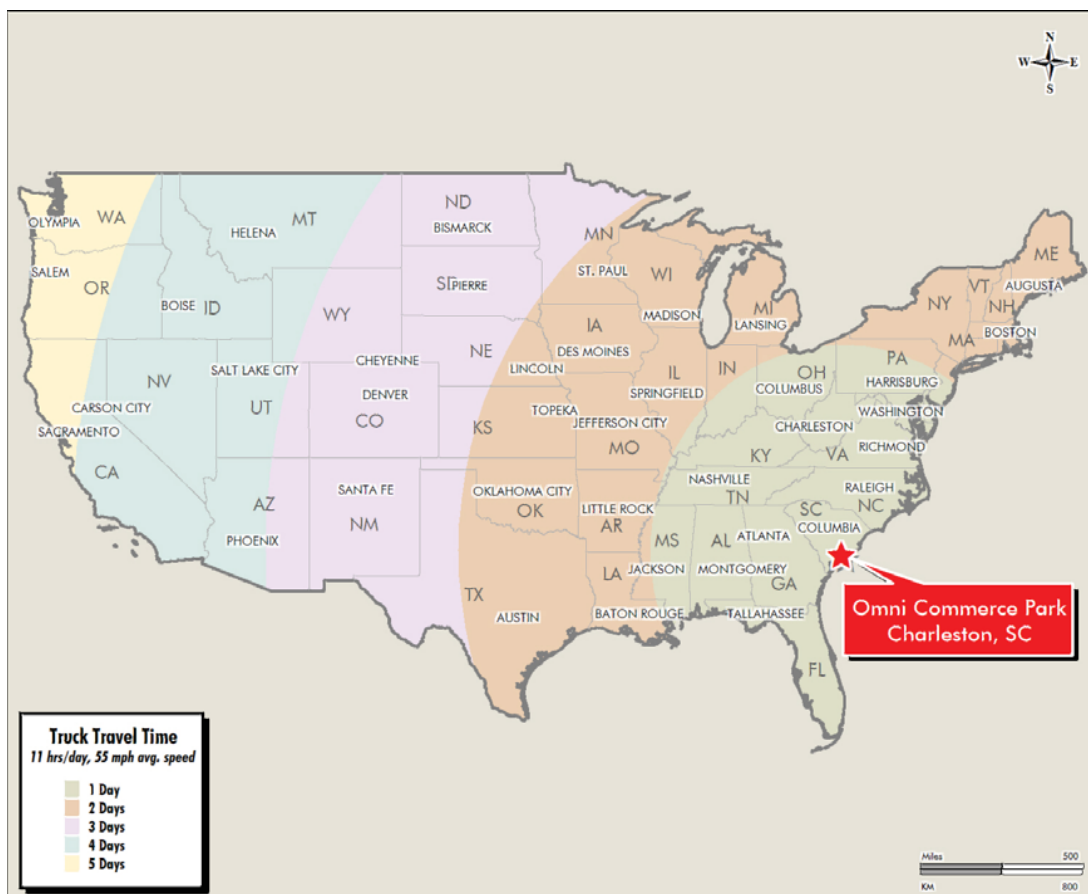


OMNI COMMERCE PARK CHARLESTON, SOUTH CAROLINA

OMNI COMMERCE PARK CHARLESTON, SOUTH CAROLINA

505,680 SF Cross Dock
Distribution Facility

www.cbre.com/omnicommerce



Location	Distance
Port of Charleston	25 Miles
Airport	20 Miles
I-95	23 Miles
Port of Savannah	113 Miles
Port of Norfolk	413 Miles
Atlanta	295 Miles
Charlotte	183 Miles
Greenville/Spartanburg	179 Miles

- 25 miles to Port of Charleston, 23 miles to intersection of I-26 & I-95 and 18 miles to Charleston International Airport
- 3/4 of a mile from I-26 and Jedburg Road interchange
- Interstate frontage
- Approximately half-way between New York and Miami allowing distribution to approximately 2/3 of the U.S. population in 1 day

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OMNI COMMERCE PARK

Omni Commerce Park is a master planned Class-A Industrial park located approximately 25 miles away from the Port of Charleston. Developed by The Trammell Crow Company, the park will accommodate up to 3 million square feet. Building 1 will be a 505,680 SF cross-docked distribution facility expandable to 771,120 SF. The building is scheduled for completion late in the fourth quarter of 2009. Build-to-suit options also exist. The park is conveniently located off of I-26 at Jedburg Road in Berkeley County. The entrance to the park is only three quarters of a mile from the interchange.

FOR MORE INFORMATION PLEASE CONTACT

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OMNI COMMERCE PARK CHARLESTON, SOUTH CAROLINA

- Building Size:** 505,680 SF Cross Dock Distribution Facility, expandable by 265,440 SF
- Trailer Parking:** 165 - Additional Parking is available
- Car Parking:** Under design – to suit tenant
- Office Facilities:** BTS
- Ceiling Height:** 32' Clear
- Column Spacing:** 50' x 52'
- Roof:** TPO
- Floor:** 6" concrete slab - 4,000 psi
- Power:** 3,000 amp service
- Sprinkler:** ESFR
- Truck Court:** South Side - 180' depth and North Side - 130'
- Lighting:** Energy Efficient T-5 Fluorescent
- Truck Loading:** 134 doors (9' x 10')
4 drive-in doors



Charleston Advantages

The Charleston region features a strong business environment and excellent quality of life in a well-located part of the Southeast's growing region.

- South Carolina has one of the lowest corporate income tax rates in the country at 5 percent
- Job creation, job development, and R & D tax credits
- Charleston MSA's population is growing at about 7 percent per year
- Labor force of 305,000 with 4.6 percent unemployment rate
- SC workforce ranks 3rd highest in the nation in Productivity
- Right To Work State
- Access to I-26, I-526, I-95, Port of Charleston, Charleston International Airport

Port of Charleston

The Port of Charleston is strategically located along the eastern seaboard and lies about mid-way between Miami and New York. The Port of Charleston is widely regarded as one of the most productive ports in the country. The port handled 1.88 million TEU's last year and recently began construction on a new 280 acre terminal that will increase capacity by 1.33 million TEU's.

- 41 moves per hour per crane compared to U.S. average at 25 – 27 moves
- Trucker Turn time averages 20 minutes
- Branded as "The Pros of Productivity."
- Transit times of 1-2 hours from open sea to dockside
- Post Panamax capable now

