M-1 Industrial Storage Site

Next to Impossible to Find M-1 LI Site Near Port and CSX Intermodal | Minutes from Interstate I-26

OFFERING MEMORANDUM

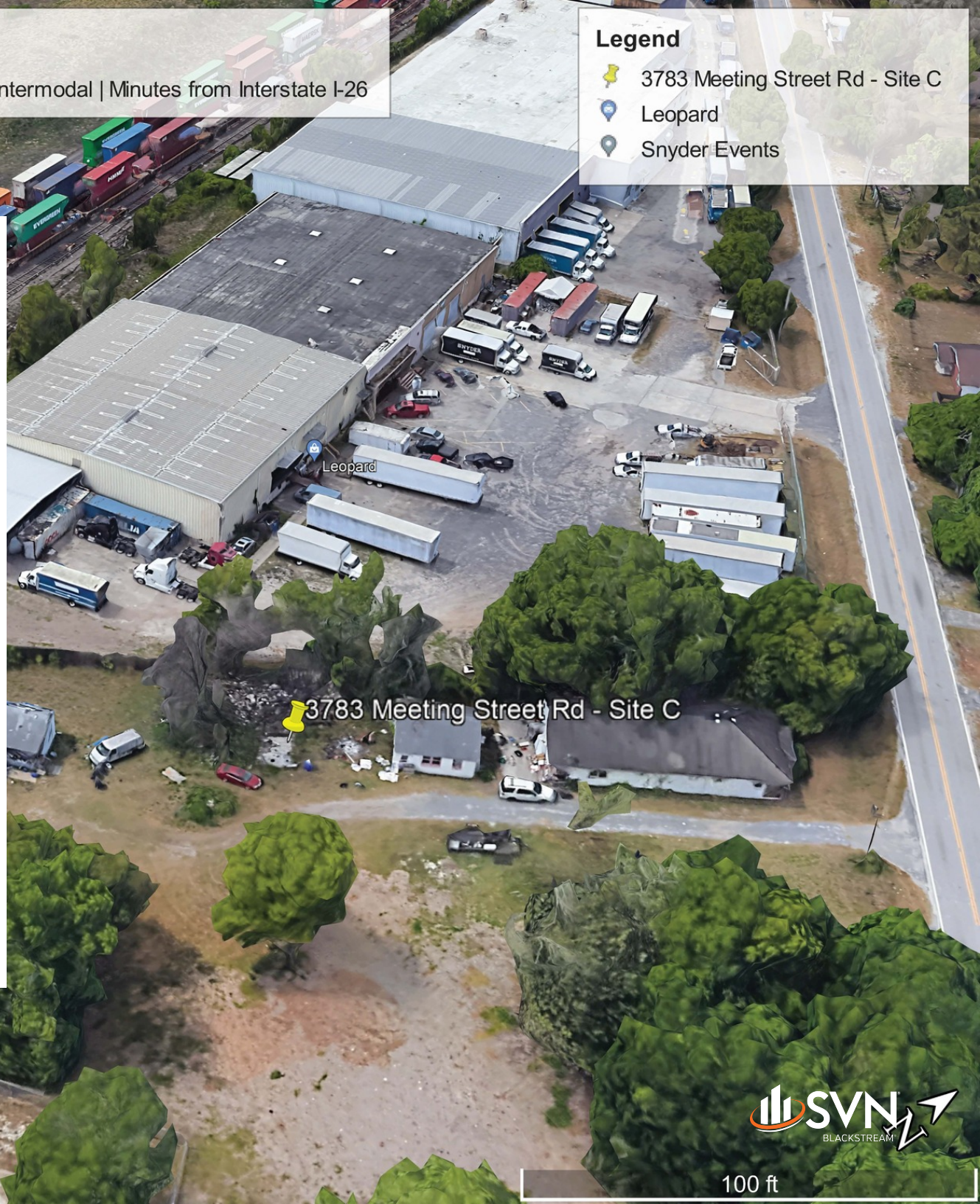
3783 Meeting Street Rd M-1 LIGHT INDUSTRIAL AVAILABLE FOR CENTRALIZED DROP POINT STORAGE, ETC. NEAR I-26 & OTHER ARTERIES

3783 MEETING STREET ROAD - SITE C

North Charleston, SC 29405

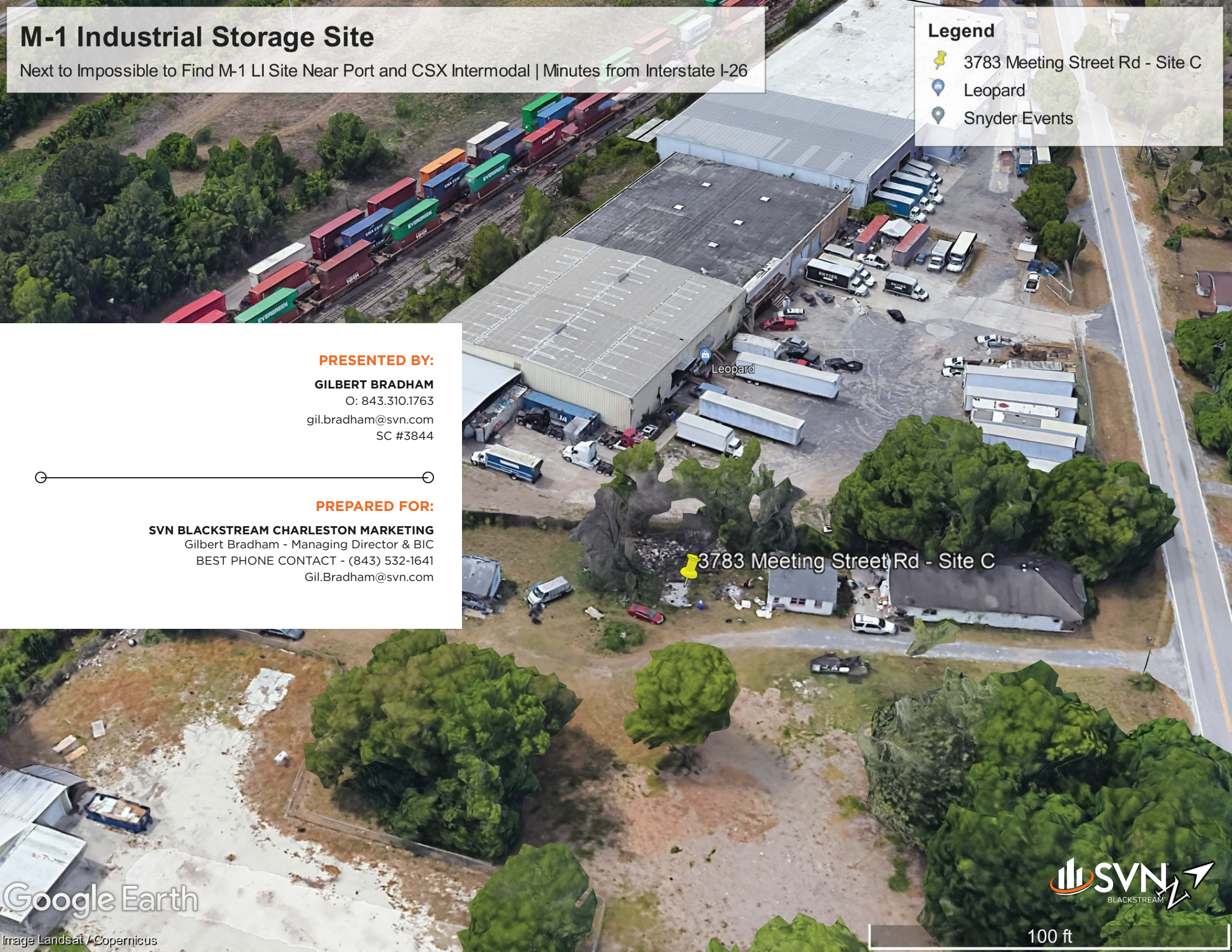
PRESENTED BY:

GILBERT BRADHAM
O: 843.310.1763
gil.bradham@svn.com
SC #3844



M-1 Industrial Storage Site

Next to Impossible to Find M-1 LI Site Near Port and CSX Intermodal | Minutes from Interstate I-26



PRESENTED BY:

GILBERT BRADHAM
O: 843.310.1763
gil.bradham@svn.com
SC #3844

PREPARED FOR:

SVN BLACKSTREAM CHARLESTON MARKETING
Gilbert Bradham - Managing Director & BIC
BEST PHONE CONTACT - (843) 532-1641
Gil.Bradham@svn.com

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SVN BLACKSTREAM

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

About Svn

SVN® Core Services & Specialty Practices

THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- **Hospitality**
- **Industrial**
- **Land**
- **Multifamily**
- **Office**
- **Retail**
- **Special Purpose**

svn.com 185 Devonshire St, M102 Boston, MA 02110

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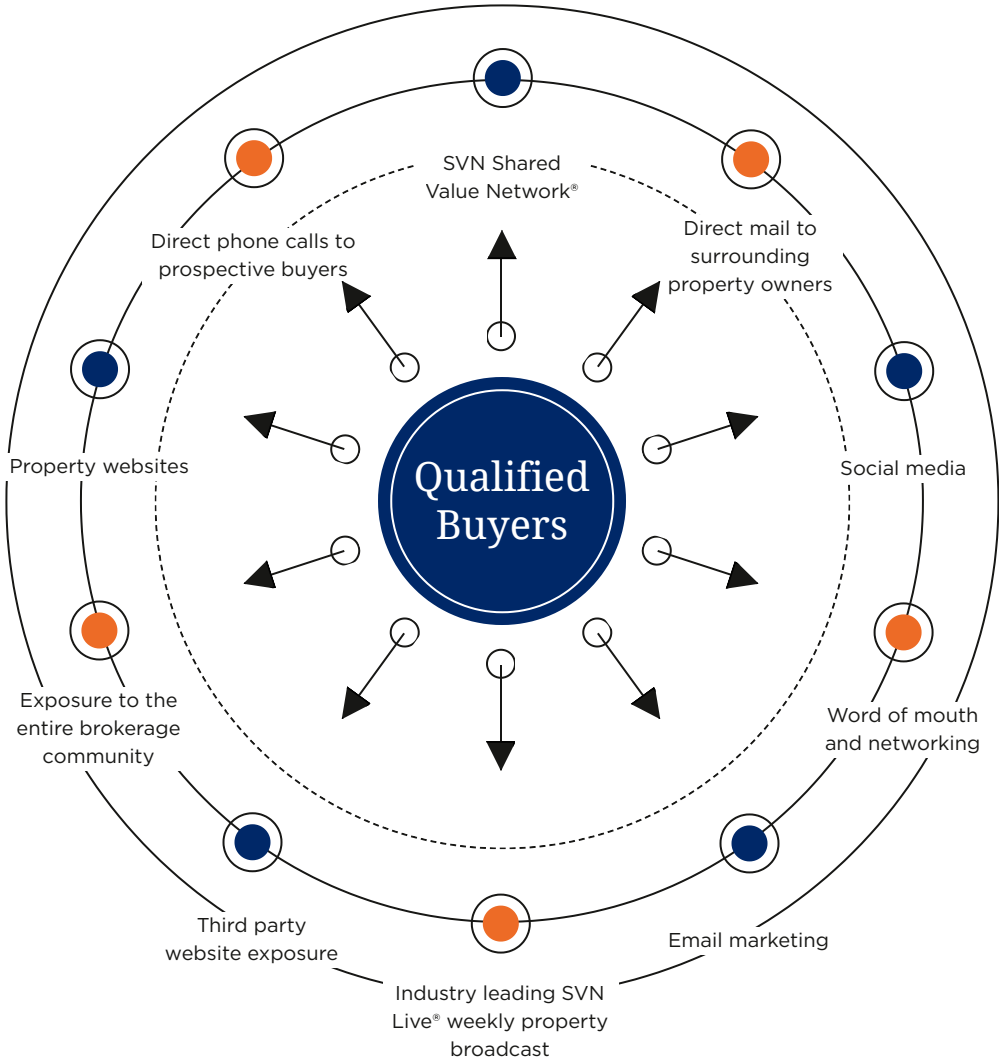
SVN COMMERCIAL REAL ESTATE ADVISORS

SVN® marketing strategy (sales)

CUSTOM MARKETING STRATEGY MEETS MULTIPLE MEDIA CHANNELS TO

Maximize the value of your property



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SVN® marketing timeline

Initial Offering

Weeks 1 - 2

- Finalize listing agreement
- Create offering memorandum for ownership's approval
- Begin marketing campaign
- Notify the market of showing and offer due dates
- Present property on SVN | Live property broadcast
- Send out initial announcement packets to all brokers and investors

Marketing Exposure

Weeks 3 - 4

- Continue marketing and canvassing campaign
- Ongoing contact of prospective purchasers
- Contact all brokers and investors to provide promotional information
- Follow up with initial canvass contacts
- Initial tours of prospective purchasers
- Marketing status report to ownership

Competitive Landscape

Weeks 5 - 6

- Second round of showings
- Follow up with all groups that toured the property
- Confirm receipt of due diligence materials to all prospective purchasers
- Marketing status report to ownership

Offer Review Process

Weeks 7 - 8

- Arrange final showings if needed
- Offers due
- Review and assess all offers with ownership
- Provide feedback to buyers
- Best and final offer due

Property Closing

Weeks 9 - 14

- Choose winning bidder
- Manage contract process with winning bidder
- Manage due diligence
- Manage closing

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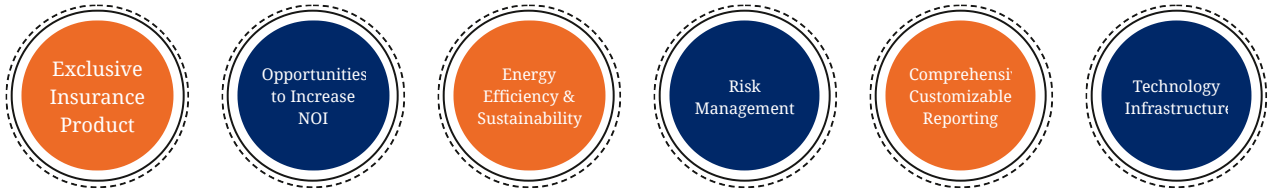


40,000,000+
SF of commercial properties under management

5,000+
Beds of student housing under management

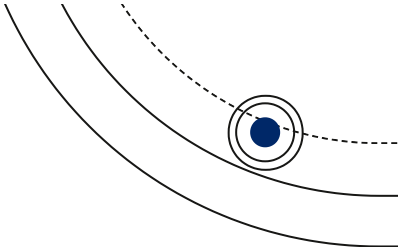
20,000+
Units of multifamily under management

10TH
Largest management firm in America

Global Reach. Local Expertise

Whether you own a single asset or multiple assets spread out across multiple markets in multiple states, we can help. Our network of over 2,000 Advisors and staff in 200 global offices spread across 500+ markets provide expertise in primary, secondary, and tertiary markets to manage, lease, and sell your asset.

SVN® property **management**



Exclusive insurance product

SVN® Property Management clients have access to our exclusive Master Insurance Program, which has provided significant savings to property owners on their premiums as well as more comprehensive coverage on their asset.

Opportunities to increase NOI

Property owners can increase NOI by leveraging national vendor relationships and our community of Advisors who assist with leasing.

Risk management

Our SVN® Property Management professionals put your asset first through the consistent monitoring and documenting of the condition and activity at your property, regardless of the type of lease on the property.

Comprehensive, customizable reporting

We provide our clients with comprehensive, customizable reports each month. Whether you are an individual property investor or an institutional investor with a portfolio, we report the timely information you need to make important decisions.

Technological infrastructure

At SVN® we pride ourselves on partnering with the best-in-class products and vendors to assist our Advisors and staff more efficiently.

Retail | **Office** | **Industrial** | **Multifamily** | **Self-Storage** | **Medical Office** | **SFR/BFR Portfolio**

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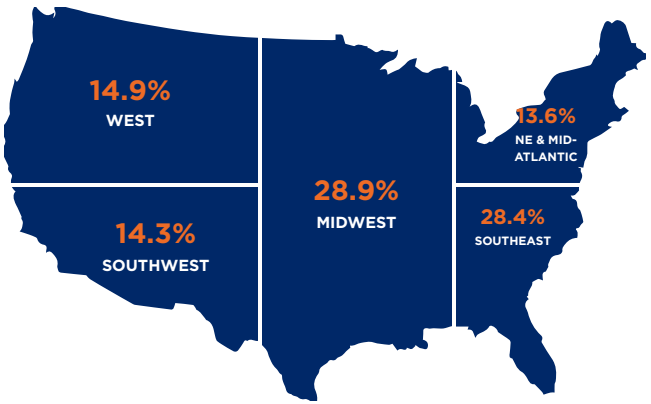
SVN COMMERCIAL REAL ESTATE ADVISORS

SVN® transaction volume

USA | 2022



$21.1B

TOTAL VALUE OF SALES & LEASE TRANSACTIONS

TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

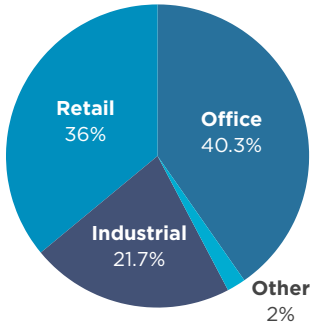
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

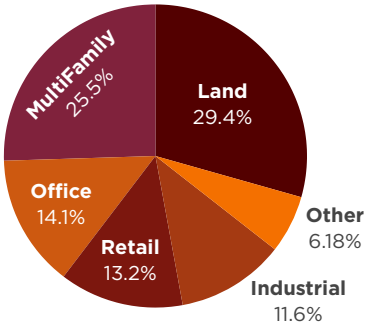
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



*DATA BASED ON US SALES
**Leasing includes both Landlord and Tenant Representation.
***The statistics in this document were compiled from all transactions reported by our franchisees in 2021. They are not audited.

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SVN COMMERCIAL REAL ESTATE ADVISORS

About SVN®

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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SVN COMMERCIAL REAL ESTATE ADVISORS

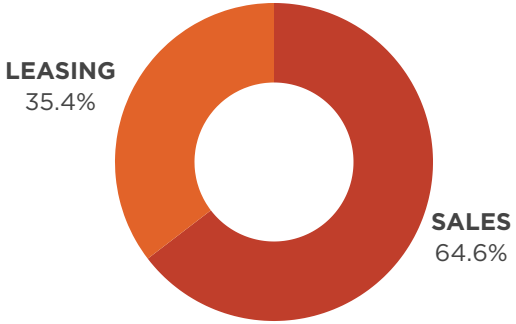
SVN® benchmarks

USA | 2022

THE SVN® ORGANIZATION is over 2,000 commercial real estate Advisors and staff strong. SVN has more offices in the United States than any other commercial real estate firm, with continuing expansion across the globe.

We believe in the power of **COLLECTIVE STRENGTH** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, crossmarket, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities.

Our unique and progressive business model is **built on the power of collaboration and transparency, and supported by an open and inclusive culture.** We proactively promote properties and share fees with the entire industry, allowing us to build lasting connections, create superior wealth for our clients, and **prosper together.**



200+
OFFICES NATIONWIDE

2,000+
ADVISORS & STAFF

$21.1B
TOTAL VALUE OF SALES & LEASE TRANSACTIONS

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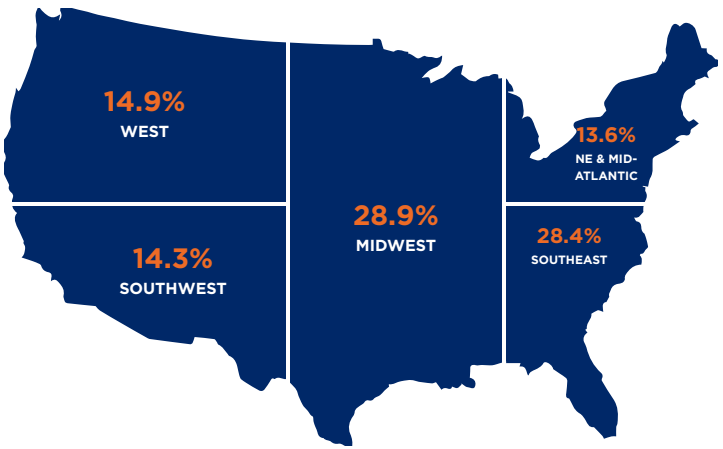
SVN COMMERCIAL REAL ESTATE ADVISORS

SVN® benchmarks

USA | 2022



TRANSACTION VOLUME

united states national distribution*

CORE SERVICES

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

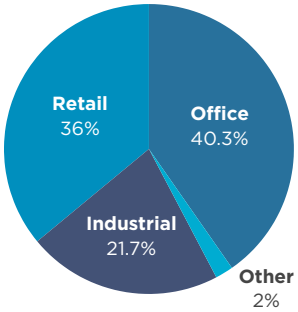
SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose
- Capital Markets

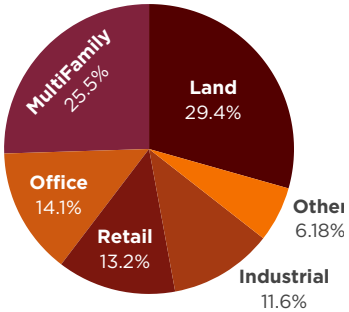
PRODUCT TYPE

national distribution by product volume***

Leasing**



Sales



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SVN COMMERCIAL REAL ESTATE ADVISORS

The 9.6% report

A REPORT ON THE PRICING ADVANTAGE OF COOPERATION

SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between $2.5 and $20 million in the four core building types– industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate – we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

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SVN COMMERCIAL REAL ESTATE ADVISORS

SVN® by the numbers

200+
Offices nationwide

2,000+
Advisors & Staff

$21.1B
Total value of sales & lease transactions

8
Countries & expanding

7+7
Core services & speciality practice areas

57M+
SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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SVN COMMERCIAL REAL ESTATE ADVISORS

SVN® core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

1. Create amazing value with my clients, colleagues and communities.
2. Cooperate proactively and place my clients' best interests above my own.
3. Include, respect and support all members of the commercial real estate industry.
4. Honor my commitments.
5. Personify and uphold the SVN brand.
6. Resolve conflicts quickly, positively and effectively.
7. Take personal responsibility for achieving my own potential.
8. Excel in my market area and specialty.
9. Focus on the positive and the possible.
10. Nurture my career while valuing the importance of family, health and community.

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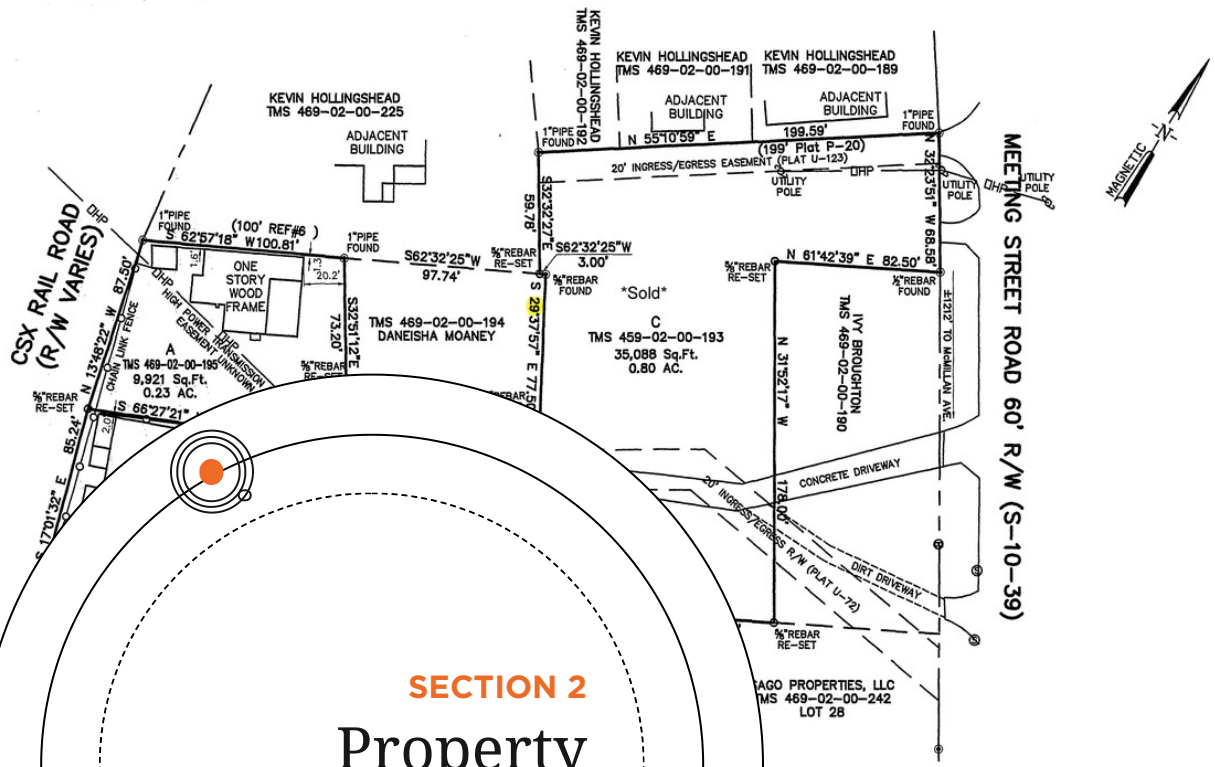
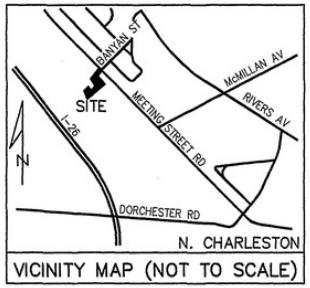




VICINITY MAP (NOT TO SCALE)

NOTES:

1. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
2. THIS IS A SURVEY OF EXISTING LOTS. THIS PLAT DOES NOT ADJUST, REMOVE OR ADD ANY BOUNDARY LINES.
3. AS DETERMINED BY GRAPHICALLY SCALING F.E.M.A. F.I.R.M. 45019C 0501 J, DATED NOV. 17, 2004, THIS PROPERTY LIES IN FLOOD ZONE X.
4. TOTAL EXISTING LOTS: 1.42 AC.
   PARCEL A: 0.23 AC.
   PARCEL B: 0.30 AC.
   PARCEL C: 0.80 AC.
   PARCEL D: 0.09 AC.
5. THIS SURVEY DEPICTS LINES OF OCCUPATION OF LONG DURATION AND FOUND MONUMENTATION.
6. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

SECTION 2

Property Information

REFERE
1 P
M
2 PL
MA
3 PLA
151
4 PLAT
142 J
5 PLAT
TO BE C
1967 UNRE
6 PLAT BY J.
TO BE CONVE
MAY 6, 1967 –
7 PLAT BY J. O'HEAR
TO BE CONVEYED TO HE
HOLLINSHEAD & LAWERENCE
I. WILSON"
MAY 6, 1967 – UNRECORDED
REFERENCE TO TAX RECORDS WHERE RECORDED DOCUMENTS OF INSUFFICIENT DATA EXISTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N32°51'12"W
L2	20.20	S65°14'50"W

PLANNING AND RMC USE ONLY

RECORDED
DATE: 5/26/2015 TIME: 10:28:37 AM
Book-Page S15 0131 DocType Small Plat
Charlie Lybrand, Register, Charleston County, SC

Filed By:
Record Fee $10.00 COUNTER CUSTOMER
Postage $0.00 GILBERT B BRADHAM JR
TOTAL $10.00 CALL 532-1641 PLEASE CALL FOR P/U
Drawer Drawer 4 0
Clerk LRR
Location: MEETING STREET ROAD

APPROVED PLAT
DATE 22 May 2015
Planning Director
City of North Charleston

PARCEL DESCRIPTIONS:
A. TMS 469-02-00-195
PART MARY ALSTON
B. TMS 469-02-00-196
PART PARDUE
C. TMS 469-02-00-193
GADSDEN DINKY TRACT
PART PARDUE
D. TMS 469-02-00-224
PART MARY ALSTON

GRAPHIC SCALE
50' 0 25' 50' 100'
(IN FEET)
1 inch = 50 ft.

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION ATLANTIC SURVEYING, INC. COA No. 3421

SOUTH CAROLINA REGISTERED LAND SURVEYOR 14813 COURT BOYD NELSON

BOUNDARY SURVEY

SHOWING EXISTING TRACTS KNOWN AS TMS 469-02-00-193, 224, 195 &196

3777 MEETING STREET ROAD

NORTH CHARLESTON
CHARLESTON COUNTY, SC

BEING CONVEYED TO
TIDELANDS BANK

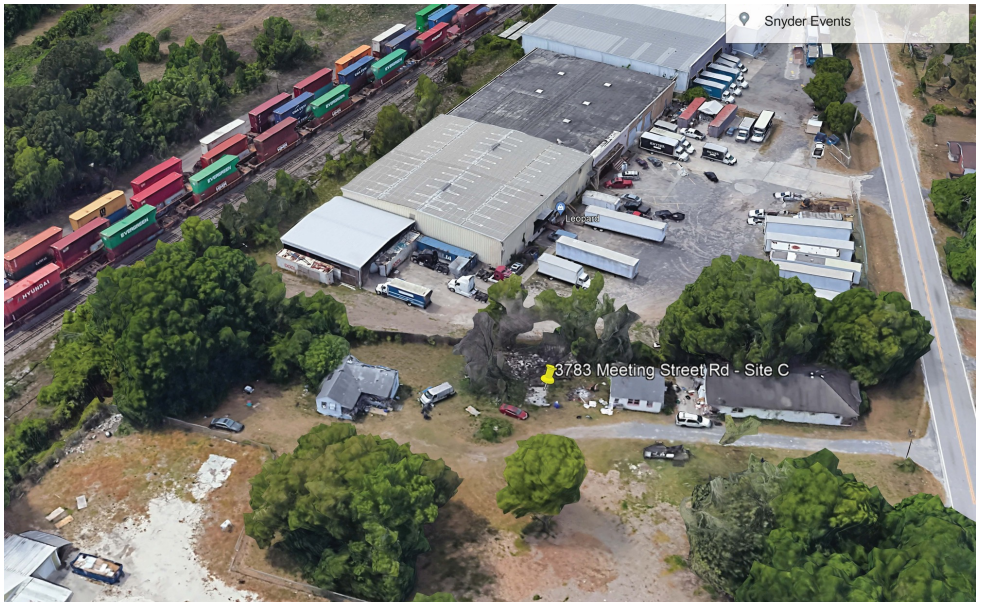
DATE: APRIL 21, 2015 SCALE: 1" = 50'

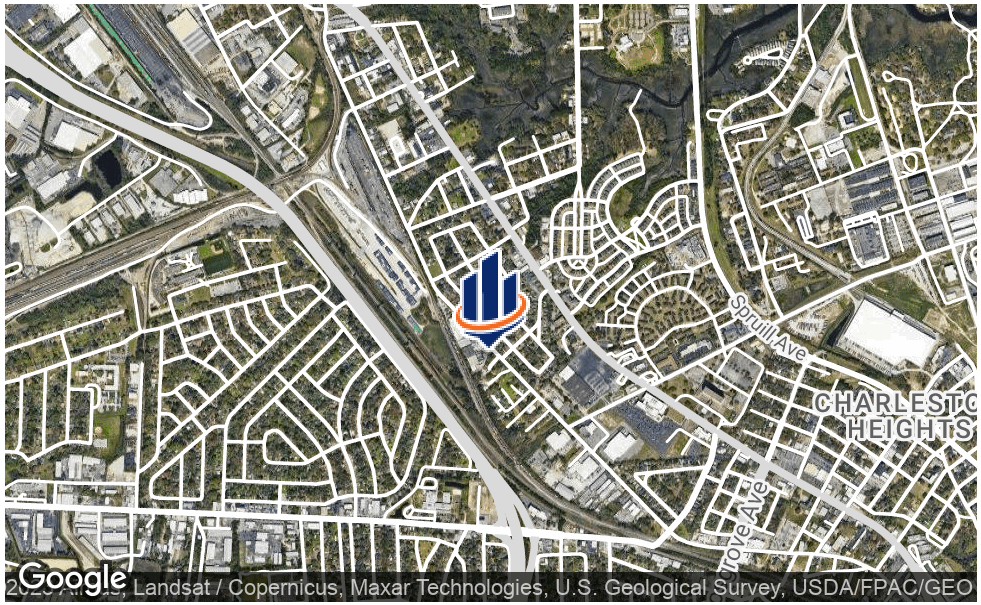
ATLANTIC SURVEYING, INC.
1058 GARDNER ROAD
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOB #15-16952

PROPERTY SUMMARY





OFFERING SUMMARY

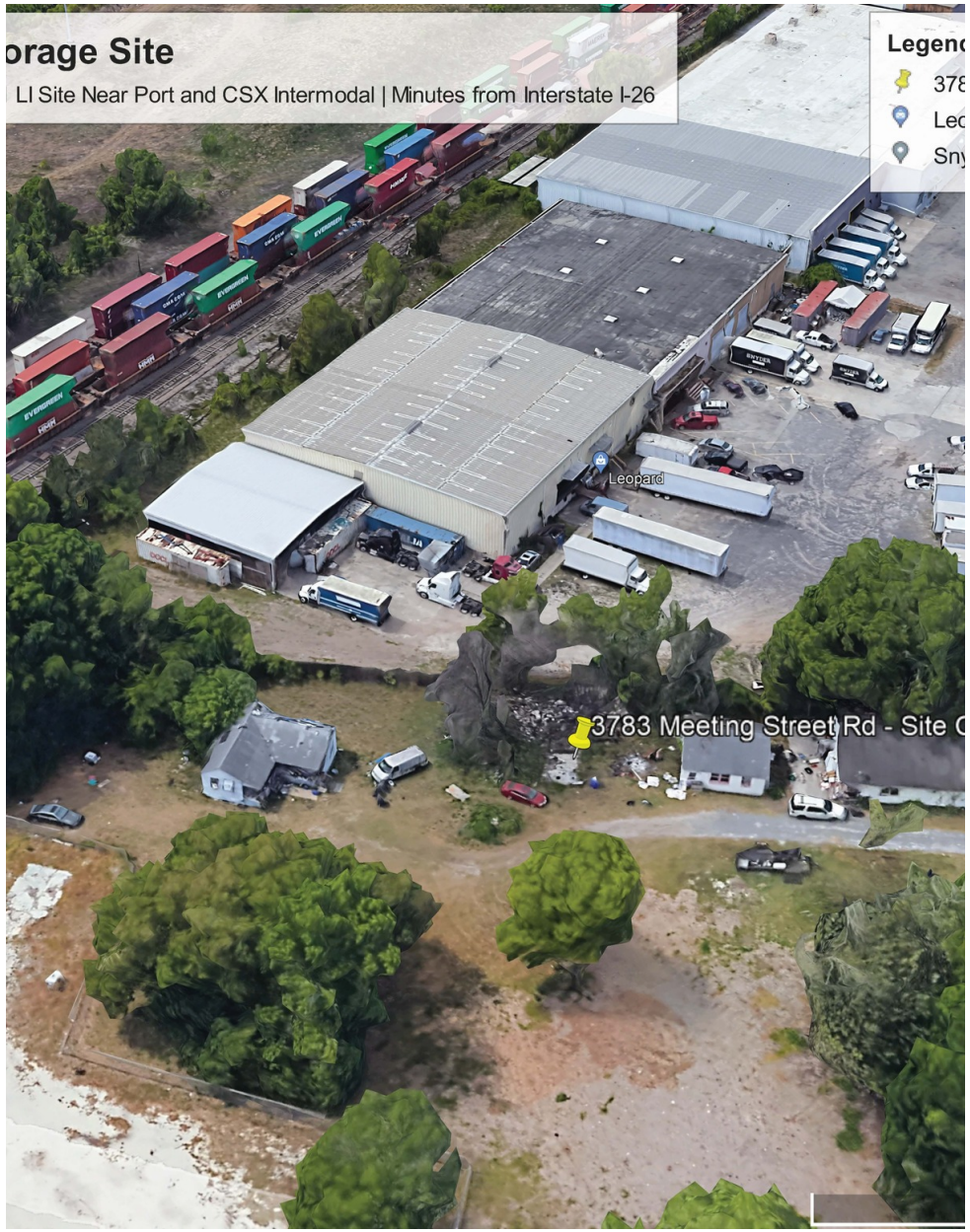
SALE PRICE:	$125,000
AVAILABLE SF:	
LOT SIZE:	0.057 Acres
PRICE / ACRE:	$2,192,982
ZONING:	Currently Zoned M- 1 Light Industrial. **Zoning Verification Letter from the "City of North Charleston" required for any utilization.**
MARKET:	Greater Charleston MSA
	North Charleston Inside

PROPERTY OVERVIEW

The property will provide a site for industrial, commercial, or other uses. Value is in the land. Initial Pebble likely has a bigger footprint. The best and highest use is the continued zoning of the land as M-1 Light Industrial and then a possibility of an assembly purchase of the tracts surrounding it to create the best value. *Pull this pebble out, and then let's discuss tilting more. It is up to the Buyer's due diligence to investigate all aspects of intended uses. Zoned M-1 Light Industrial. **Zoning Verification Letter from the "City of North Charleston" required for any utilization. DEVELOPMENT OF SHIP WATCH SQUARE WITHIN 1/4 MILE OF THIS SITE. Interstate Access May Be Obtained Within Two Minutes of Drive Time Via Dorchester Road To I-26. Rail For Freight At CSX Within 30 Second Drive. Ports Authority Within 10-12 Minute Drive. Property is "AS IS" Buyer Due Diligence. The site has an older structure that can remain or be torn down by the buyer.

PROPERTY HIGHLIGHTS

- Interstate Access May Be Obtained Within Two Minutes Drive
- Time Via Dorchester Road To I-26 From This M-1 Light
- Industrial Site.
- An affordable site for storage or other utilization that can be
- used as a time management alternative instead of going
- back to your home office for supplies. The acquisition will
- offset the cost in this manner over time.



PROPERTY DESCRIPTION

The property will provide a site for industrial, commercial, or other uses. Value is in the land. Initial Pebble likely has a bigger footprint. The best and highest use is the continued zoning of the land as M-1 Light Industrial and then a possibility of an assembly purchase of the tracts surrounding it to create the best value. *Pull this pebble out, and then let's discuss tilting more. It is up to the Buyer's due diligence to investigate all aspects of intended uses. Zoned M-1 Light Industrial. **Zoning Verification Letter from the "City of North Charleston" required for any utilization. DEVELOPMENT OF SHIP WATCH SQUARE WITHIN 1/4 MILE OF THIS SITE. Interstate Access May Be Obtained Within Two Minutes of Drive Time Via Dorchester Road To I-26. Rail For Freight At CSX Within 30 Second Drive. Ports Authority Within 10-12 Minute Drive. Property is "AS IS" Buyer Due Diligence. The site has an older structure that can remain or be torn down by the buyer.

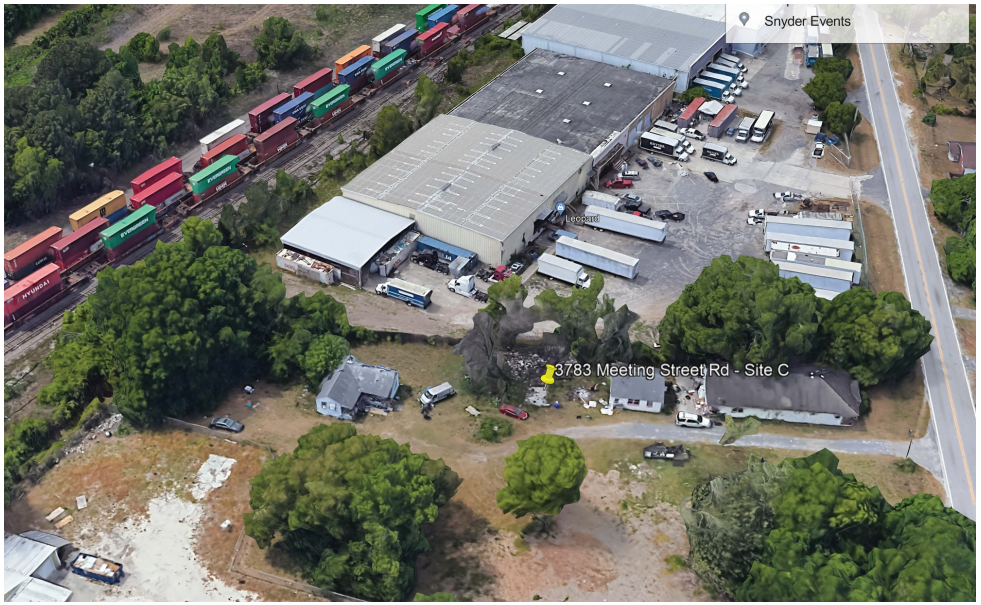
LOCATION DESCRIPTION

Interstate Access May Be Obtained Within Two Minutes of Drive Time Via Dorchester Road To I-26. Rail For Freight At CSX Within 30-Second Drive. Ports Authority Within 10-12 Minute Drive. Air Freight Services at Airport within 5 Minute's Drive. Small site location with structure thereon with contiguous parcels that may or may not be able to be acquired. The total scope of the property's envelope is M-1 Light Industrial which is in high demand in the area. Close to the Port of Charleston with a
multitude of uses. The key is the site is affordable and will serve the uses intended in a very easy-to-access area. An affordable site for storage or other utilization within two minutes of I-26. Time management alternative instead of going back to your home office for supplies. The acquisition will offset the cost in this manner over time.

SITE DESCRIPTION

The property will provide a site for industrial, commercial, or other allowed uses. Value is in the land. Initial Pebble likely has a bigger footprint. The best and highest use is the continued zoning of the land as M-1 Light Industrial and then a
possibility of an assembly purchase of the tracts surrounding it to create the best value. *Pull this pebble out, and then let's discuss tilting more. It is up to the Buyer's due diligence to investigate all aspects of intended uses. Zoned M-1 Light Industrial.
**Zoning Verification Letter from the "City of North Charleston" required for any utilization. * DEVELOPMENT OF SHIP WATCH SQUARE WITHIN 1/4 MILE OF THIS SITE. Interstate Access May Be

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Interstate Access May Be Obtained Within Two Minutes Drive
- Time Via Dorchester Road To I-26 From This M-1 Light
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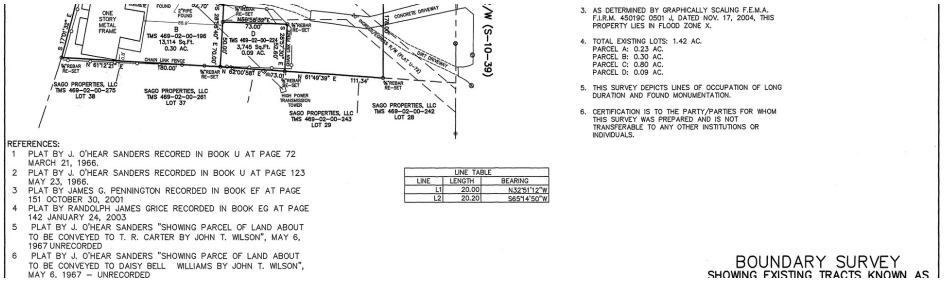
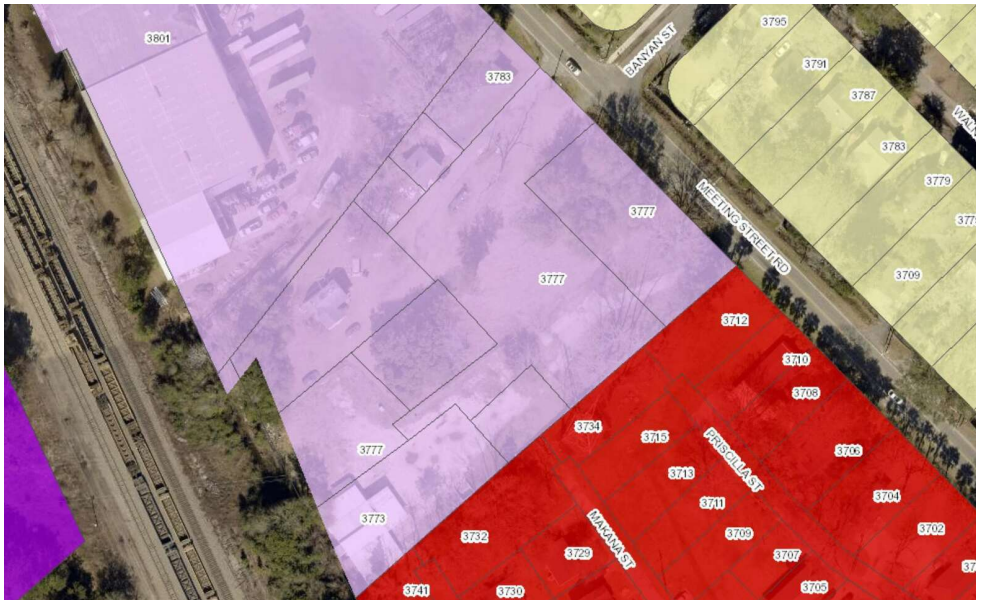
- An affordable site for storage or other utilization that can be
- used as a time management alternative instead of going
- back to your home office for supplies. The acquisition will
- offset the cost in this manner over time.
- Small site location with structure thereon with contiguous
- parcels that may or may not be able to be acquired. The total
- scope of the property's envelope is M-1 Light Industrial
- which is in high demand in the area. Close to the Port of
- Charleston with a multitude of uses.
- Interstate Access May Be Obtained Within Two Minutes Drive
- Time Via Dorchester Road To I-26. Rail For Freight At CSX
- Within 30 Second Drive. Ports Authority Within 10-12 Minute
- Drive. Air Freight Services at Airport within 5 Minute's Drive.
- Complete Highlights

ADDITIONAL PHOTOS





ERCIAL REAL ESTATE ADV

SVN BLACKSTREAM®

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Managing Director & Broker-In-Charge
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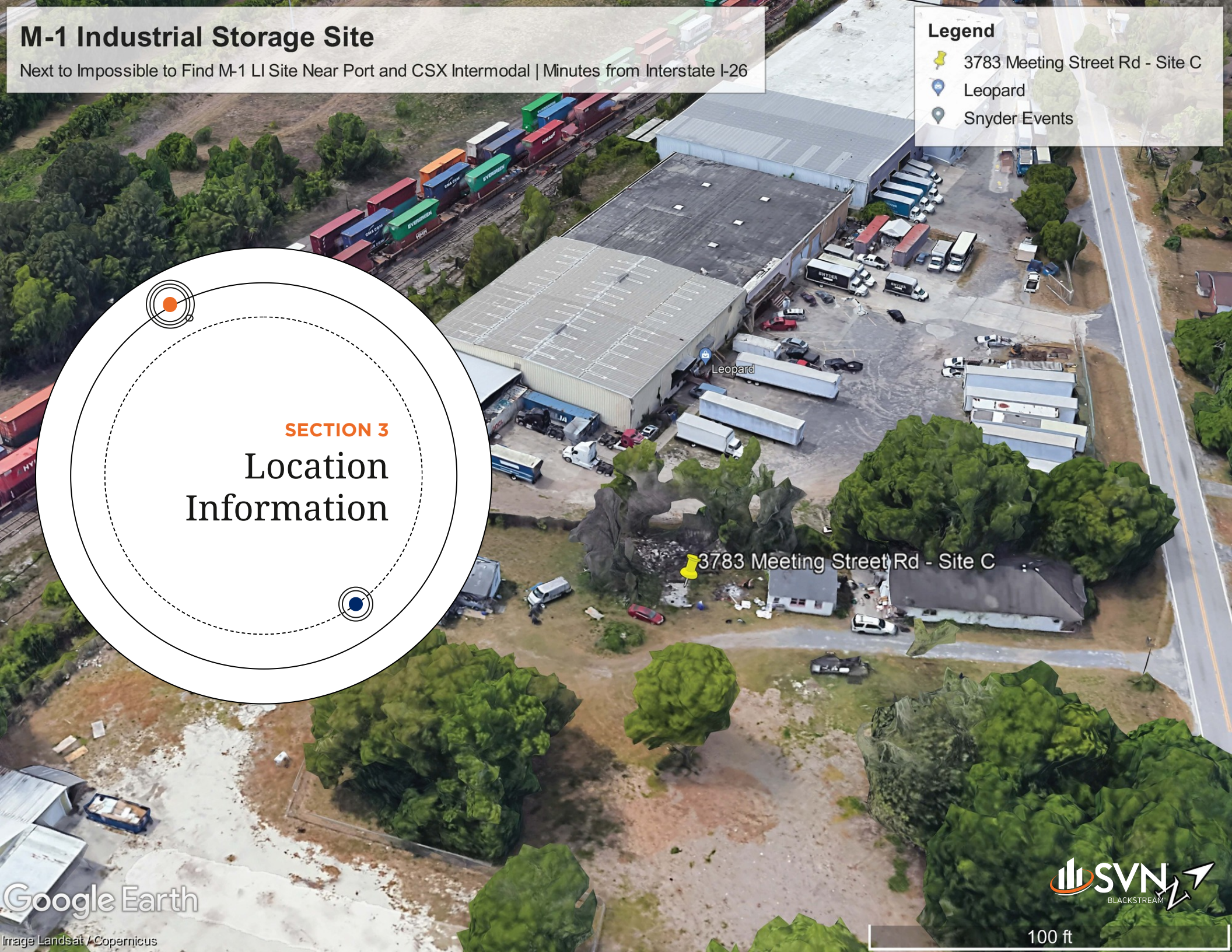
North Charleston, SC 29405
Best 843.532.1641 Office 843.310.1763
Gil.Bradham@svn.com
www.svnblackstream.com

M-1 Industrial Storage Site

Next to Impossible to Find M-1 LI Site Near Port and CSX Intermodal | Minutes from Interstate I-26

Legend

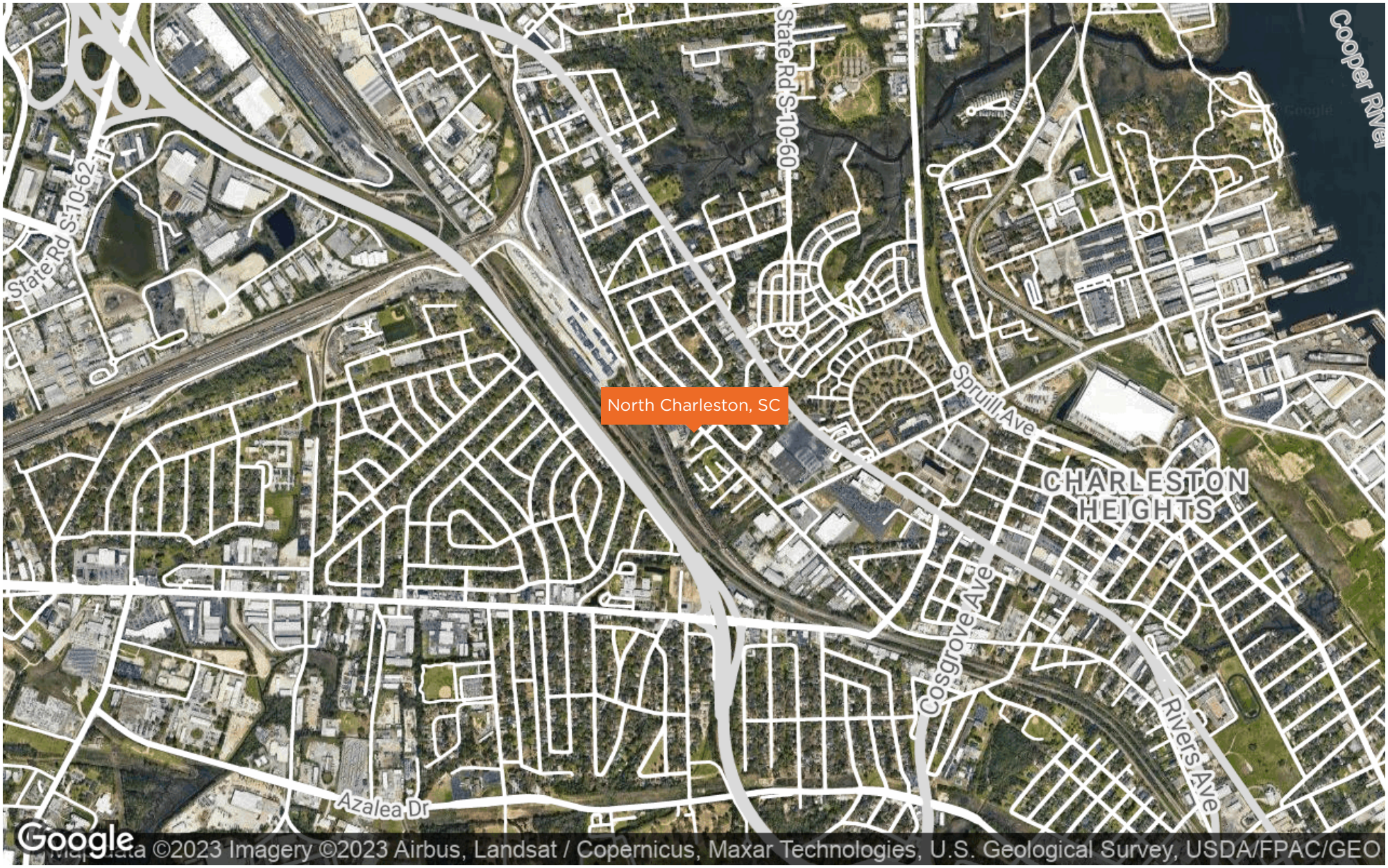
- 3783 Meeting Street Rd - Site C
- Leopard
- Snyder Events



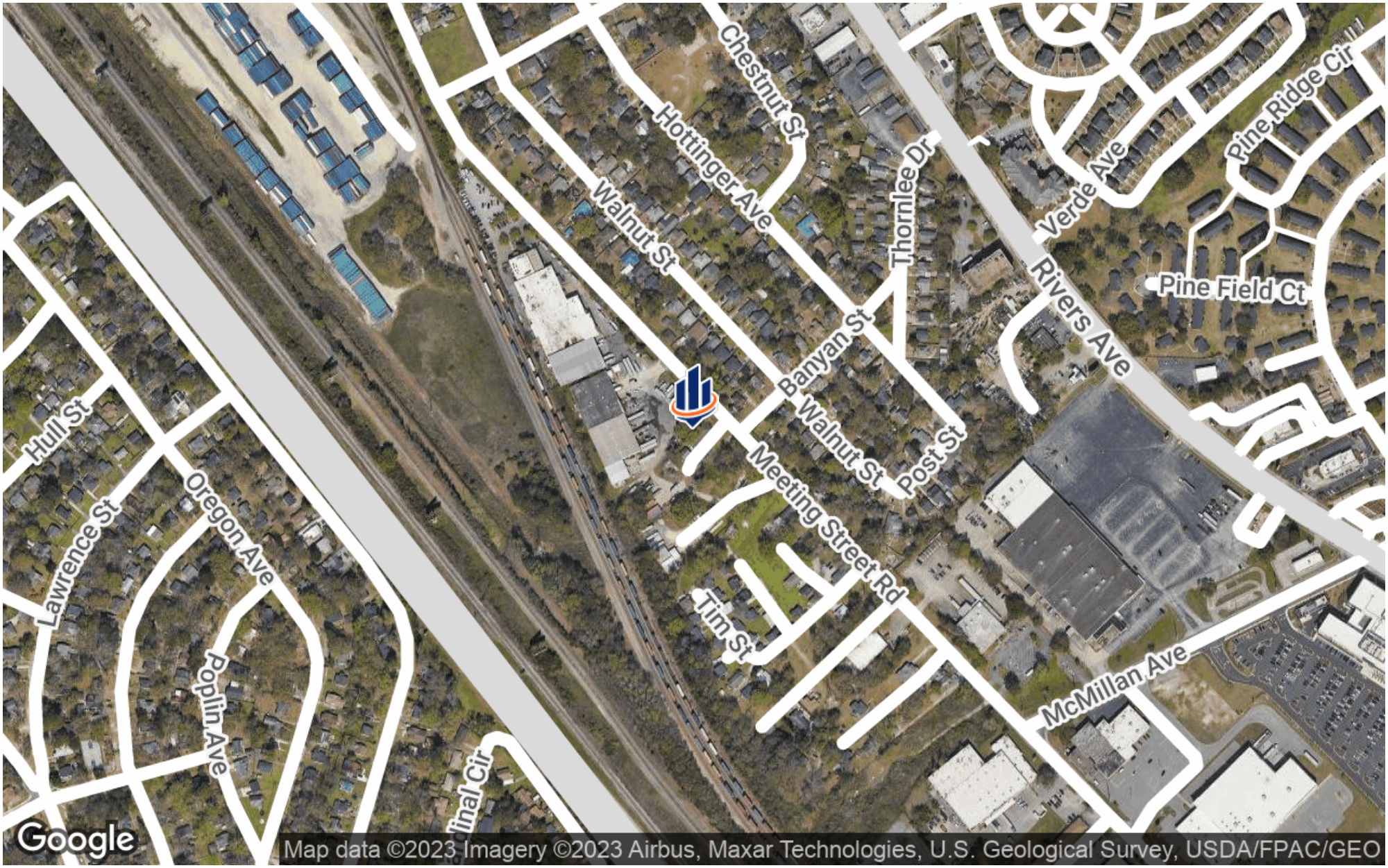
SECTION 3

Location Information

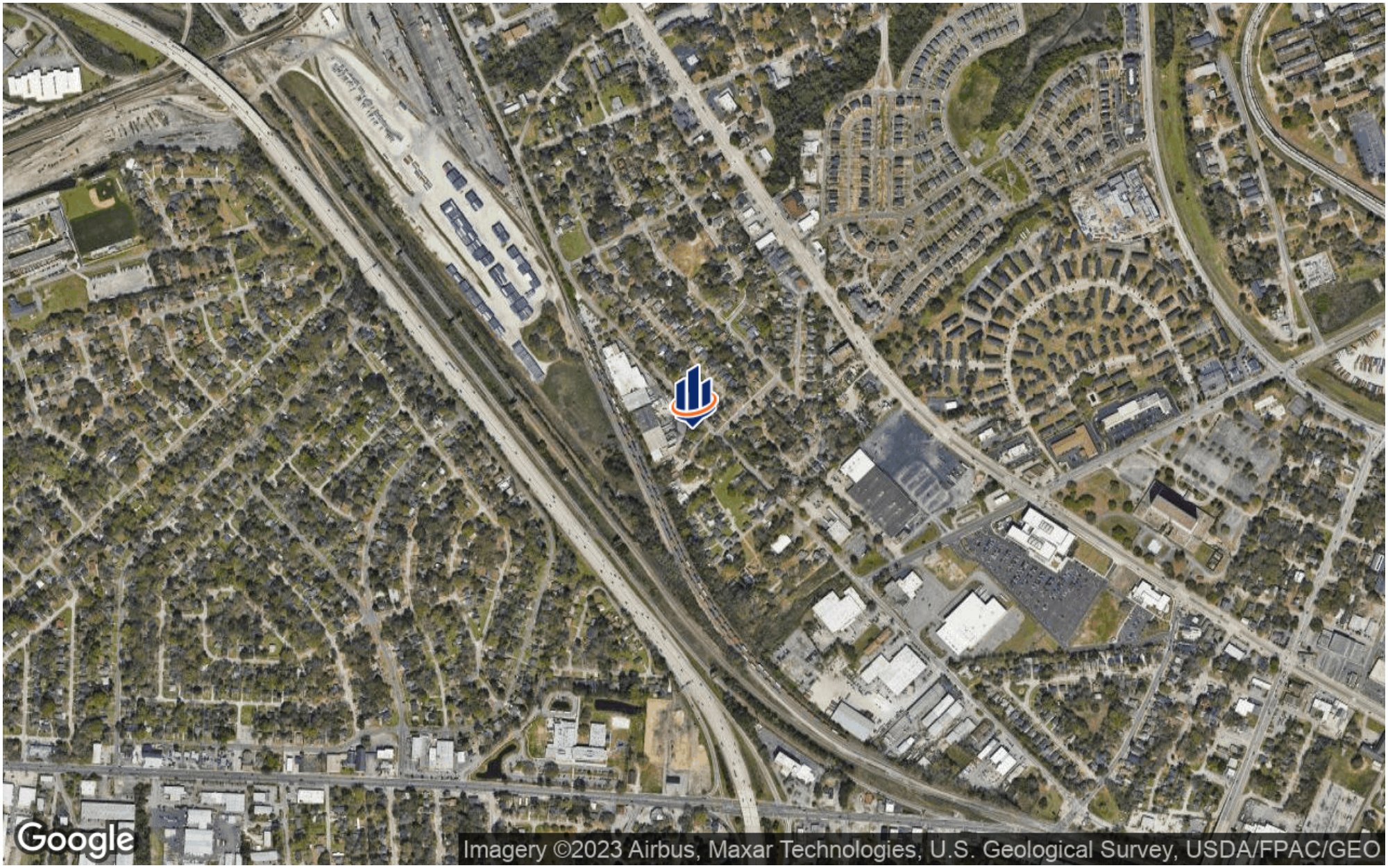
REGIONAL MAP



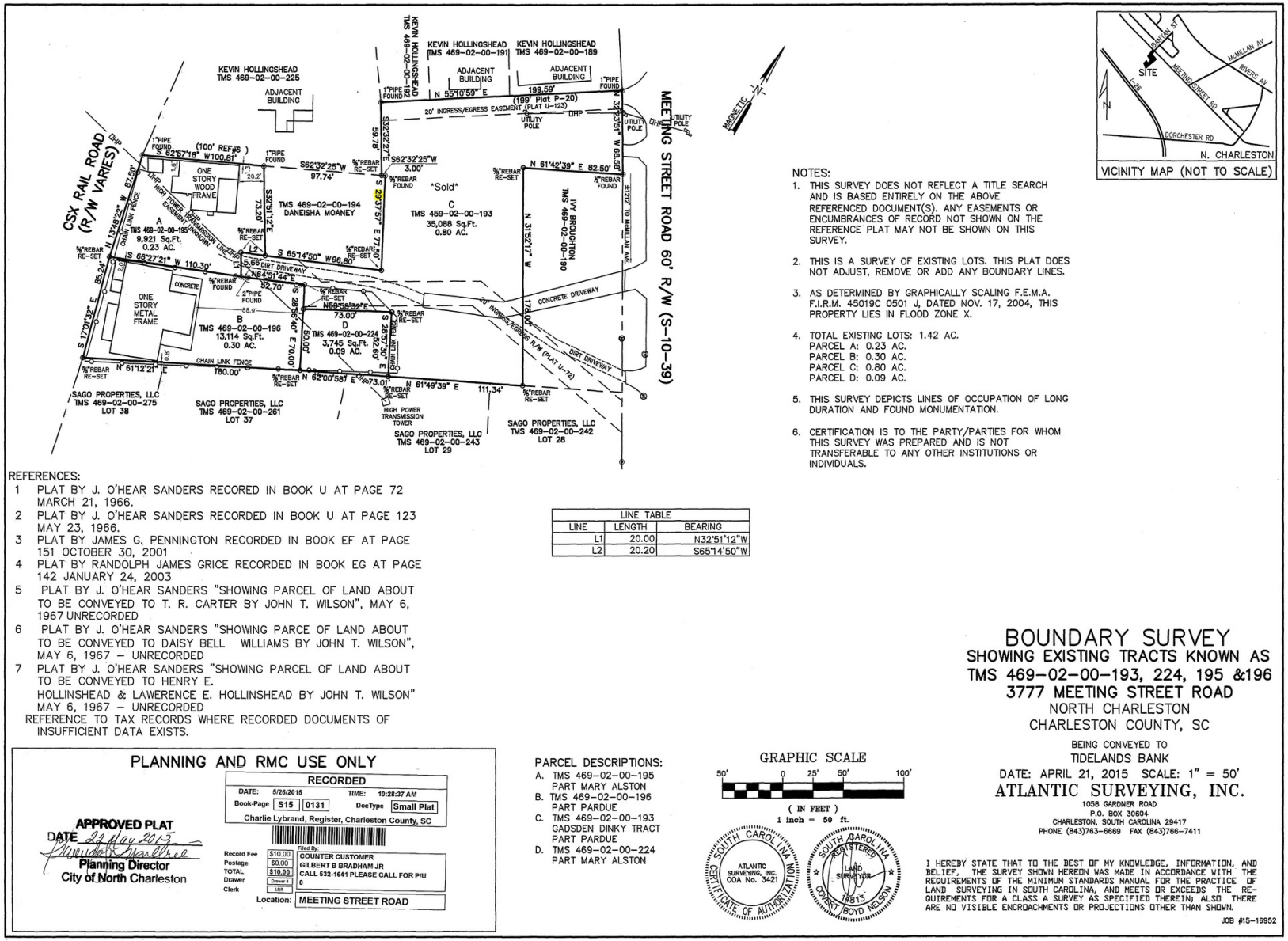
LOCATION MAP



AERIAL MAP


Google
Imagery ©2023 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

SITE PLANS



VICINITY MAP (NOT TO SCALE)

NOTES:

1. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
2. THIS IS A SURVEY OF EXISTING LOTS. THIS PLAT DOES NOT ADJUST, REMOVE OR ADD ANY BOUNDARY LINES.
3. AS DETERMINED BY GRAPHICALLY SCALING F.E.M.A. F.I.R.M. 45019C 0501 J, DATED NOV. 17, 2004, THIS PROPERTY LIES IN FLOOD ZONE X.
4. TOTAL EXISTING LOTS: 1.42 AC.
   PARCEL A: 0.23 AC.
   PARCEL B: 0.30 AC.
   PARCEL C: 0.80 AC.
   PARCEL D: 0.09 AC.
5. THIS SURVEY DEPICTS LINES OF OCCUPATION OF LONG DURATION AND FOUND MONUMENTATION.
6. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

REFERENCES:

1 PLAT BY J. O'HEAR SANDERS RECORED IN BOOK U AT PAGE 72 MARCH 21, 1966.
2 PLAT BY J. O'HEAR SANDERS RECORDED IN BOOK U AT PAGE 123 MAY 23, 1966.
3 PLAT BY JAMES G. PENNINGTON RECORDED IN BOOK EF AT PAGE 151 OCTOBER 30, 2001
4 PLAT BY RANDOLPH JAMES GRICE RECORDED IN BOOK EG AT PAGE 142 JANUARY 24, 2003
5 PLAT BY J. O'HEAR SANDERS "SHOWING PARCEL OF LAND ABOUT TO BE CONVEYED TO T. R. CARTER BY JOHN T. WILSON", MAY 6, 1967 UNRECORDED
6 PLAT BY J. O'HEAR SANDERS "SHOWING PARCE OF LAND ABOUT TO BE CONVEYED TO DAISY BELL WILLIAMS BY JOHN T. WILSON", MAY 6, 1967 – UNRECORDED
7 PLAT BY J. O'HEAR SANDERS "SHOWING PARCEL OF LAND ABOUT TO BE CONVEYED TO HENRY E. HOLLINSHEAD & LAWERENCE E. HOLLINSHEAD BY JOHN T. WILSON" MAY 6, 1967 – UNRECORDED
REFERENCE TO TAX RECORDS WHERE RECORDED DOCUMENTS OF INSUFFICIENT DATA EXISTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N32°51'12"W
L2	20.20	S65°14'50"W

PLANNING AND RMC USE ONLY

APPROVED PLAT
DATE 22 May 2015
Planning Director
City of North Charleston

RECORDED
DATE: 5/26/2015 TIME: 10:28:37 AM
Book-Page S15 0131 DocType Small Plat
Charlie Lybrand, Register, Charleston County, SC

		Filed By:
Record Fee	$10.00	COUNTER CUSTOMER
Postage	$0.00	GILBERT B BRADHAM JR
TOTAL	$10.00	CALL 532-1641 PLEASE CALL FOR P/U
Drawer	Drawer 4	0
Clerk	UBK	

Location: MEETING STREET ROAD

PARCEL DESCRIPTIONS:

A. TMS 469-02-00-195 PART MARY ALSTON
B. TMS 469-02-00-196 PART PARDUE
C. TMS 469-02-00-193 GADSDEN DINKY TRACT PART PARDUE
D. TMS 469-02-00-224 PART MARY ALSTON

GRAPHIC SCALE
50' 0 25' 50' 100'
(IN FEET)
1 inch = 50 ft.

SOUTH CAROLINA ATLANTIC SURVEYING, INC. COA No. 3421 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA REGISTERED LAND SURVEYOR 17813 CONRAD BOYD NELSON

BOUNDARY SURVEY

SHOWING EXISTING TRACTS KNOWN AS TMS 469-02-00-193, 224, 195 &196

3777 MEETING STREET ROAD

NORTH CHARLESTON
CHARLESTON COUNTY, SC

BEING CONVEYED TO
TIDELANDS BANK

DATE: APRIL 21, 2015 SCALE: 1" = 50'

ATLANTIC SURVEYING, INC.
1058 GARDNER ROAD
P.O. BOX 30604
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763-6669 FAX (843)766-7411

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

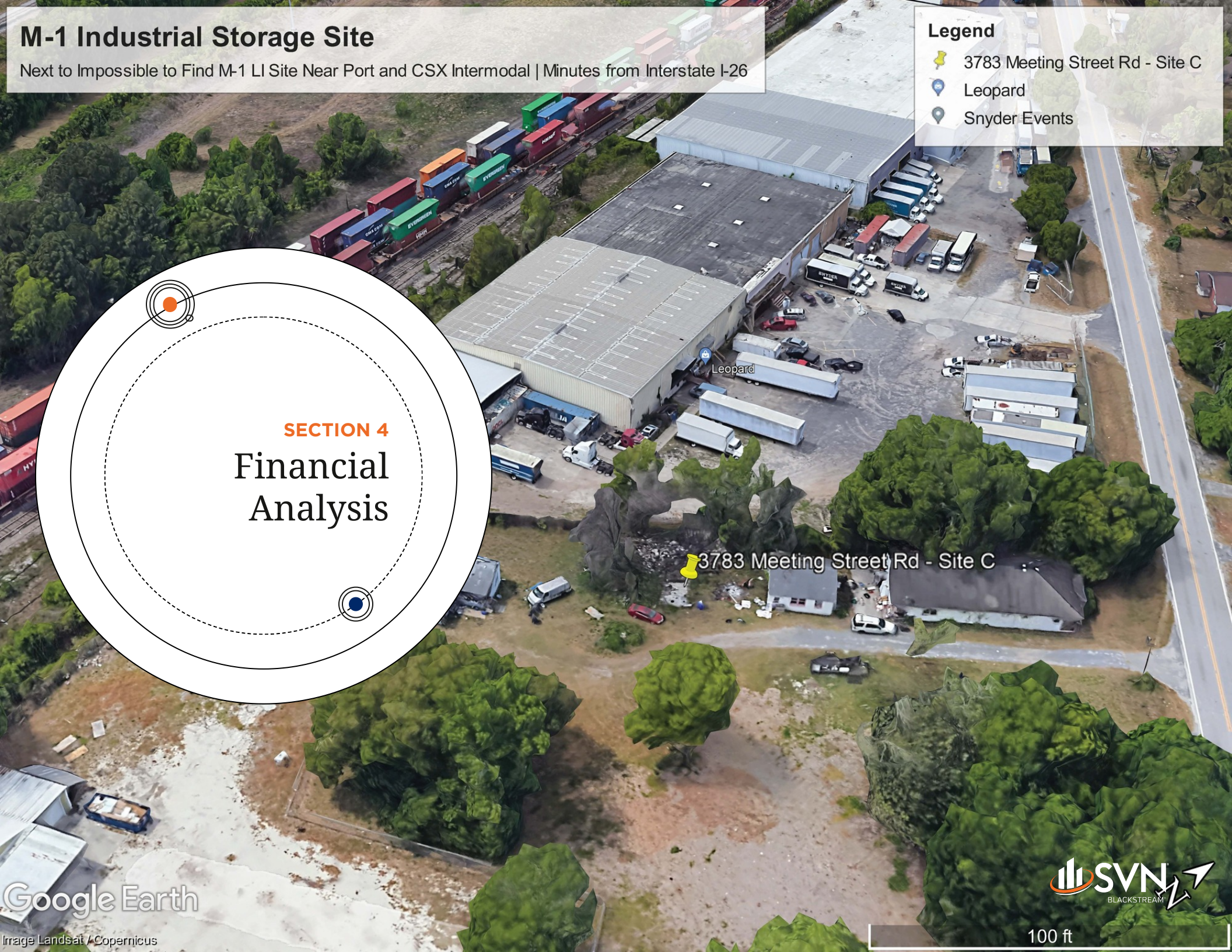
JOB #15-16952

M-1 Industrial Storage Site

Next to Impossible to Find M-1 LI Site Near Port and CSX Intermodal | Minutes from Interstate I-26

Legend

- 3783 Meeting Street Rd - Site C
- Leopard
- Snyder Events



SECTION 4

Financial Analysis

CHARLESTON, SC

SECTION 5

Demographics

#1 Top City in the South

Southern Living

#1 Best Small City in the U.S.

Conde Nast Traveler

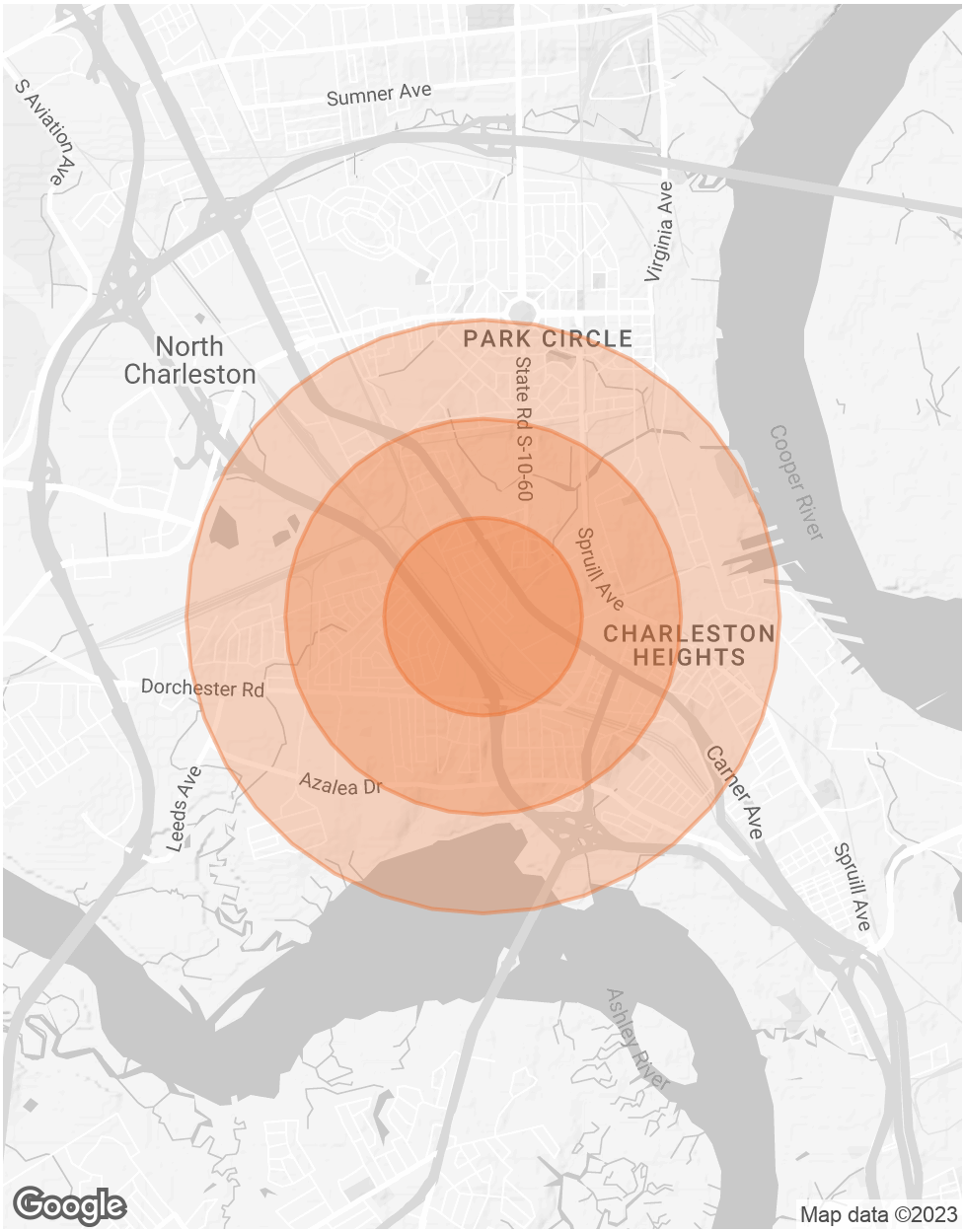
SVN BLACKSTREAM

DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	2,332	9,706	17,714
AVERAGE AGE	38.8	36.0	36.7
AVERAGE AGE (MALE)	35.4	32.0	33.0
AVERAGE AGE (FEMALE)	41.6	38.0	38.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	1,184	4,341	7,950
# OF PERSONS PER HH	2.0	2.2	2.2
AVERAGE HH INCOME	$40,504	$39,836	$44,685
AVERAGE HOUSE VALUE	$96,428	$98,223	$119,580

** Demographic data derived from 2020 ACS - US Census*



COMMERCIAL ADVISORS

SECTION 6

Advisor Bios

Gilbert Bradham

aging Director & Broker-In-Charge

4900 O'Hear Avenue, Suite 100
North Charleston, SC 29405

Best 843.532.1641 Office 843.310.1763

Gil.Bradham@svn.com

www.svnblackstream.com

Managing Broker: SC 3844 GA 417875

ADVISOR BIO 1

GILBERT BRADHAM

Managing Director - Broker in Charge

gil.bradham@svn.com

Direct: *843.310.1763* | **Cell:** *843.532.1641*

SC #3844 // GA #417875

PROFESSIONAL BACKGROUND

I am a mature professional who is a Summa Cum Laude Citadel Graduate who can deliver strong value to any Client through the virtue of hard work, experience, and dedication embedded within the Charleston Low-Country community and throughout the State of South Carolina. My affiliation with the SVN | BlackStream Charleston Office originated in February 2020 after 27 years of experience in multiple asset classes of commercial real estate including retail, industrial, medical office, student housing, land, manufactured housing parks, and site analysis and sourcing. I am now Managing Director | Broker-In-Charge of SVN BlackStream Charleston Office. Additionally, I have focused on specific fields of distressed assets such as acting as a Court Appointed Receiver and as a fiduciary for the benefit of all parties most specifically the Court of Appointing Jurisdiction. Through the affiliation with SVN | Blackstream the ability to leverage options for a multitude of clients will exponentially increase as the cohesion between Advisors and specific Product Councils provides a database of expertise to call on to fulfill a Client's time is of the essence needs and requests. Do not hesitate to access this exponential capacity to leverage your need to succeed in these challenging times. Reach out to Gil.Bradham@svn.com or (843) 532-1641.

EDUCATION

Bachelor of Arts: Political Science Pre-Law with Legal Subfield, Institutional Honors - Summa Cum Laude
The Citadel - Charleston, SC - Graduated May 2020
Master of Arts in Intelligence and Security Studies
The Citadel Graduate College - Charleston, SC - Graduated May 2023
I am a returning adult student who decided to complete a degree I pursued in the 1980s. I have completed my degree at one of the highest-rated colleges in the Southeast, The Citadel, which we are lucky to have in our own backyard here in Charleston, SC. What many people may not realize is there are wonderful opportunities for parties who are not Cadets to also receive an education in the manner the Citadel can only provide. Classes are held in the evenings and online to accommodate non-traditional students and to provide boundaries between the Corp of Cadets and CGC Students. I completed my Bachelor's Degree in May 2020 and completed my Master's Degree in May 2023. I am blending the concepts learned into the value I can deliver as a Commercial Broker and MUSC Employee. I also studied abroad in a Citadel-sponsored program at "The University of Tartu, Johann Skytte Institute of Political Studies" in Estonia. I traveled to Helsinki, Finland, and throughout Estonia, including the Russian Border. All of this was possible in large part to being one of four recipients of a Citadel Humanities Scholarship for Study Abroad during the Summer of 2018. As a result of this, I also received six credit hours towards my degree upon my return. Unless one travels abroad, one truly misses out on the greater scope of learning, as there is no substitute for immersion in a particular country's culture. My next step is a planned Master of Arts In Intelligence and Security Studies at the Citadel with interesting courses dealing with analysis and homeland security. At the same time, I am an active working adult of 62 years of age.

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M-1 Industrial Storage Site

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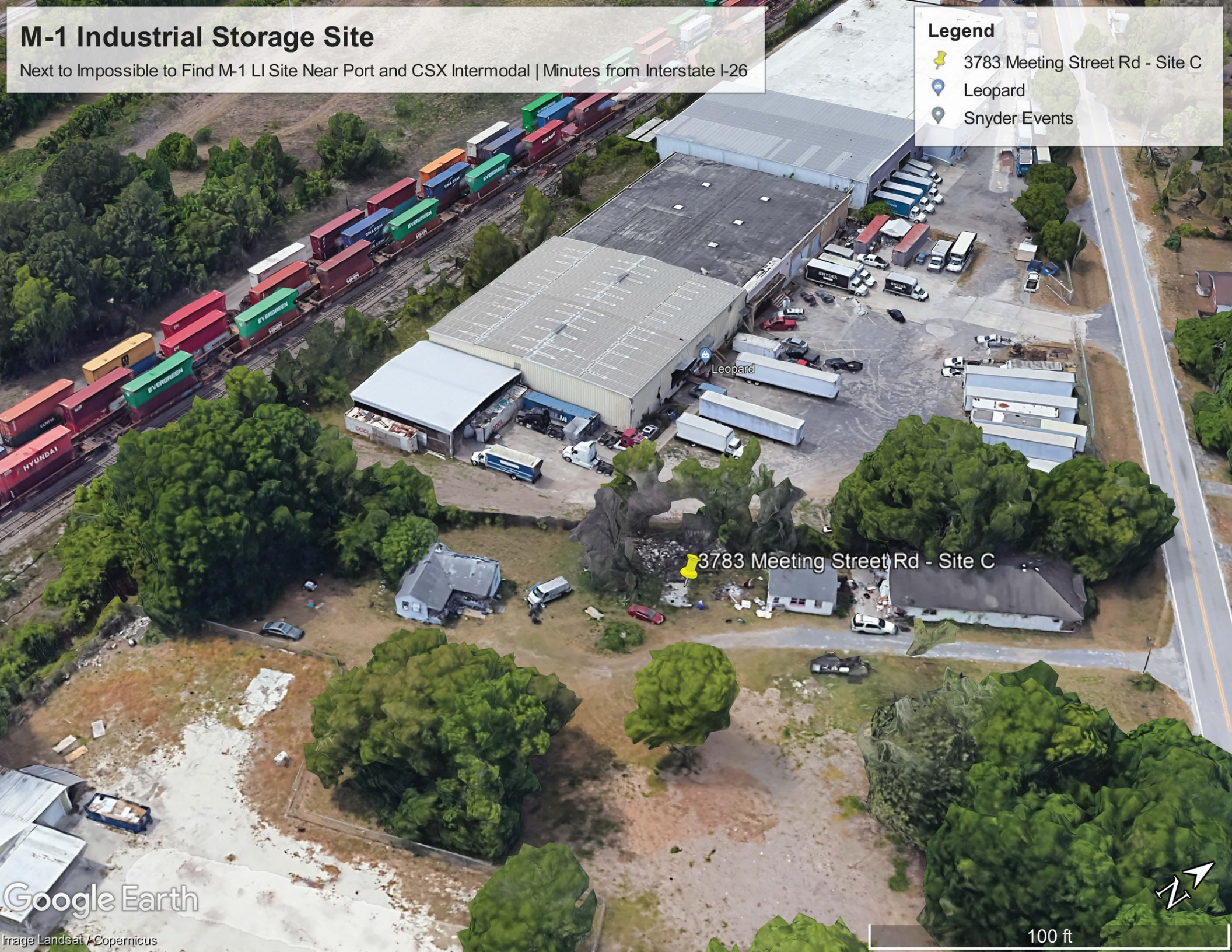

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