

SHIPYARD CREEK

LOGISTICS CENTER | NORTH CHARLESTON, SC

135 Acres Adjacent to Hugh. K Leatherman Terminal

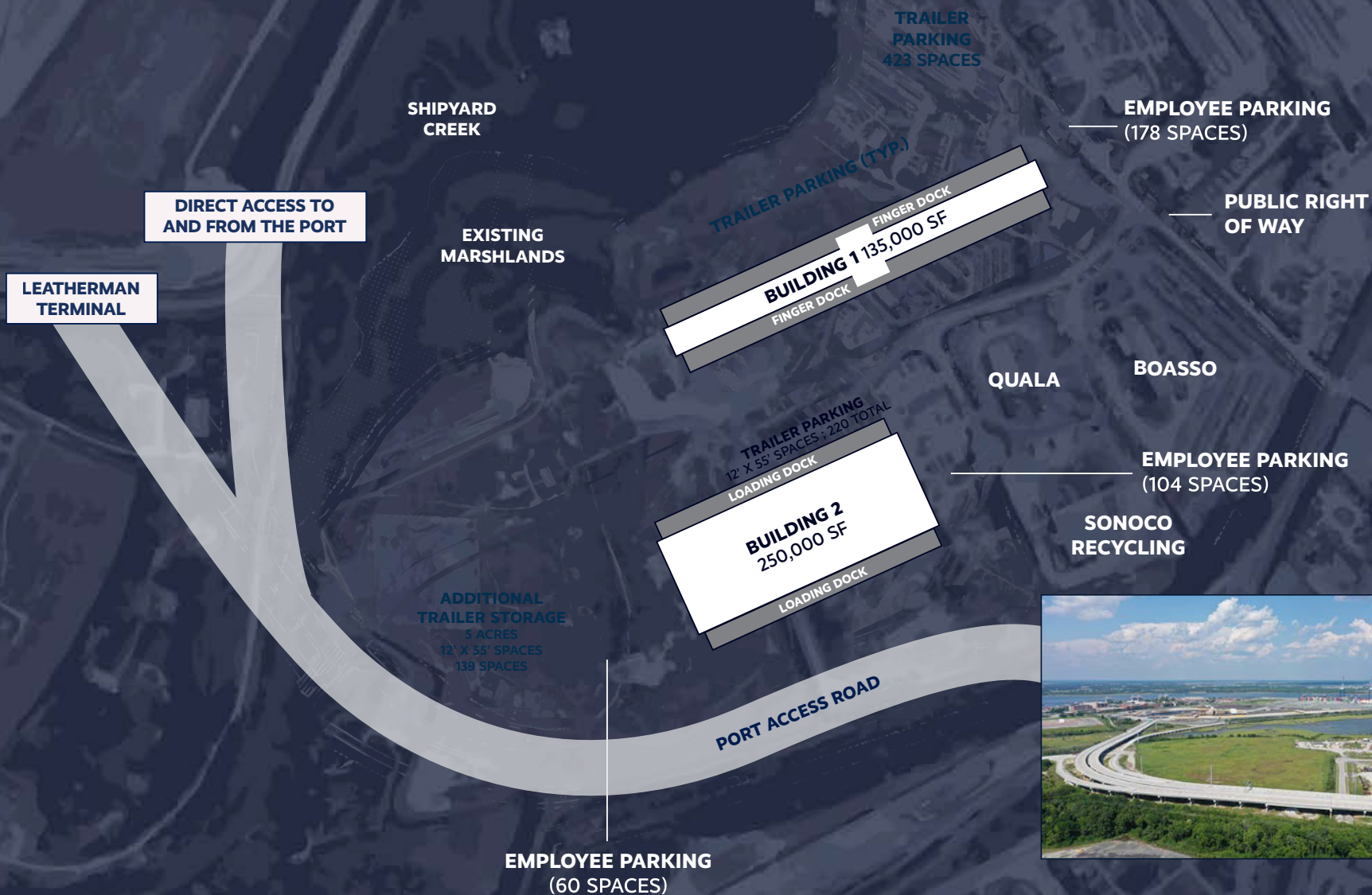
- » Direct connection to Port Access Road
- » 135,000 SF Cross-Dock
- » +/- 23 Acres of TEU Storage at 5 High

CAPITAL
DEVELOPMENT PARTNERS

OPTION I SITE PLAN



OPTION 2 SITE PLAN



SHIPYARD CREEK

OVERVIEW



PHASE I

Building 1

ACRES

42.37 AC

SF

135,000 SF

Trailer Spaces / TEUs

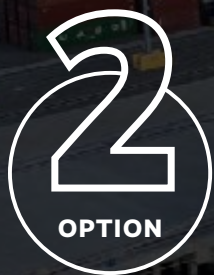
757 Spaces

PHASE 2

Container Stacking

23.10 AC

14,140 TEUs



PHASE I

Building 1

ACRES

42.37 AC

SF

135,000 SF

Trailer Spaces / TEUs

757 Spaces

PHASE 2

Building 2

23.10 AC

250,000 SF

359 Spaces

SUMMARY SPECS

PHASE ONE

OPTION I SPECIFICATIONS - ENTIRE SITE

SITE SIZE	64.67 AC
BUILDING	135,000 SF
TYPE	Cross-Dock
CLEAR HEIGHT	28'
COLUMN SPACING	50' x 50' Interior
DOCK DOORS	144 (9' x 10')
FINGER DOCKS	2 (5,000 SF Each)
DRIVE-IN DOORS	2 (14' x 16')
TRUCK COURT	140' (100% Concrete)
TRAILER SPACES	757
TEUs	14,140
AUTO PARKING	178 Spaces
AIR CHANGES	As needed per BMS
SPRINKLER	ESFR
SLAB	7" Reinforced
OFFICE	5,000 SF
ROOF	45 Mil, 20 Year Warranty
ELECTRICAL USAGE	4,000 Amps
OTHER	10 Mil Vapor Barrier Footers, Slab Warehouse Interior Walls Painted Vapor Mitigation System (Fans, Louvers, Sensors)

OPTION II SPECIFICATIONS - WEST SIDE ONLY

SITE SIZE	23.10 AC
BUILDING	250,000 SF
TYPE	Cross-Dock
CLEAR HEIGHT	36'
COLUMN SPACING	53' x 50' Interior, 60' at Speed Bays
DOCK DOORS	134 (9' x 10')
DRIVE-IN DOORS	1 (14' x 16')
TRUCK COURT	140' (100% Concrete)
TRAILER SPACES	359
TEUs	-
AUTO PARKING	164 Spaces
AIR CHANGES	As needed per BMS
SPRINKLER	ESFR
SLAB	7" Reinforced
OFFICE	7,000 SF
ROOF	45 Mil, 20 Year Warranty
ELECTRICAL USAGE	4,000 Amps
OTHER	10 Mil Vapor Barrier Footers, Slab Warehouse Interior Walls Painted Vapor Mitigation System (Fans, Louvers, Sensors)

OPTION 1

RENDERING



**HUGH K.
LEATHERMAN TERMINAL**

BUILDING I
28' Clear, Crossdock
135,000 SF

DIRECT ACCESS
To and From Terminal

EXIT RAMP
into Charleston Port
Logistics Center

PORT ACCESS ROAD
Brand New Direct Access to and from
the Leatherman Terminal via I-26

CSX COOPER YARD
Rail easement in
place for connectivity

LOCATION OVERVIEW



CHARLESTON PORT

KEY INFORMATION

The Hugh K. Leatherman Terminal is operated by the South Carolina Ports Authority and opened in 2021. Located directly adjacent to Shipyard Creek Logistics Center, the terminal is part of a \$2 Billion infrastructure investment that will enable South Carolina Ports to handle growing cargo volumes and the largest vessels calling on the East Coast. The Terminal will increase Port throughput by 2.4M TEUs when fully completed, and ensure South Carolina remains globally competitive for decades to come.

FIVE SHIP TO SHORE CRANES

WITH 169' LIFT HEIGHT AND 228'
OUTREACH

NEWEST TERMINAL TO OPEN

IN THE U.S.

REFRIGERATED CONTAINER YARD

NEW OPERATING SYSTEM

DEEPEST PORT CHANNEL

ON THE EAST COAST AT 52 FEET



SHIPYARD CREEK

LOGISTICS CENTER | NORTH CHARLESTON, SC



JOHN KNOX PORTER

CEO

M: (404) 229-4852

E: JohnKnoxPorter@Cap.Partners

CAPITAL
DEVELOPMENT PARTNERS