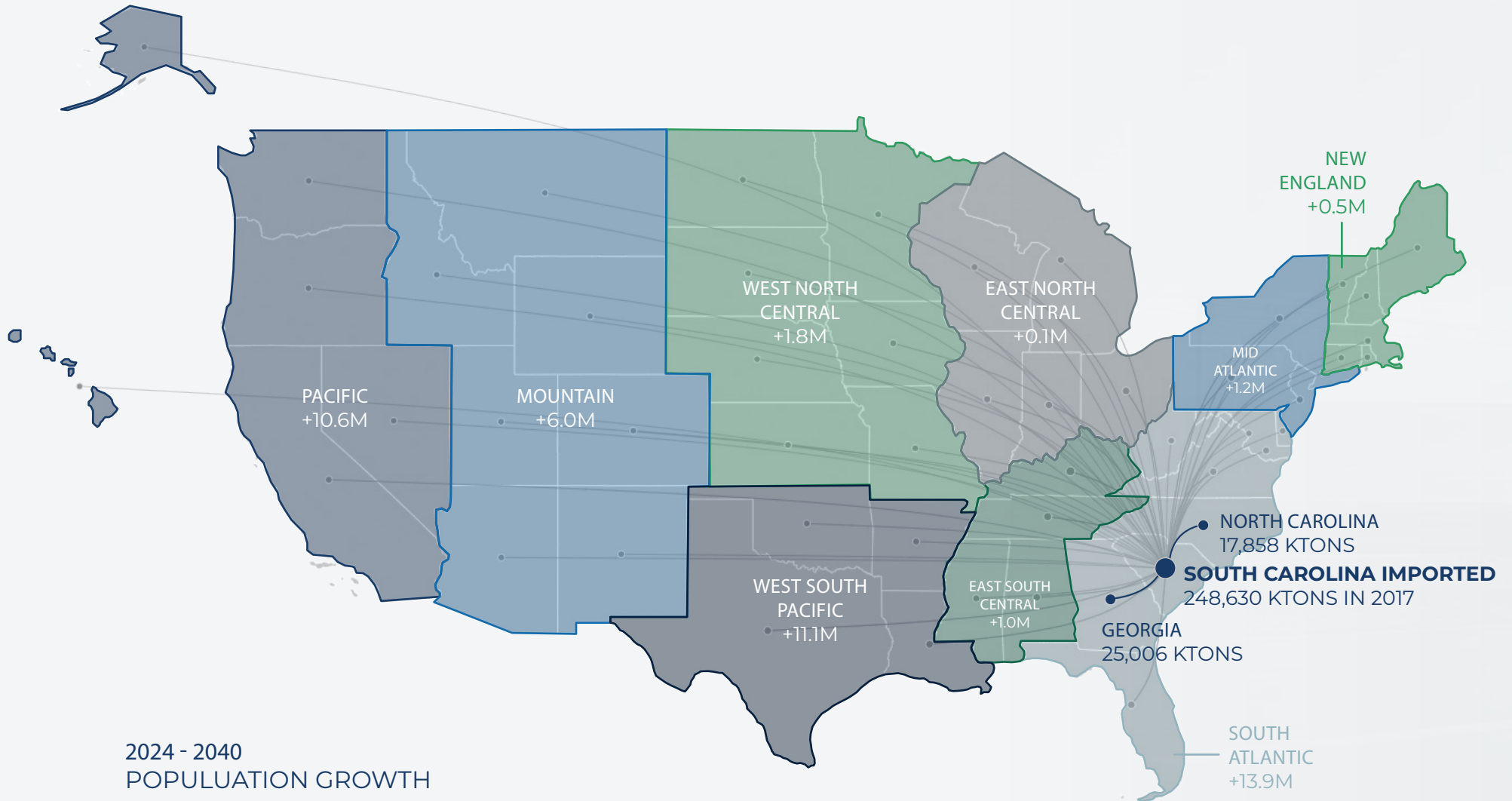
Once fully built,  
the terminal will add  
**2.4M TEUs**  
of capacity to The Port  
of Charleston





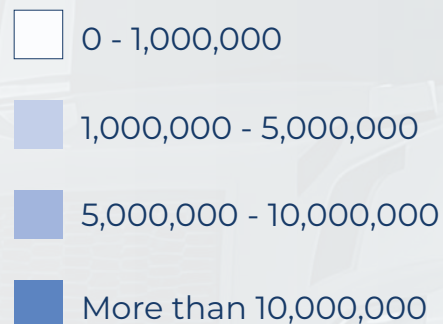
# Invest in Capacity.

## Invest in South Carolina



# Major Flows by Truck To, From & Within Charleston

## State To State Flows (Tons/Year)



## Volume Scale (FAF Trucks/Day)

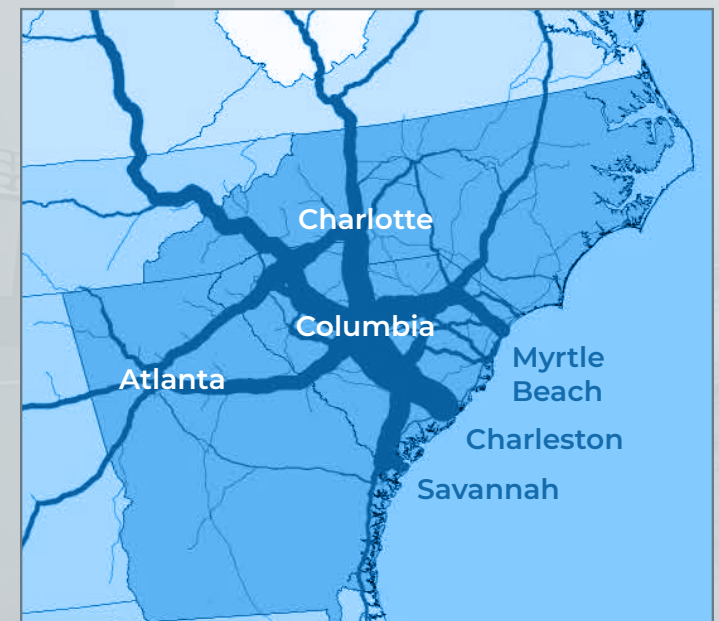


Note: Major flows include domestic and international freight moving by truck on highway segments with more than twenty five FAF trucks per day and between places typically more than fifty miles apart.

Source: U.S. department of transportation. Federal highway administration, office of freight management and operations, freight analysis framework.



2012 PROJECT TRUCK FLOWS



2045 PROJECT TRUCK FLOWS





**SHIPYARD CREEK**  
LOGISTICS CENTER





# SHIPYARD CREEK LOGISTICS CENTER

## LEE ALLEN

lee.allen@jll.com  
843 804 5111

## KEVIN COATS

kevin.coats@jll.com  
843 805 5112

## TYLER SMITH

tyler.smith@jll.com  
843 805 5118

**CAPITAL**  
DEVELOPMENT PARTNERS



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.  
© 2024. Jones Lang LaSalle IP, Inc. All rights reserved