

FOR SALE | 42.39 +/- ACRES HEAVY INDUSTRIAL LAND | BERKELEY COUNTY, SC



42.39+/- AC OFF WHITESVILLE RD | @ BERKELEY COUNTY AIRPORT | MONCK'S CORNER, SC

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Investment Summary

Norvell Real Estate Group is pleased to exclusively offer subject property situated on approximately **42.39 acres fronting Whitesville Road** in Moncks Corner, Berkeley County, South Carolina.

Berkeley County is rapidly becoming the hub of the Lowcountry’s booming industrial and distribution landscape. The MSA boasts a who’s-who list of companies, including **Volvo Cars NA, Google, Mercedes Benz Sprinter Van Facility, the Port of Charleston’s** planned industrial park and the newly announced **Walmart** 3,000,000SF distribution center, among others.

Subject property offers the advantages of being close by major traffic arteries and an excellent workforce, without the congestion associated with neighboring areas.

Subject property is zoned **Heavy Industrial (H-1)** by Berkeley County; a highly sought after zoning. The property is sized and situated to accommodate a wide variety of industrial & distribution users, in a rapidly growing area of the Lowcountry.

PROPERTY INFORMATION

ADDRESS: Undeveloped land along Whitesville Road
Moncks Corner, SC 29461

BERKELEY COUNTY TMS: 141-00-02-036

LAND SIZE: +/- 42.39 acres

LAND DESCRIPTION: Raw, undeveloped land. Partially cleared, with some wetlands located on western property line, along Whitesville Road.

ZONING: H-1, Heavy Industrial, Berkeley County

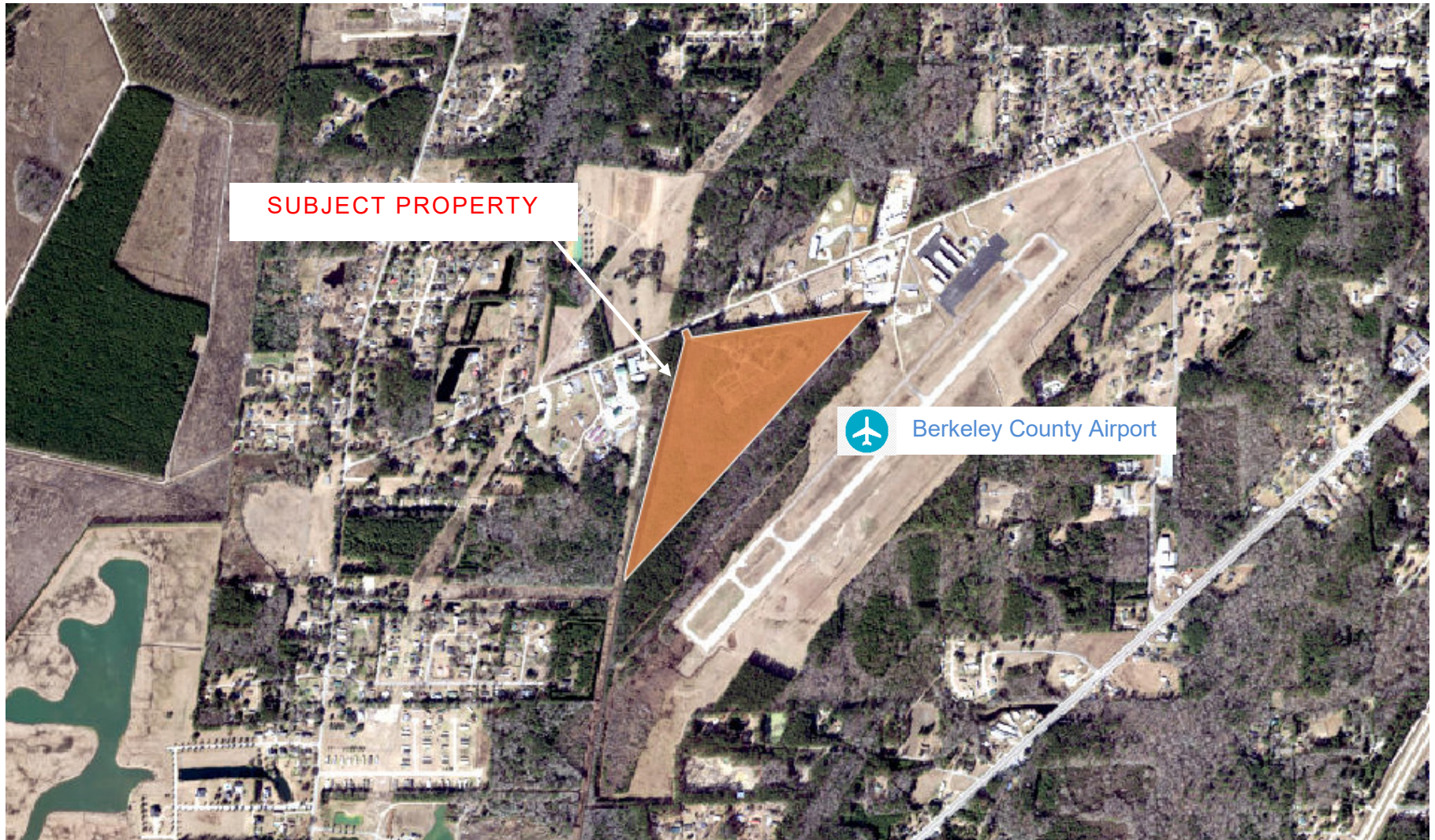
INTERSTATE, PORT AND SPAWAR ACCESS:

- 14 +/- miles | I-26
- 36 +/- miles | I-95
- 35 +/- miles | Port of Charleston Wando Welch Terminal
- 21.5 miles | Naval Weapons Station

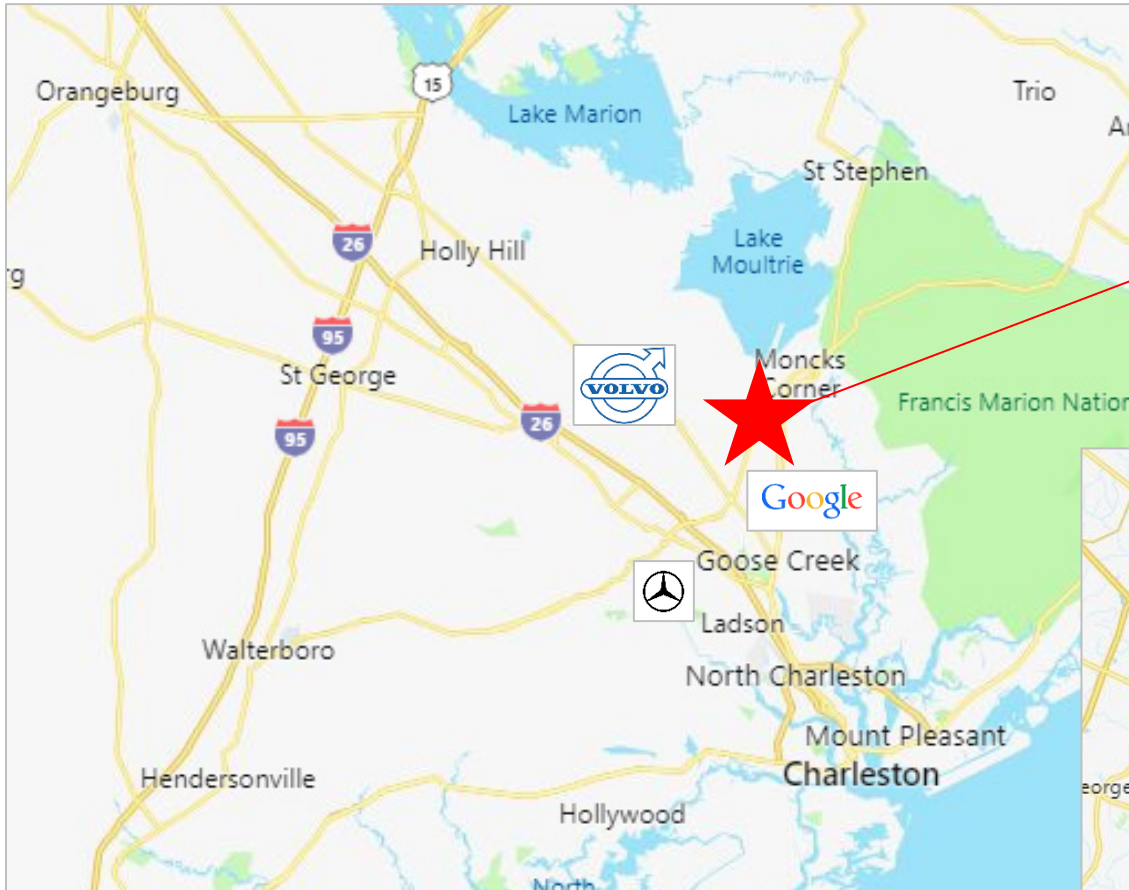
MONCK'S CORNER & NORTHEAST BERKELEY COUNTY INDUSTRIAL USERS:

Audio-Technica, Absolute Haitian Corp., Dak Americas, Sea Fox, XPO Logistics, Charleston International Manufacturing Center at Bushy Park is home to Fortune 500 industrial firms.

Recent announcements include A&R Logistics newly opened 615,000SF, \$60M distribution center at West Branch Commerce Park along U.S. Highway 52 in Moncks Corner.



SALE PRICE | \$1,250,000



SITE



DISCLAIMER

This Offering Memorandum was prepared by Norvell Real Estate Group, LLC and has been reviewed by the Owner. It contains selected information pertaining to Berkeley County, South Carolina TMS #141-00-02-036 (the "Property") and does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

The information contained herein has been obtained from sources believed reliable. While Norvell Real Estate Group does not question its accuracy, it has not been verified and Norvell Real Estate Group makes no guarantee, warranty or representation about it. It is the prospective purchaser's responsibility to independently confirm its accuracy and completeness. Norvell Real Estate Group recommends potential purchasers consult their tax, financial and legal advisors regarding the suitability of the Property for the potential purchasers' needs.

Certain documents, including leases and other materials, are described herein in summary form. The summaries do not purport to be complete, nor necessarily accurate, descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Norvell Real Estate Group or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property.

Norvell Real Estate Group nor Owner shall have any legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property. This Offering Memorandum is the property of Norvell Real Estate Group and may be used only by parties approved by Norvell Real Estate Group. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Norvell Real Estate Group immediately upon request of Norvell Real Estate Group or Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Norvell Real Estate Group and Owner.