



Dorchester County

E C O N O M I C D E V E L O P M E N T

#1

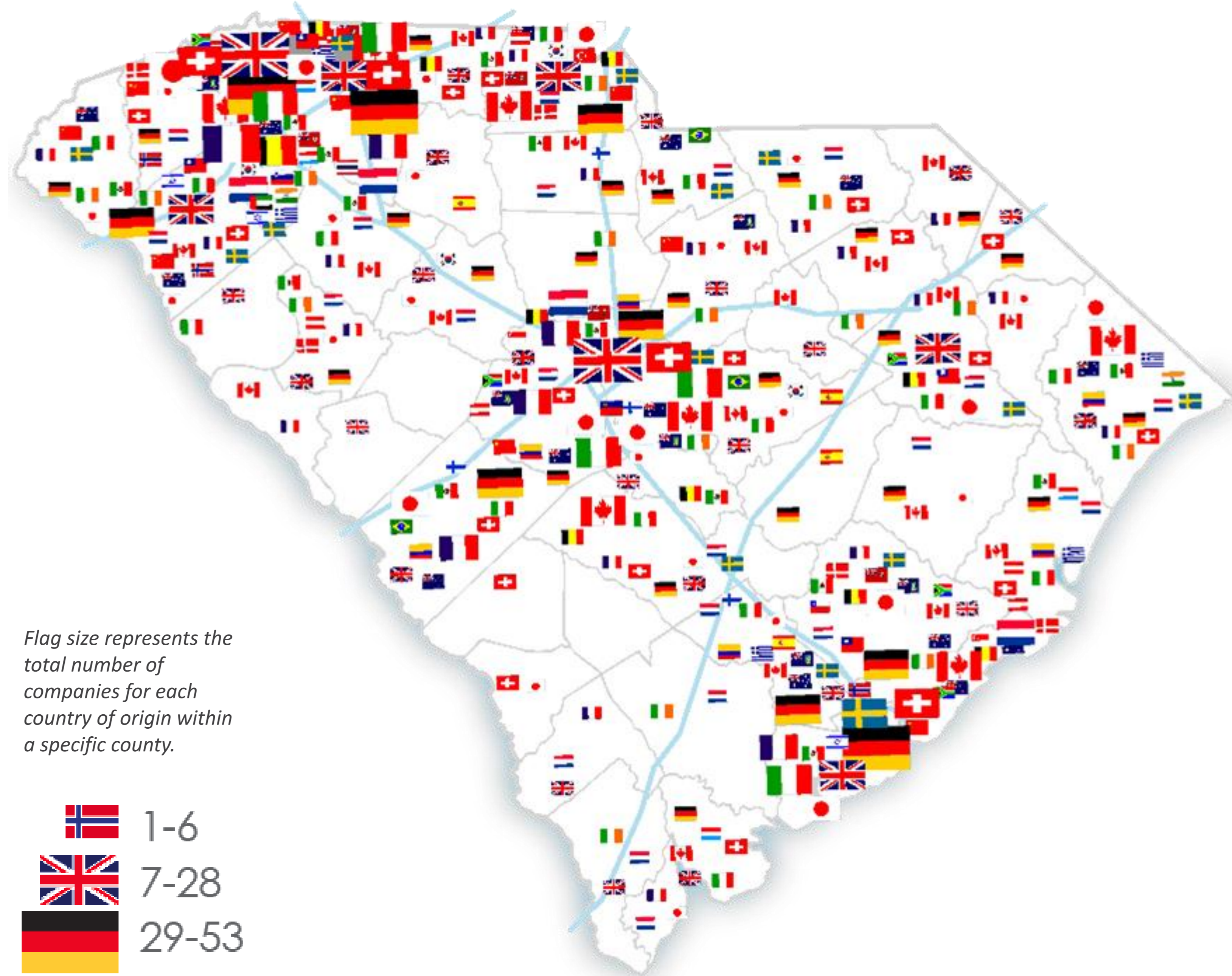
For **three** of the last **five** years,
South Carolina ranked **first**
among states for jobs created by
new and expanding international
firms (per capita)

Source: Research Division
SC Department of Commerce

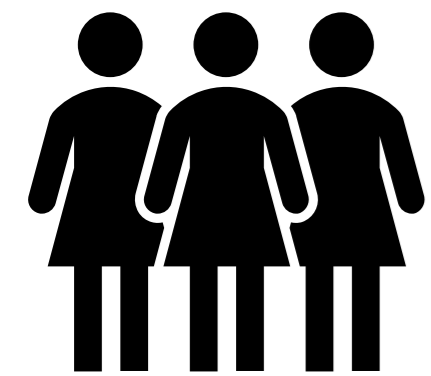


10%

in-migration to
Charleston Metro is
International



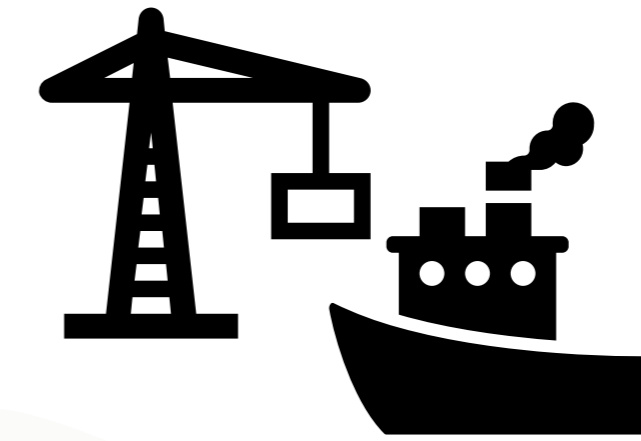
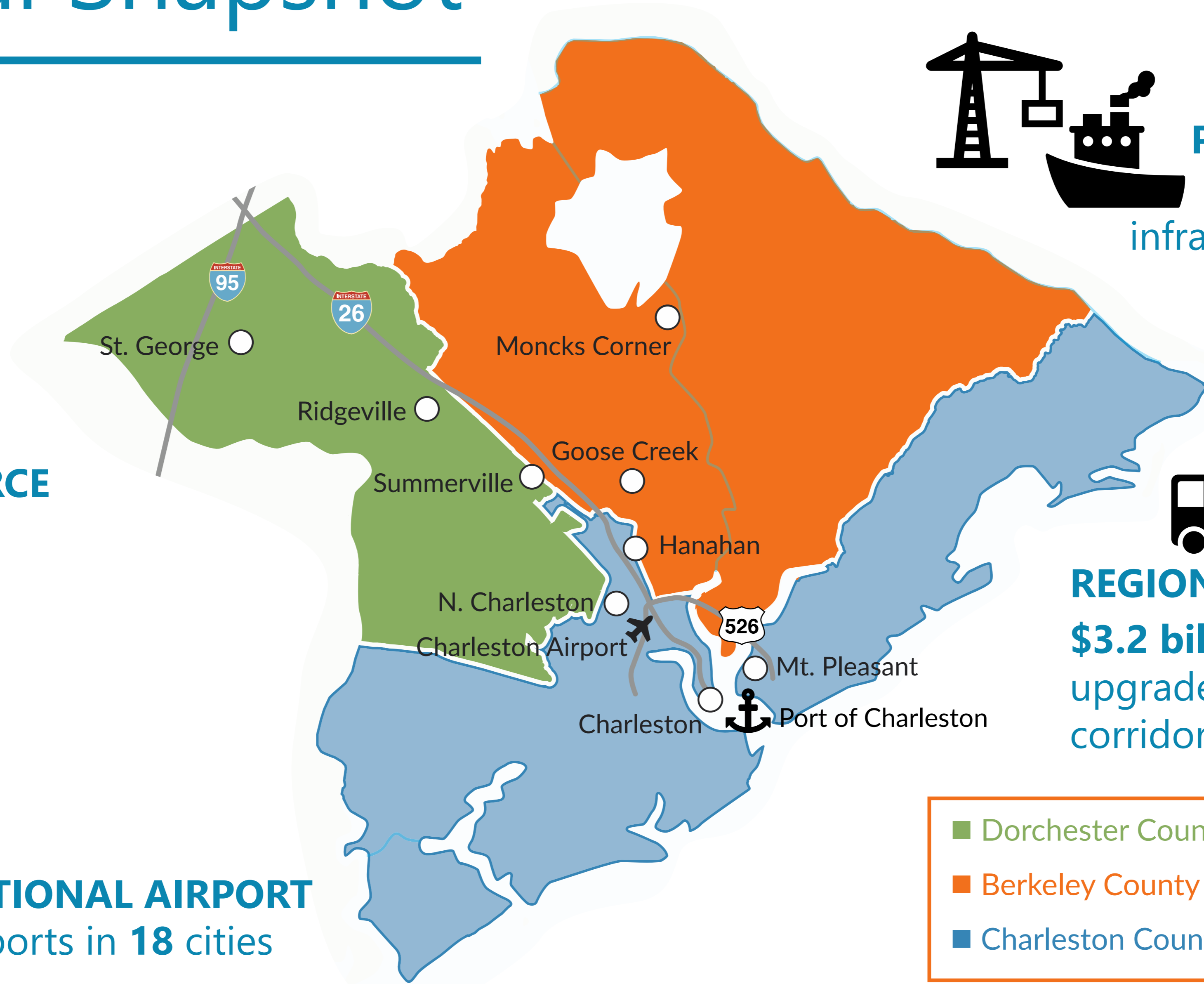
Regional Snapshot



GROWING LABOR FORCE
4X faster than U.S.



CHARLESTON INTERNATIONAL AIRPORT
nonstop flights to **22** airports in **18** cities



PORT OF CHARLESTON
Invested **\$2.2 billion**
infrastructure improvements



REGIONAL ROADWAYS
\$3.2 billion slated for interstate
upgrades, including major traffic
corridors, over the next 10 years

- Dorchester County
- Berkeley County
- Charleston County

Dorchester County

POPULATION | GROWTH
160,647 | **8** PER DAY

LABOR FORCE
80,131

2.4%
UNEMPLOYMENT

5TH FASTEST GROWING
COUNTY IN THE STATE



EASY ACCESS TO
Major Interstates
I-95 & I-26

Rail provided by
Norfolk Southern

More than **40%**
of Dorchester County's
existing industries are
foreign-owned companies

CLOSE PROXIMITY TO
Charleston International Airport
The Port of Charleston

Dorchester County

ANNOUNCEMENTS

2016-PRESENT

JOBS

2,207

CAPITAL INVESTMENTS

\$448.3 M

ANNOUNCEMENTS

2018-19 FISCAL YEAR

JOBS (6TH IN THE STATE)

585

CAPITAL INVESTMENTS (3RD IN STATE)

\$140M

TARGET INDUSTRIES



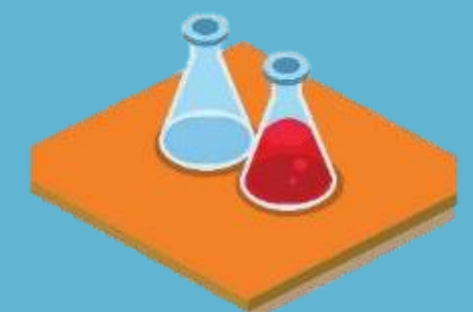
Automotive



Marine



Distribution



Bioscience



Aerospace

Workforce Development Programs



ManuFirstSC™

62 Hour Training Program
= One Year
Manufacturing Experience

Accepted by **80+**
Dorchester County Existing
Industry Partners

Offered **FREE** for
Dorchester County Residents

4 Session Completed
153 Individuals Trained



Tri-County
STEMersion

BERKELEY • CHARLESTON • DORCHESTER

Connecting **STEM** Lessons
& **Existing Industry** Needs

One week **6+** Industry
Partners

Lesson Plans Shared With
Other STEM Educators On
www.tricountystemersion.com

2 Session Completed
42 Educators Trained

Advance Dorchester



MARKETING

- Update and redesign Dorchester County's gateway to the world
- Enhance our ability to effectively "sell" Dorchester County
- Advertise and promote the County as an ideal business destination, aligning with regional and state partners



PROSPECT DEVELOPMENT

- Embrace opportunities to better position Dorchester County
- Gain exposure and build global connectivity
- Conduct, manage, and implement research for prospect activities



WORKFORCE DEVELOPMENT

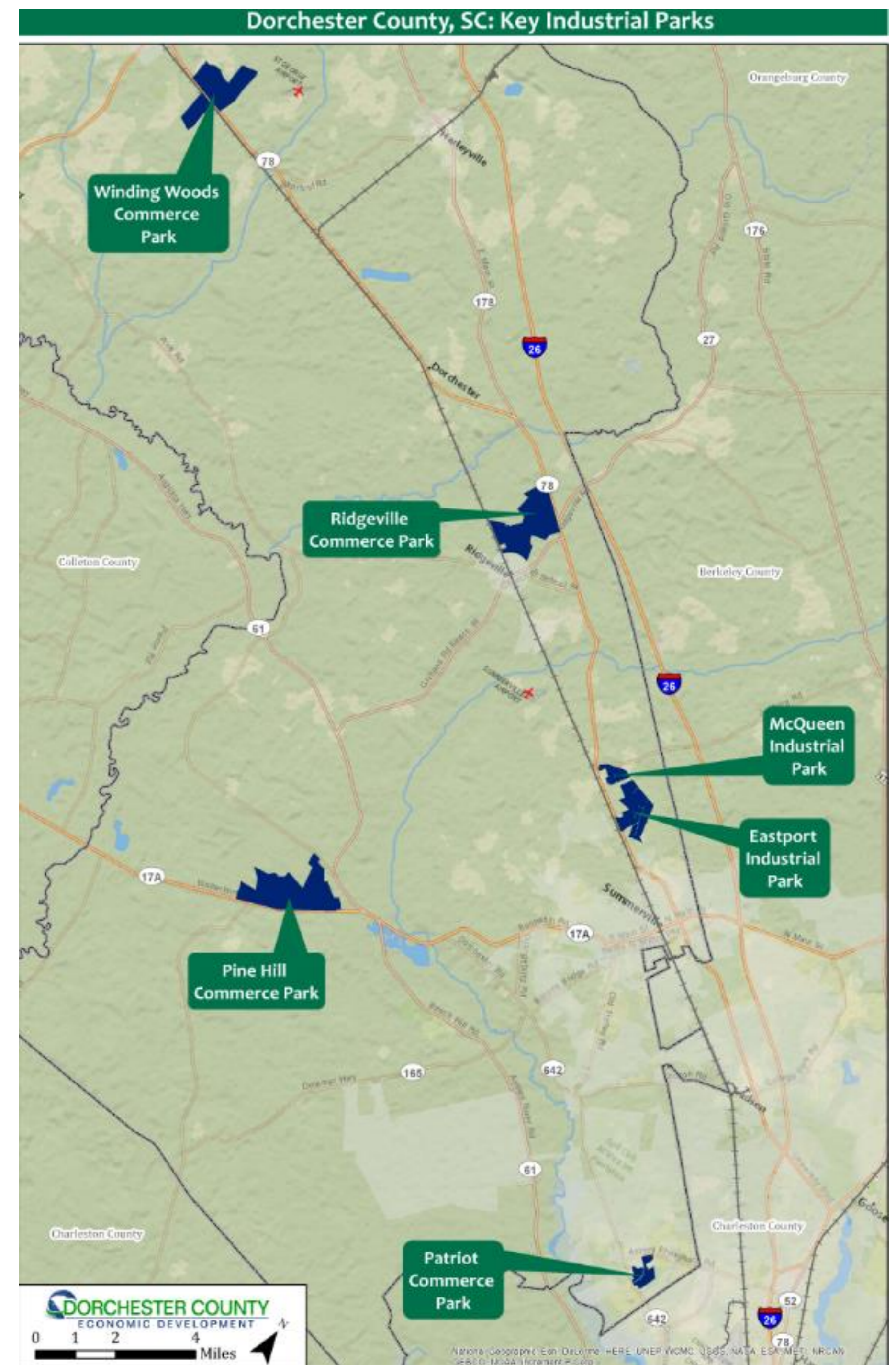
- Build awareness of existing workforce development resources
- Assist employers in partnering with education partners
- Advocate for wall-to-wall career academies in Dorchester County



PRODUCT DEVELOPMENT

- Conduct site work and due diligence to aid in responsible development
- Prioritize water and wastewater infrastructure improvements
- Align and promote road infrastructure improvements along key business corridors

Dorchester County Industrial Parks



Whitfield Corporate Park



MULTIPLE SITES
In Varying Sizes
AVAILABLE

6 miles from **Charleston International Airport**

11 miles from the **Port of Charleston**

CLOSE PROXIMITY TO

Boeing
Mercedes-Benz Vans
Cummins Turbo
Robert Bosch
WABCO

BUILDING	ACREAGE	SQUARE FEET
WABCO	9.64	150,000 sf
B	6.40	102,960 sf
C	9.07	120,310 sf
D	14.52	204,048 sf
E	15.07	238,056 sf
F	3.30	33,600 sf



Pine Hill Business Campus



BEST SUITED FOR

Life Sciences
Biomedical
Medical Technologies Sectors

EXISTING INDUSTRY TENANT

Arborgen

US Highway
Frontage **17-A**

ADJACENT TO

Summers Corner & East Edisto

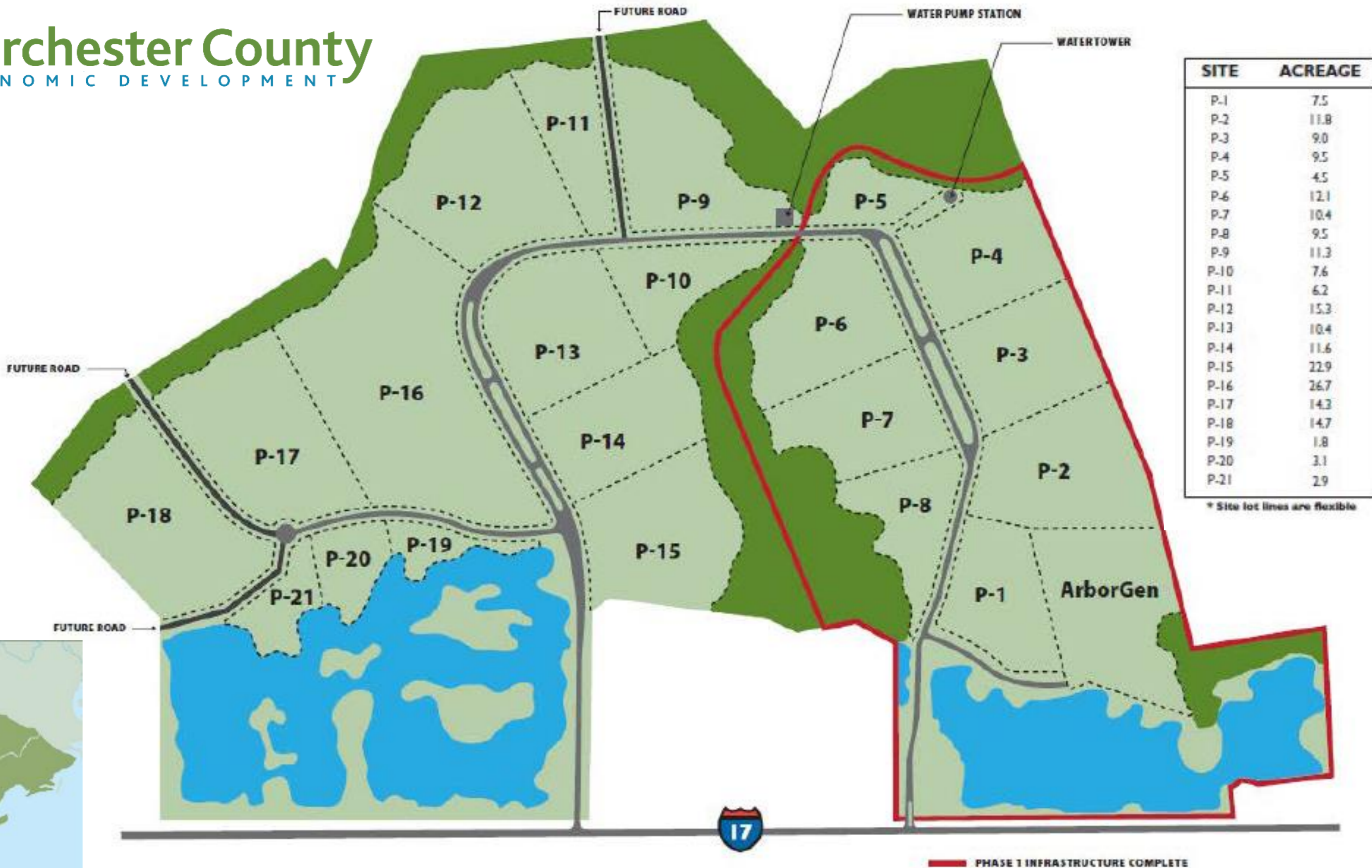
CLOSE PROXIMITY TO

Briteline Extrusions
Showa Denko Carbon
Robert Bosch
WABCO



Dorchester County

ECONOMIC DEVELOPMENT



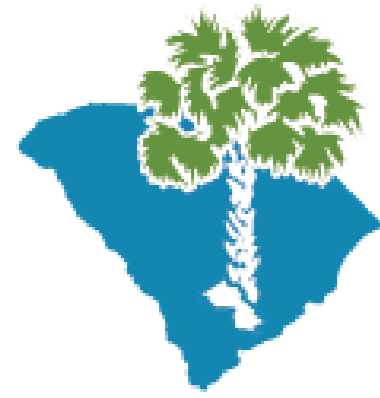
Eastport Industrial Park



MULTIPLE SITES
In Varying Sizes
AVAILABLE

20+ park tenants
including:
Scout Boats
KION
Lauscha Fiber International

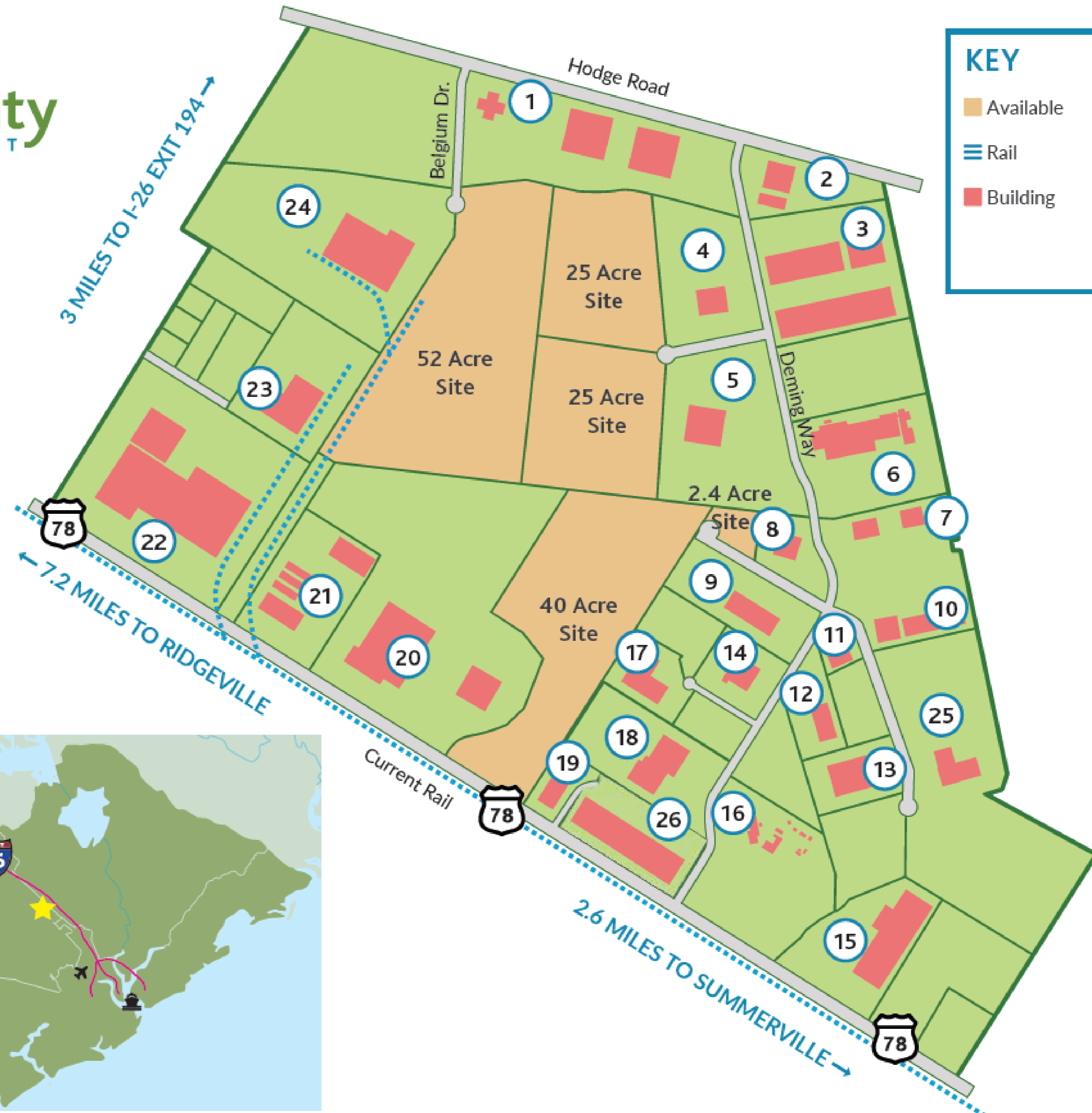
CLOSE PROXIMITY TO
Major interstates & railways
Charleston International Airport
The Port of Charleston



Dorchester County

ECONOMIC DEVELOPMENT

NO.	COMPANY NAME
1	Knight's Companies
2	Metalworx, Inc.
3	Bassford Warehouse
4	Avoca
5	Builders First Source
6	Strand Tech Martin
7	Atlantic Packaging
8	Innovative Machining Technology Inc.
9	Dorchester County Water & Sewer
10	Atlantic Packaging
11	Charleston Wilbert Burial Company
12	Lighthouse for the Blind
13	Zodiac North America
14	American Tactical Imports
15	Scout Boats
16	Dorchester County LEC
17	Lauscha Fiber International
18	VOITH Syn Strand, Inc.
19	Parallon Business Solutions
20	KION
21	84 Lumber
22	Thrace LINQ
23	Sportsman Boats
24	James Hardie Building Products
25	SCE&G
26	Eastport Commerce Center



KEY

- Available
- Rail
- Building

**AVISON
YOUNG**

FOR LEASE

**128,000SF CLASS A NEW CONSTRUCTION DIVISIBLE INTO SPACES AS SMALL AS 8,000SF
DORCHESTER COUNTY**



DELIVERING IN JULY 2019

**EASTPORT
COMMERCE CENTER**

**104 PINNACLE WAY
SUMMERVILLE, SC 29483**

McQueen Industrial Park



3 SITES

1 BUILDING

AVAILABLE

13+ EXISTING INDUSTRY
TENANTS

Including

BAE & Coastal Logistics

CLOSE PROXIMITY TO

Major Interstates I-26 & I-96

Charleston International Airport

Rail Service

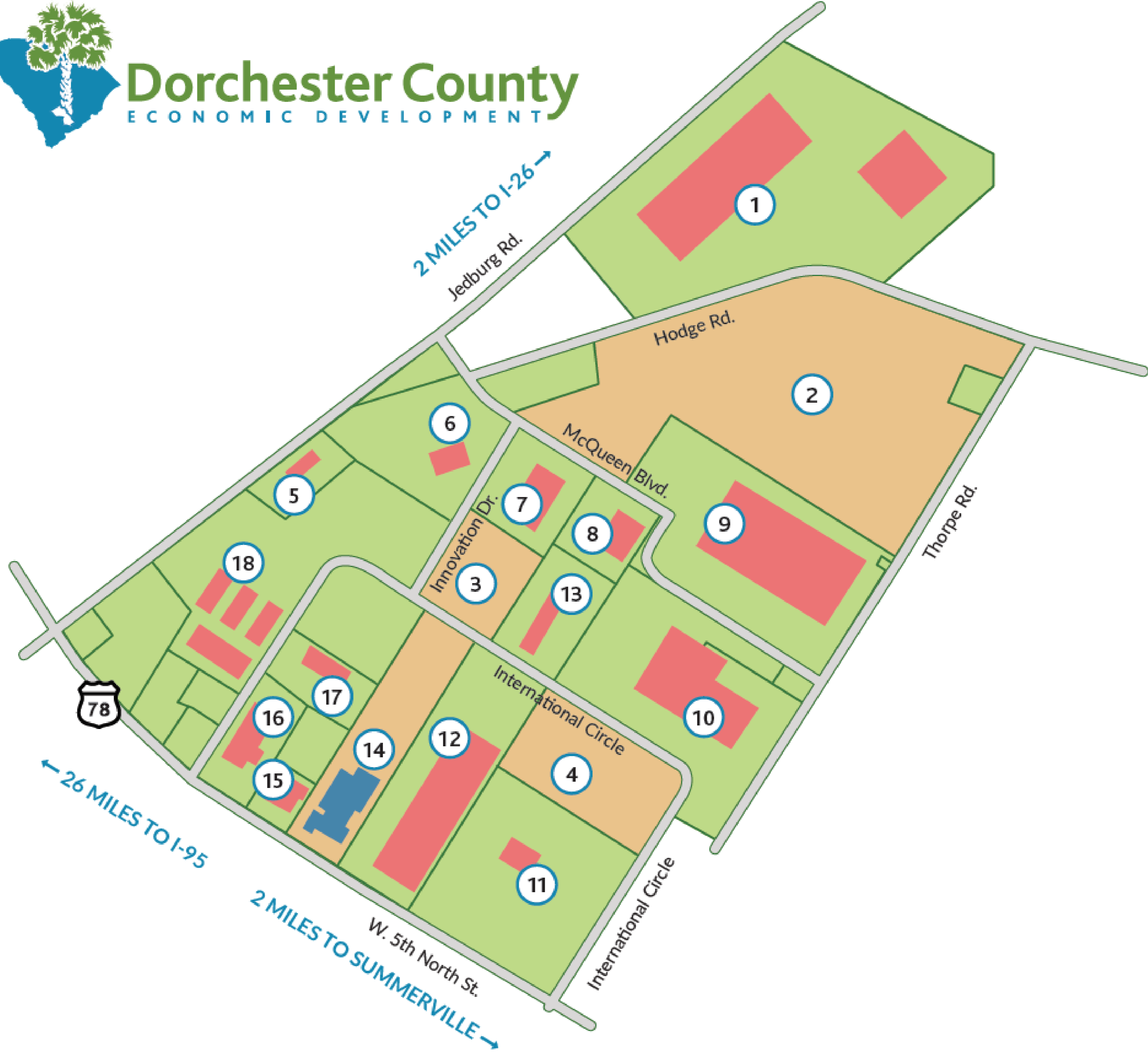
The Port of Charleston

NO.	COMPANY NAME
1	ECMD
2	G2 - 32 Acres Available
3	2A - 4.5 Acres Available
4	M2 - 7.76 Acres Available
5	B.M.I. Benchmark Machining
6	JanPak
7	DBW Fiber
8	Dorchester District 2 Warehouse
9	BAE Systems
10	ZAPP Precision Wire, Inc.
11	Pepsi Bottling
12	Coastal Logistics
13	King Products
14	61,569 SF Building Available
15	Maverick Manufacturing Inc.
16	X-Calibur, Inc.
17	Arntz, Inc.
18	Stark Truss



Dorchester County

ECONOMIC DEVELOPMENT



Muckenfuss Industrial Park



MULTIPLE SITES
In Varying Sizes
AVAILABLE

2 major neighboring
industrial parks

HIGHWAY 78 FRONTAGE

CLOSE PROXIMITY TO
Major interstates & railways
Charleston International Airport
The Port of Charleston

PARCEL	PARCEL SIZE (ACRES)	APPROXIMATE BUILDING SIZE (SF)
1	± 5	± 50,000
2	± 22	± 200,000
3	± 6	± 75,000
4	± 24	± 150,000
5	± 16	± 150,000
6	± 11	± 100,000
7	± 11	± 100,000

KEY

- Lots
- Wetlands
- Stormwater Basins
- Proposed Buildings
- Parking Lot/Truck Court



Ridgeville Industrial Campus



MULTIPLE SITES

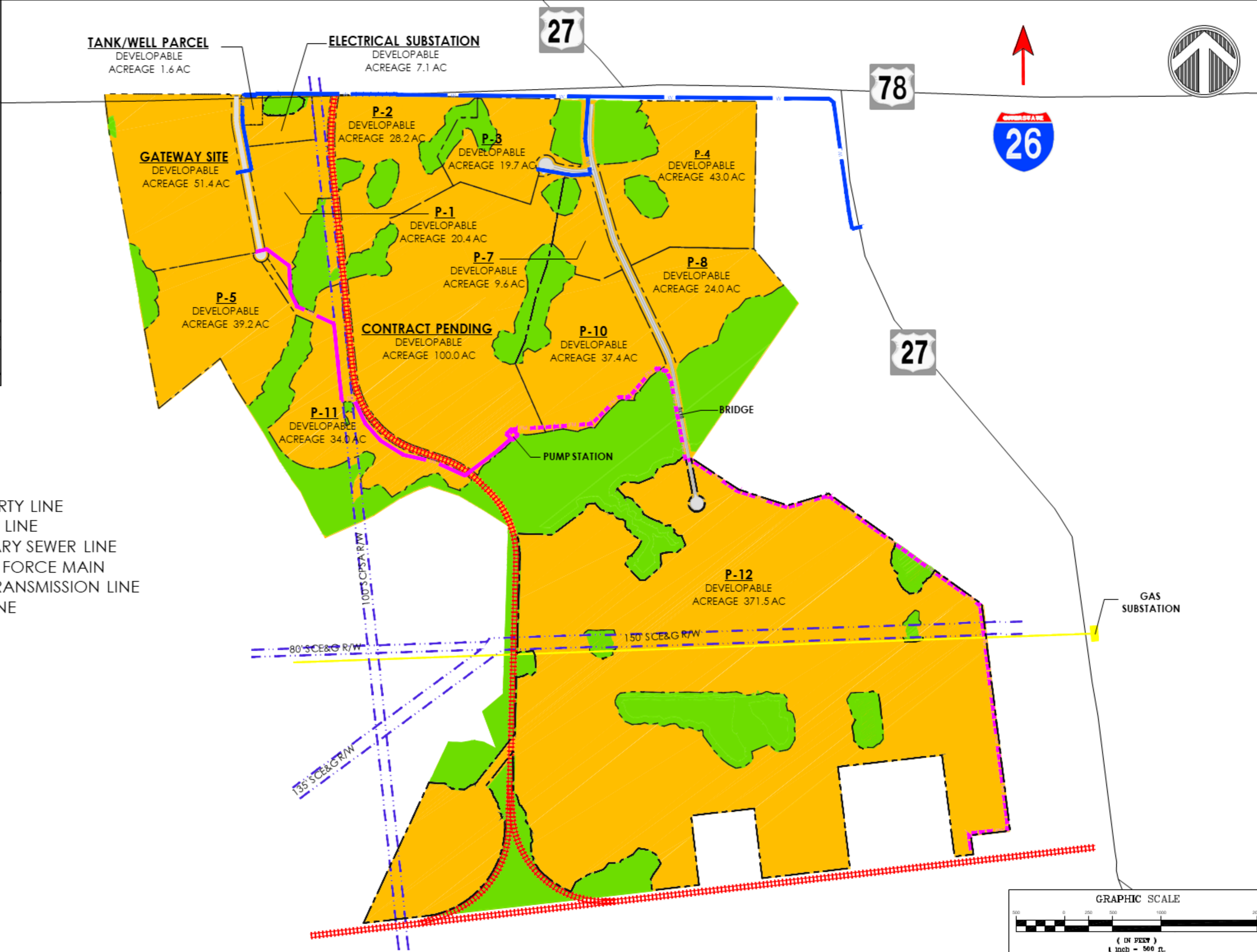
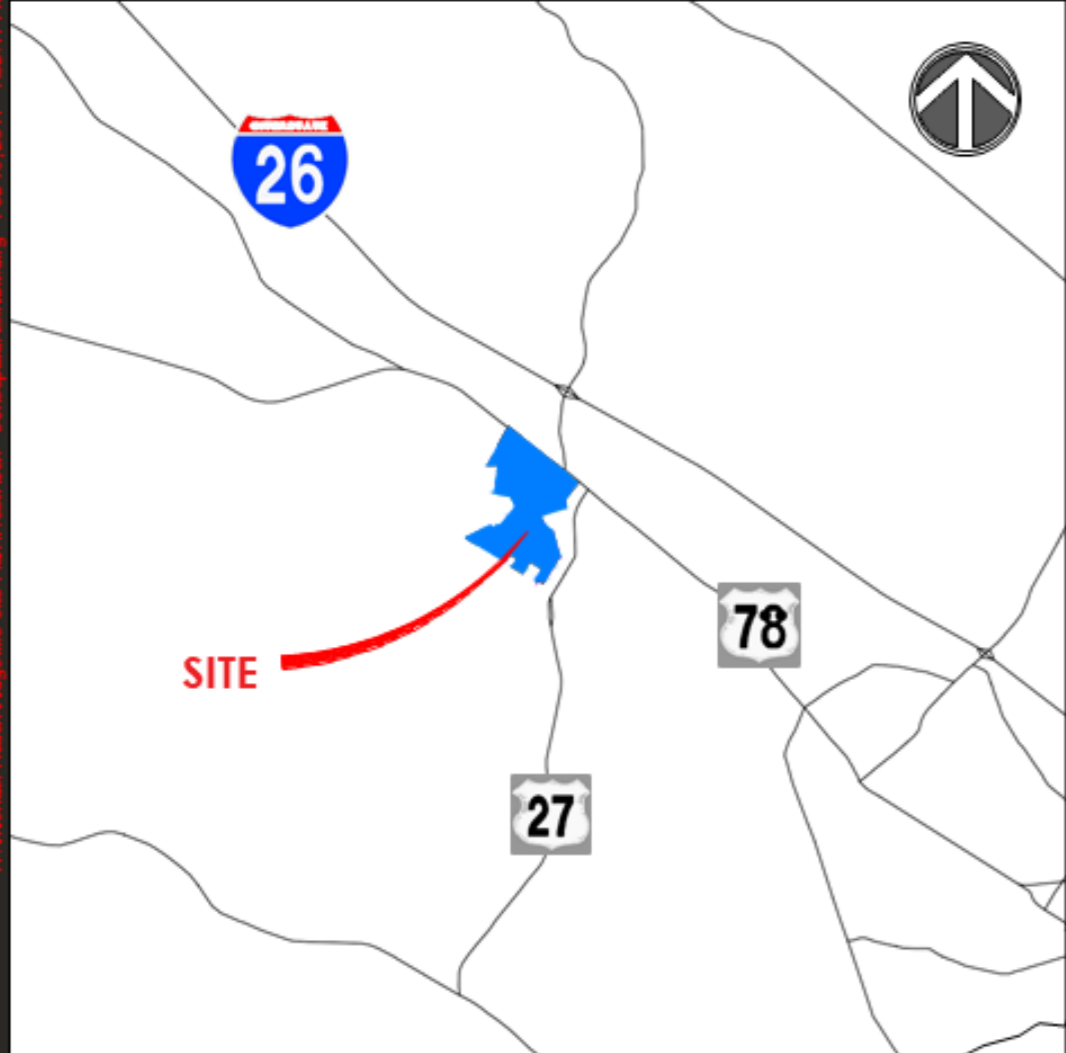
In Varying Sizes In
1,100-acre campus

2 miles from new
Volvo campus

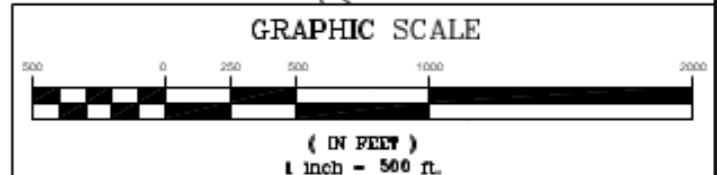
**Norfolk Southern
RAIL**

1 mile from I-26

CLOSE PROXIMITY TO
Charleston International Airport
The Port of Charleston



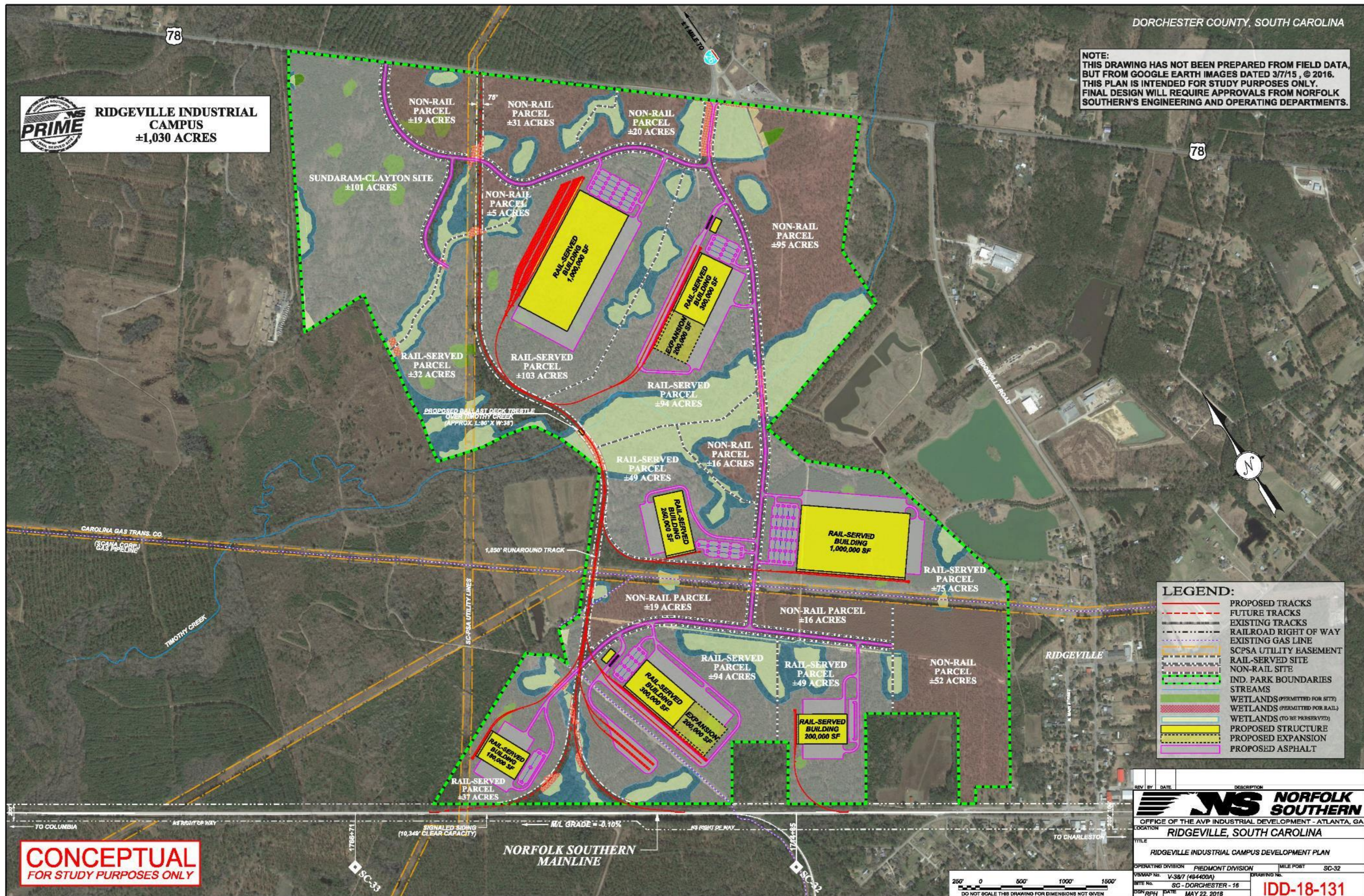
- PROPERTY LINE
- WATER LINE
- SANITARY SEWER LINE
- SEWER FORCE MAIN
- GAS TRANSMISSION LINE
- RAIL LINE



This map illustrates a general plan of the development which is for discussion purposes only. Does not bind or bind the owner and is subject to change and position locations are for illustrative purposes only and are subject to an accurate survey and property description. The producer assumes no legal responsibility for the application or depreciation of any premises, commercial or otherwise, by reason of their inclusion or exclusion from this map. The information contained in this map is subject to change with our notice and is for illustrative purposes only. Unit counts shown above are approximate and may change. Values were provided by outside sources and have not been verified.

NS PRIME
RIDGEVILLE INDUSTRIAL CAMPUS
±1,030 ACRES

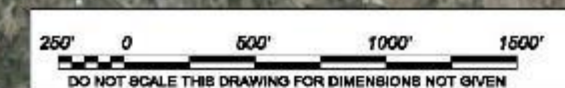
NOTE:
THIS DRAWING HAS NOT BEEN PREPARED FROM FIELD DATA,
BUT FROM GOOGLE EARTH IMAGES DATED 3/7/15, © 2016.
THIS PLAN IS INTENDED FOR STUDY PURPOSES ONLY.
FINAL DESIGN WILL REQUIRE APPROVALS FROM NORFOLK
SOUTHERN'S ENGINEERING AND OPERATING DEPARTMENTS.



CONCEPTUAL
FOR STUDY PURPOSES ONLY

- LEGEND:**
- PROPOSED TRACKS
 - FUTURE TRACKS
 - - - EXISTING TRACKS
 - - - RAILROAD RIGHT OF WAY
 - - - EXISTING GAS LINE
 - - - SCPSA UTILITY EASEMENT
 - - - RAIL-SERVED SITE
 - - - NON-RAIL SITE
 - - - IND. PARK BOUNDARIES
 - - - STREAMS
 - - - WETLANDS (PERMITTED FOR SITE)
 - - - WETLANDS (PERMITTED FOR RAIL)
 - - - WETLANDS (TO BE PRESERVED)
 - - - PROPOSED STRUCTURE
 - - - PROPOSED EXPANSION
 - - - PROPOSED ASPHALT

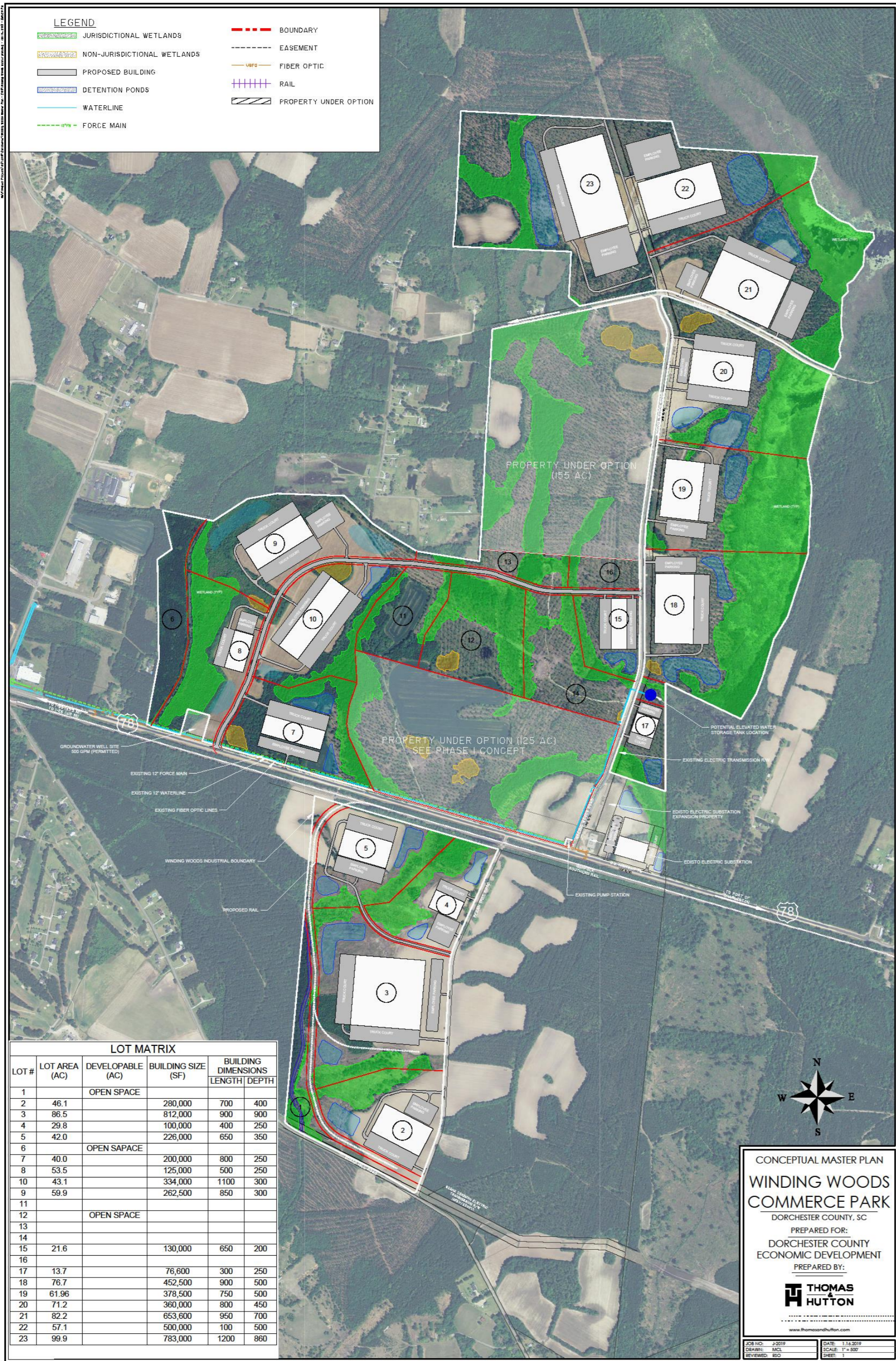
REV	BY	DATE	DESCRIPTION
NS NORFOLK SOUTHERN			
OFFICE OF THE AVP INDUSTRIAL DEVELOPMENT - ATLANTA, GA.			
LOCATION RIDGEVILLE, SOUTH CAROLINA			
TITLE RIDGEVILLE INDUSTRIAL CAMPUS DEVELOPMENT PLAN			
OPERATING DIVISION	PIEDMONT DIVISION	MILE POST	SC-32
VISUMAP No.	V-38/7 (494400A)	DRAWING No.	
DATE	SG - DORCHESTER - 16	DRAWING No.	IDD-18-131
DATE	MAY 22, 2016		



NORFOLK SOUTHERN MAINLINE

TO COLUMBIA METRIC TOP WAY SIGNALLED SIDING (10,345' CLEAR CAPACITY) MIL GRADE = -0.10% 45' RIGHT OF WAY TO CHARLESTON

Winding Woods Commerce Park



MULTIPLE SITES
In Varying Sizes In
1,300-acre Park

4 miles from I-95
8 miles from I-26

**Norfolk Southern
RAIL SERVICE**

**CLOSE PROXIMITY TO
Charleston International Airport
The Port of Charleston**

Winding Woods Commerce Park



Winding Woods Speculative Building 100,000 SF



An aerial photograph showing a wide, brown river winding through a vast, dense forest of green trees. In the distance, a small town or industrial area is visible through the trees. A semi-transparent dark green banner is overlaid across the middle of the image, containing white text.

DORCHESTER COUNTY | SOUTH CAROLINA | USA
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