

# NEXT GENERATION COMMERCE PARK



# Charleston, SC





# Volvo Car USA

selected Camp Hall  
for its first-ever U.S.  
manufacturing plant.



# Readiness - Infrastructure is in place

## WATER

16-inch main installed for 1 million gallons a day capacity, increasing to 3 million daily.

## GAS

8-inch main installation underway

## SEWER

Lift station installed for 100,000 gallons per day existing capacity with plans underway for more than 2 million gallons daily.

## TECHNOLOGY/ FIBER

Diverse and redundant service onsite, with 5 access points in public rights of way

## POWER

Transmission level with onsite substations for diverse and redundant service

## RAIL

Shortline rail service connecting to CSX permitted and forthcoming

## ROAD

Onsite I-26 interchange Exit 189 with alternative access two miles Exit 187

## ENTITLEMENTS

Planned development approvals with county in place for industrial and office uses

Army Corps wetland permit with onsite mitigation

Land Disturbance Permits in place



# 6,800+

Total acres

# 2,600+

Acres of  
preserved  
land

# 1,300

Remaining  
developable  
acres

# 10,000+

Jobs anticipated



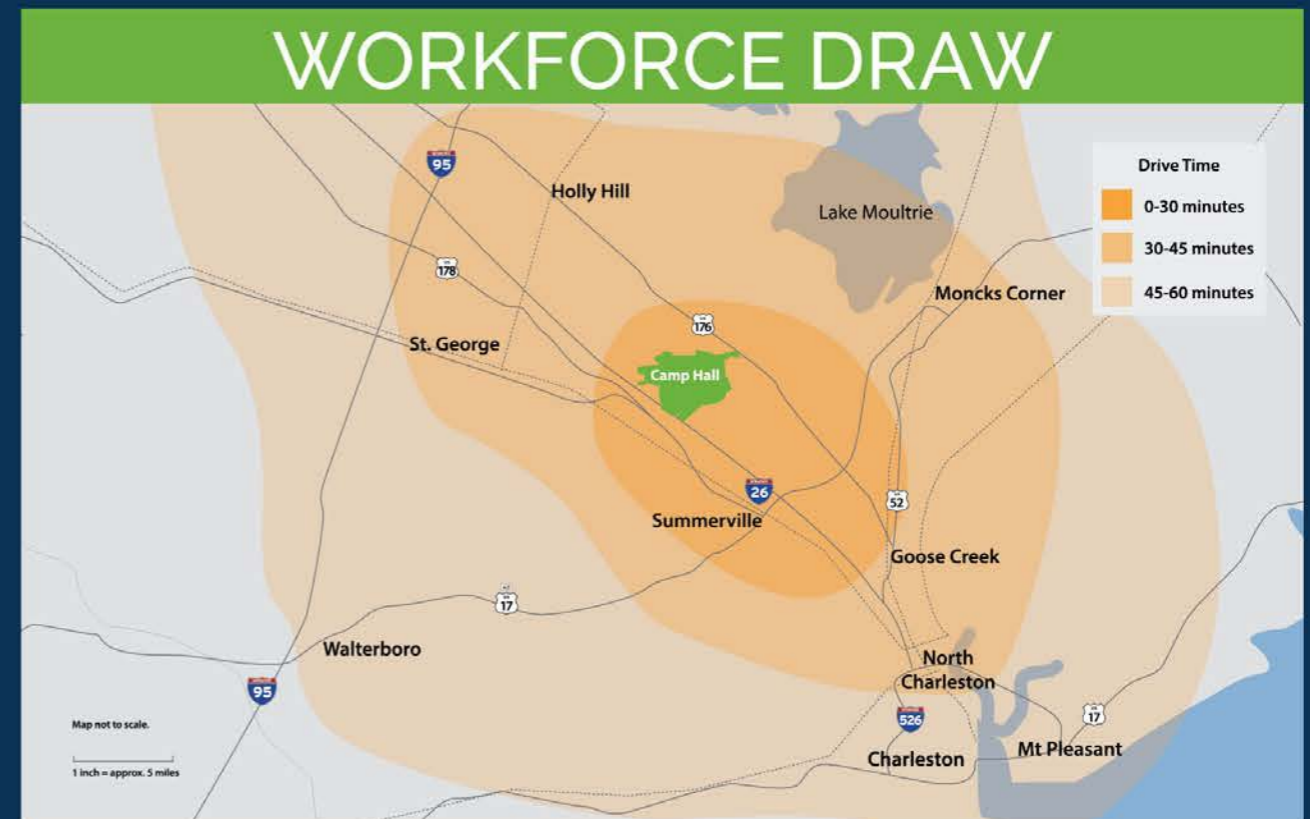
# Global accessibility



- 30 minutes from Port of Charleston
- Direct access with interchange to Interstate I-26
- 27 miles from Charleston International Airport
- 18 miles from I-95, East Coast's main interstate
- Railway access



The Charleston region stands ready with a workforce of **more than 500,000** and a population growing by several dozen people a day.



# South Carolina. Where Tomorrow's Business Thrives

## 1st

In Economic  
Development Incentives

## 3rd

Best State for  
Doing Business

## 5th

Best State for  
Business Climate

## A Happy Workforce is a Productive Workforce

Before we even started planning Camp Hall, we asked business owners and employees what they want ....

**“Being able to take a walk during lunch for some mental health time & relieve stress. In other words ‘me time.’ Lots of places to sit and enjoy the scenery.”**

Camp Hall offers a people-focused design that meets employees daily needs, simplifying and enhancing their lives.

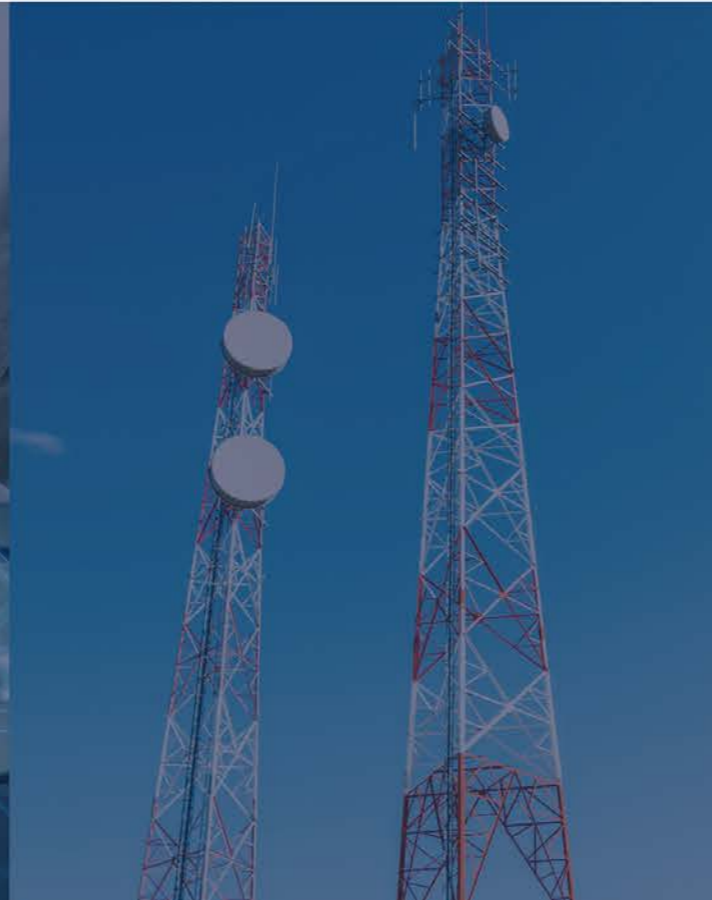
The miles of multi-use trails planned for walking, running, hiking and biking make a daily connection to the outdoors effortless. Easily accessible shopping, healthcare, childcare and other amenities put a well-balanced life within reach of the Camp Hall workforce.





# Technology

- A SmartCommerce center campus with enhanced communication and smart grids for services and metering support.
- Fiber infrastructure in place with 5 fiber connection points in public rights of way.
- Wireless coverage provided by 3 existing cellular towers
- Wi-Fi available for everyone in the Village Center





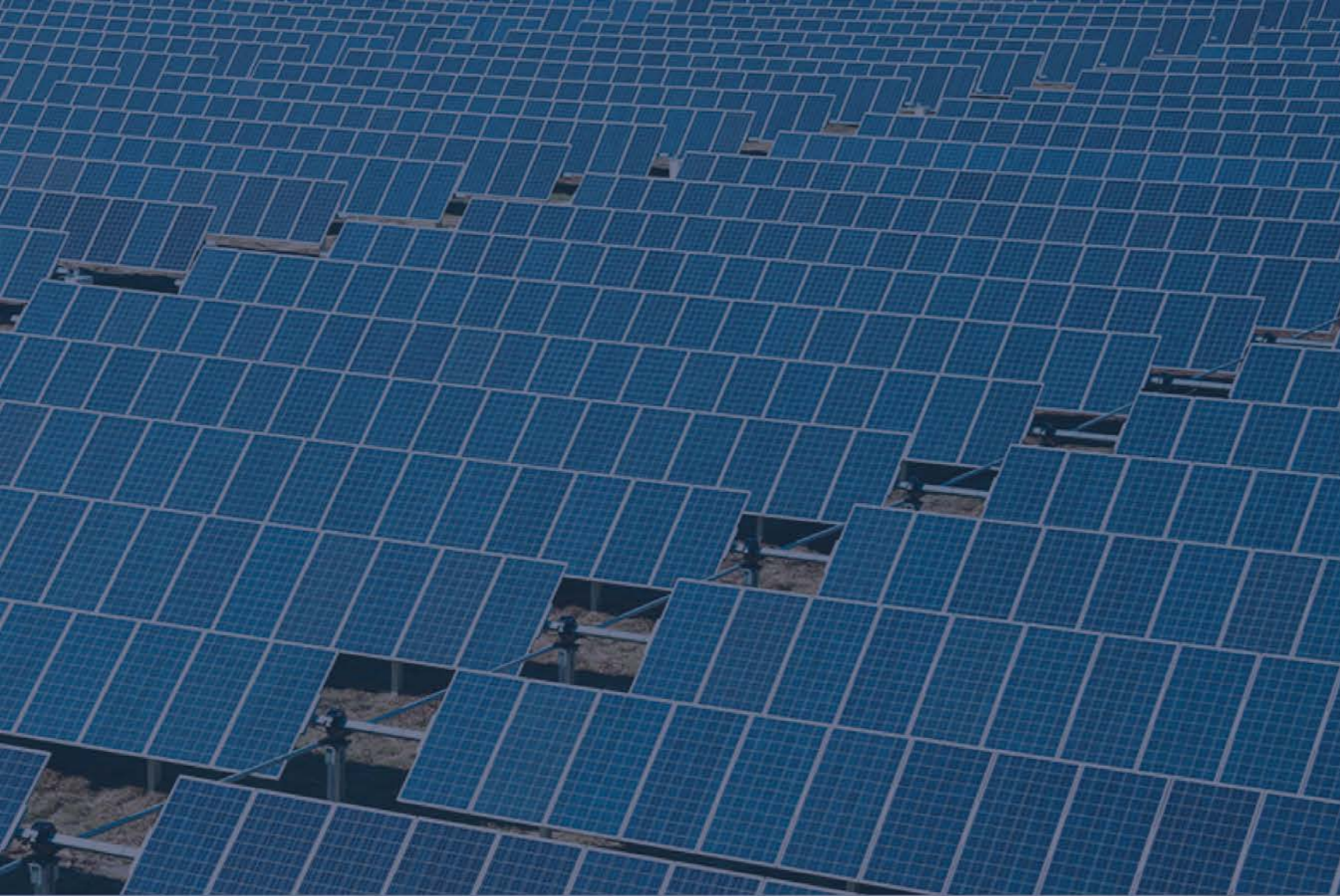
# Village Center

At the heart of Camp Hall is the Village Center, a thriving collection of small businesses and conveniences designed to help balance work with the necessities of daily life — connecting the workforce to everyday errands, to nature and to each other.

## ARCHITECTURE

With state-of-the-art manufacturing in a setting of vast natural beauty, the design concept of “Nature and the Machine” permeates the built environment. Like the vehicles and machines produced in Camp Hall, the Architecture is intended to embody precision, sleekness, and innovation.





# Sustainability approach:

- Permanent protection of approximately 2,600+ acres of land
- Use sustainable building techniques that make sense in our area
- Rainwater harvesting
- Car-charging stations
- Solar panels in select locations
- Restoration of wetlands and wildlife habitat





[CampHall.com](http://CampHall.com)

## CONTACT US



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