



*Proposed Rendering*

SUMMERVILLE, SOUTH CAROLINA

**REALTYLINK**  
LLC

**CUSHMAN &  
WAKEFIELD**



# PROJECT SPECIFICATIONS



**3.2**  
MILLION INDUSTRIAL  
SQUARE FEET



**254**  
USABLE ACRES

County	Dorchester
City	Summerville
Parcel ID	122-00-00-031 (Dorchester County) 722-00-00-031 (Berkeley County)
Available SF	170K-1.2M SF Buildings 3,200,000 SF Total
Site Acreage	303.68
Buildings	Seven (7)
Delivery	Q4 2026
Zoning	Industrial
Lighting	LED
Water & Sewer	On-site
Water Provider	Dorchester County
Water Line	12" Water Line
Sewer Line	8" and 12" Wastewater Lines
Natural Gas Provider	Dominion Energy
Gas Line	4" Dominion Energy Gas Line
Electric Line	230 kV
Electric Provider	SCE&G
Telecom	AT&T





# LOCATION HIGHLIGHTS



**RARE NEW  
DEVELOPMENT**  
IN CHARLESTON'S INDUSTRIAL CORRIDOR



**INDUSTRIAL  
ZONING**



**EXCELLENT  
ACCESS**  
TO PORT OF CHARLESTON



**CLOSE  
PROXIMITY  
TO I-26**







**DORCHESTER**  
**INTERNATIONAL**  
TRADEPORT

**DISTANCE TO  
INTERSTATES AND PORTS**

Interstate 26	165	1 mile
Interstate 95		21 miles
Hugh Leatherman Terminal		34 miles
North Charleston Terminal		39 miles
Wando Welch Terminal		39 miles
Volvo		1 mile
Mercedes Benz	17	2.5 miles
Boeing	17 165	27 miles



# CHARLESTON SOUTH CAROLINA

Fifty-eight percent of the US population is east of the Mississippi River, putting Charleston within one to two days shipping time to 29 of the 51 largest metropolitan markets in the U.S. Factoring in the continuing trend of population migration to the Sunbelt states and the area, Charleston's position as a distribution center location will only grow stronger in the years to come. The Charleston metro continues to experience unprecedented business growth, with both multinational corporations and startups taking advantage of our globally competitive business environment.

## #9

**METRO FOR FOREIGN  
DIRECT INVESTMENT (FDI)**  
Brookings Global Cities Initiative Report

**\$200B**  
**MANUFACTURING IMPACT**  
SC Manufacturers Alliance

## 84%

**COST OF LIVING AS A PERCENTAGE  
OF THE NATIONAL AVERAGE**  
SC Manufacturers Alliance

## #1

**BEST CITY  
IN THE U.S.**  
Travel & Leisure  
Magazine

## #20

**IN THE U.S. FOR  
ADVANCED INDUSTRIES**  
Brookings Institution

## 30+

**NEW PEOPLE MOVE  
THE REGION EACH DAY**  
U.S. Census Bureau

## 3X

**CIVILIAN LABOR FORCE GREW 3X  
FASTER THAN THE U.S. AVERAGE  
FROM 2017-2022**  
U.S. Census Bureau



# AREA WORKFORCE



**684,000**  
POPULATION



**36.7**  
MEDIAN AGE



**+54,000**  
WORK IN MANUFACTURING  
& TRANSPORTATION



**35.8%**  
POP. BETWEEN  
20-44 YEARS

## AUTOMOTIVE

**#1**

**MID-SIZED METRO  
FOR WORKFORCE AGES 25-34**  
SC Manufacturers Alliance

**#1**

**SOUTH CAROLINA NAMED  
FDI NATIONAL CHAMPION**  
FDI Magazine

**#2**

**HIGHEST EMPLOYMENT  
CONCENTRATION FOR TRANSPORTATION  
EQUIPMENT (MID-SIZED METROS)**  
Area Development

## AEROSPACE/AVIATION

**#2**

**FOR AEROSPACE PRODUCT & PARTS  
MANUFACTURING EMPLOYMENT  
(AMONG MID-SIZED METROS)**  
Avalanche Consulting

**#6**

**"BEST PLACE TO  
START A CAREER"**  
Wallet Hub

### AEROSPACE NICHE SECTORS:

Boeing Suppliers  
Subassembly Operations  
Advanced Materials  
Manufacturers & Fabricators

## MANUFACTURING EMPLOYERS



Mercedes-Benz







## ***ABOUT THE DEVELOPER***

RealtyLink, LLC, founded in Greenville, South Carolina in 1998, is a full-service real estate development company. Developments across the company include grocery-anchored shopping centers, power retail centers, single tenant build-to-suit, multi-family, industrial, self-storage, and mixed-use.

When you work with RealtyLink, you work with experienced real estate professionals who provide single-source project management. We have the in-house resources to deliver your project on time and within an agreed-upon budget.

As one of the Nation's top real estate developers, RealtyLink is the partner you can trust with all your development and property management needs.

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