

CAMP HALL

This 6,781-acre park is approximately one and a half miles from I-26, 18 miles from I-95, 27 miles from Charleston International Airport and 38 miles from the Port of Charleston. An onsite interchange from I-26 will be in place by 2019. Rail access from the North is currently being developed. Camp Hall can accommodate a broad range of large-scale industrial, office and commercial projects. Parcel sizes range from 10 – 600 acres. The anchor tenant for this park is the first US manufacturing facility for Volvo Car which opened in 2018.



County	Berkeley
Municipality	Unincorporated
Zoning	Office & Industrial
Tax Map ID	157-00-00-003
Park Status	Stand Alone Site
Location	This Class A, 6,781 acre Industrial Park is located in Ridgeville, South Carolina (Berkeley County) one and a half miles from Interstate 26 (exit 187); 18 miles from interstate 95 and 38 miles from the Port of Charleston.
Landuse	Planned Development Office or Industrial Park
Regional Workforce	431,000 within 45 minutes; 500,000+ within 60 minutes* <small>*according to EMSI data</small>

PRICING

Pricing	For Sale
Sale Price	Varies

DETAILS

Available Site Acreage Remaining	3,805
Developable Acreage	1,305
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	10
Max Contiguous Developable Site	600+
Maximum Building Size	Undetermined
Site Improvements	Spine Roads in Place
Elevation Range	58' – 79'
Primary Soil Type	Complex

DUE DILIGENCE

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Permit & Mitigation	In Place

UTILITIES

Water Provider	Berkeley County/Onsite
Wastewater Provider	Berkeley County/Onsite
Nearest Gas Provider	Dominion Energy
Nearest Gas Line Size	8" (Distribution)
Distance to Nearest Gas Line	Onsite
Alternative Gases	None Available
Electric Providers	Santee Cooper, Berkeley Electric Coop, Edisto Electric Coop (redundant)
Telecom Provider	Home Telecom (redundant)
Fiber Optics	Home Telecom/Onsite (redundant & diverse)

TRANSPORTATION

Road Serving Building	Autonomous Drive/Volvo Car Drive
Rail Access	CSX/Palmetto Rail underway; Dual Rail Potential
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (1.5 miles; Onsite Interchange to I-26 by 2019)
Nearest Port	Charleston (38 miles)
Nearest International Airport	Charleston International (27 miles)
Nearest Commercial Airport	Charleston International (27 miles)
Nearest Intermodal	CSX Charleston (30 miles)

CONTACT: Dan Camp
Phone: (843) 761-4070
Email: campall@santeecooper.com



