

# GET TO MARKET FASTER & EASIER



## We Provide It All... So You Don't Have To!

✓ Reliable, accurate data

✓ Significant existing infrastructure with built-in redundancy

✓ Utilities available on-site

✓ In-place permits; faster, easier process

✓ Environmental & engineering consulting resources on-site

✓ Cost-effective, creative & flexible



BUSHY PARK

# FULL-SERVICE INDUSTRIAL PARK

IT'S ALREADY HERE!

## “Plug-n-Play” Solution You Can Trust

- ✓ 10 global industrial / manufacturing companies
- ✓ Billions of dollars collectively invested
- ✓ \$100M+ contributed by owners
- ✓ Responsive decision-makers
- ✓ Safety-focused
- ✓ Build to suit

## Get Up And Running ASAP

- >> Reduced Risk
- >> Flexible scalability
- >> Effectively control your costs
- >> Very experienced and agile
- >> Help navigating incentive opportunities / hurdles



BUSHY PARK

843.820.6172

BushyParkSC.com

Avoid site development  
risks & stay focused  
on your business.

SO YOU CAN GET TO MARKET  
**FASTER & EASIER**



**EXISTING TENANTS**

**AGFA** 

**CHR MASCAPE**  
Brighter and better together

**DCL**  
See The Difference We Make

**EVONIK**  
Leading Beyond Chemistry

**LANXESS**  
Energizing Chemistry

**symrise**  
always inspiring more...

**HYDERA**

**Nexans**

**GAM**  
INDUSTRIAL SOLUTIONS

**MED-ALLY**

**NEWPORT NEWS SHIPBUILDING**  
A DIVISION OF HI

**LEONARDO DRS**



WE PROVIDE IT ALL  
SO YOU DON'T HAVE TO!

AVAILABLE PROPERTY



Zoned Heavy Industrial



700 plus acres developed with approximately 150 acres remaining for development



UTILITIES

- » Process Water:  
..... 7.1 MGD capacity
- » Electricity:  
..... 13.8kV
- » Steam:  
..... 400k lbs/hr
- » Nitrogen:  
..... Cryogenic
- » Wastewater:  
..... Onsite Treatment
- » Natural Gas:  
..... 20,000 dT/day
- » Refrigeration:  
..... 1500 tons ANHYD
- » Compressed Air  
..... 8000 SCFM
- » Stormwater Management



SERVICES

- » CFATS-compliant security on standby
- » Occupational health professionals (RN + LPN)
- » Access to \$4M+ of managed storeroom space
- » Full-suite emergency response teams
- » Maintenance teams



LOGISTICS

- » Onsite rail serviced by CSX
- » Ocean-going barge and deep-water wharf water access available
- » 25 minute proximity to major interstate highways
- » 30 minute proximity to multiple South Carolina port locations
- » Located within 25 minutes from the Charleston International Airport



SUPPORT

- » On-site permit assistance
- » On-site technical consulting
- » Local economic and business relationships
- » Business incentives



WORKFORCE

- » Access to a highly skilled, educated & fast-growing talent pool
- » Innovative education programs
- » Low-to-no cost training provided



LIFESTYLE

- » Beautiful nearby beaches & rivers
- » World-class restaurants
- » A variety of arts, culture & entertainment
- » Deep-rooted history
- » A spectrum of night life

