# 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















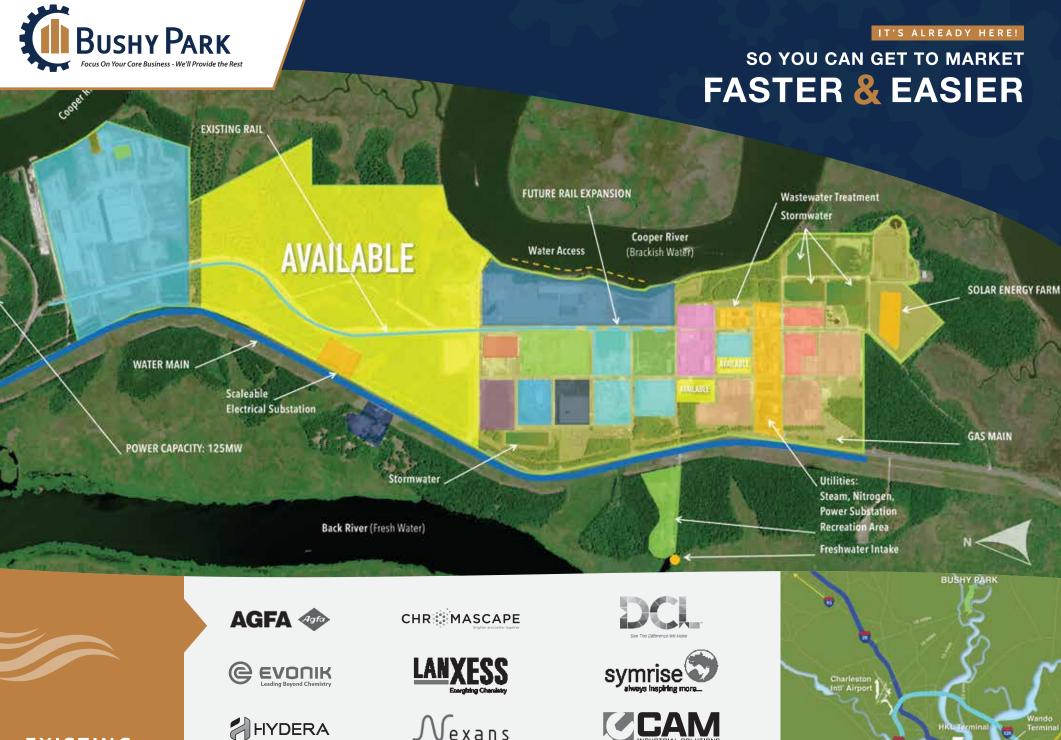


### Get Up And Running ASAP

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



8 4 3 . 8 2 0 . 6 1 7 2 BushyParkSC.com Avoid site development risks & stay focused on your business.



**EXISTING TENANTS** 













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

#### AVAILABLE PROPERTY



Zoned Heavy Industrial















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

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

- mpliant security » 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

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

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

& rivers

» Beautiful nearby beaches

- » A variety of arts, culture & entertainment
- » Deep-rooted history
- » A spectrum of night life





