

BUSHY PARK

COMPLETE SITE SELECTION PACKAGE

Bushy Park Industrial Complex

1588 Bushy Park Road, Goose Creek, SC 29445

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BUSHY PARK AT A GLANCE

SITE & AVAILABILITY

SPECIFICATION	VALUE
Total Complex	≈1,528 acres (≈618 ha)
Upland / developable	≈581 acres (≈235 ha)
Wetlands / marsh	≈947 acres (≈383 ha)
Developed to date	700+ acres
Available for development	Up to 120 contiguous acres (≈48.6 ha)
Parcel sizes	5 acres (≈2 ha) to build-to-suit
Adjacent expansion	Bushy Park North — ~90 acres (≈36 ha), graded pads
Zoning	Heavy Industrial
Rivers	Back River / Cooper River

UTILITIES — HEADLINE CAPACITIES

UTILITY	CAPACITY/SPECIFICATION
Steam	400,000 lbs/hr · 90 & 430 PSI
Electricity	13.8 kV · dual-fed at 480V / 2400V
Process water	7.1 MGD · permitted to 100 MGD
Natural gas	Up to 20,000 dT/day
Compressed air	8,000 SCFM
Refrigeration	1,500 tons
Nitrogen	Cryogenic bulk
Wastewater	On-site activated-sludge treatment

LOGISTICS

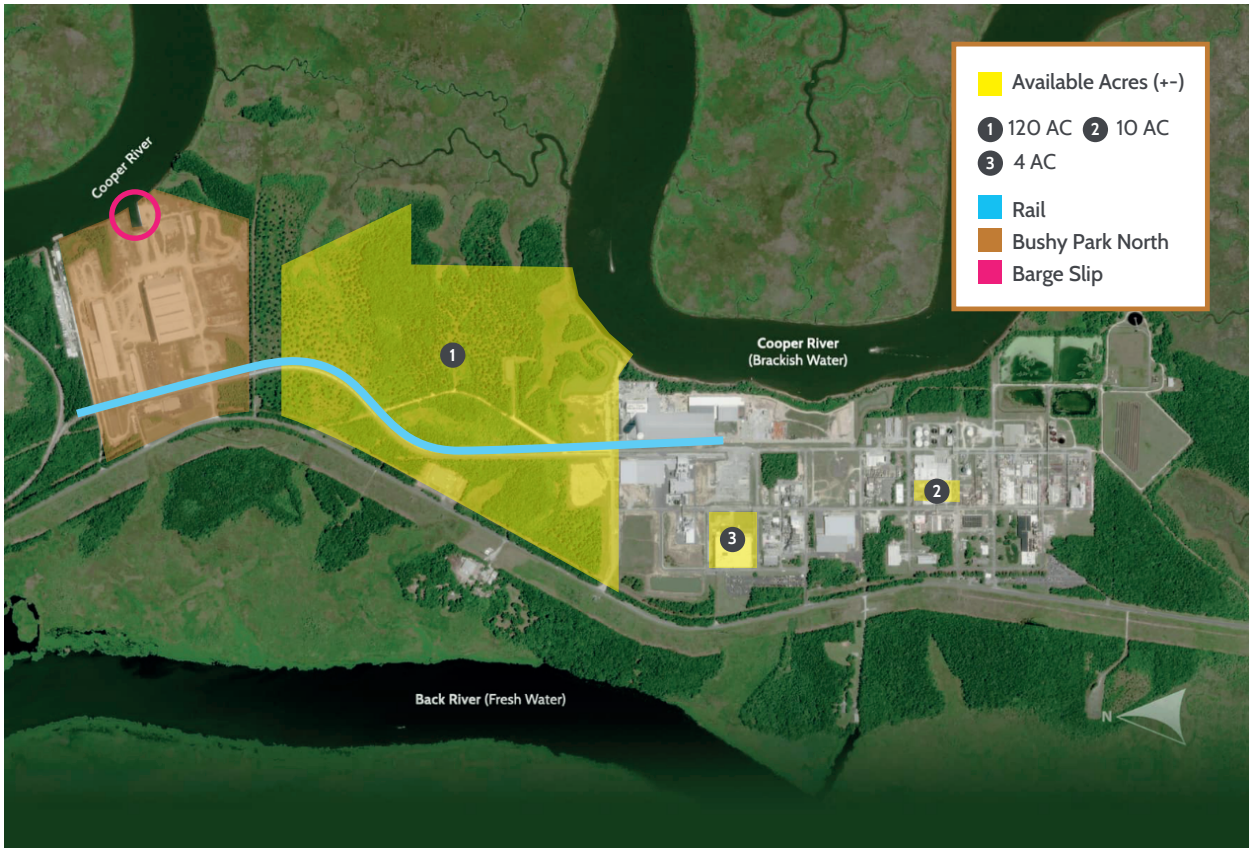
ACCESS / MODE	DISTANCE / DETAIL
Interstate access	<10 min to I-26 & I-526
Port terminals	≈30 min / ≈20 miles (32 km)
Charleston International Airport	≈25 min
Rail	On-site loop track · CSX-served · ~2-mile spur
Deep-water access	On-site slip · Cooper River
Truck reach	Two-day window to U.S. Midwest

OPERATING ENVIRONMENT

CATEGORY	DETAIL
Tenant companies	10
On-site employment	1,200+
International ownership	~80%
Industries represented	Specialty chemicals · defense components · naval shipbuilding offshore wind · industrial services
Owner / On-site utility operator	Bushy Park, LLC · affiliate of Pacolet Milliken

COMPLEX MAP

Where things are and what's available



PROPERTY AVAILABILITY

PROPERTY	DETAILS
1 - Available Land	Up to 120 contiguous acres available now
2 - Additional Property	10-acre property currently undergoing demolition. Available upon completion.
3 - Existing Industrial Facility	348,011 SF (approximately 32,330 m²), three-story tilt-wall facility on 4.36 acres. Available for purchase or lease.

SITE SPECIFICATIONS

DETAIL	SPECIFICATION
Parcel Sizes	5 acres to large build-to-suit
Rail Access	All available acreage is rail-adjacent
Barge Access	All available acreage is near the on-site barge slip
Zoning	Heavy Industrial, in place; no rezoning required for conforming use

LIVE PARCEL DATA

Parcel boundaries and current availability are maintained online.

bushyparksc.com/park-overview

Interactive Map · Available Parcels · Area Map · Key Distances

WETLANDS NOTE

Roughly two-thirds of the complex is wetland and marsh. All available parcels are upland. Work at the water's edge, outfalls, or modifications to the barge slip may bring federal wetlands permitting into scope.

BUSHY PARK NORTH

Northern campus consists of 90 acres. Currently occupied by Huntington Ingalls Newport News Shipbuilding and Leonardo DRS producing assets for US shipbuilding. Campus allows for access to barge slip and rail access.

LOCATION & ACCESS

Where you'd be





KEY DISTANCES

DESTINATION	DISTANCE / TIME
I-26 and I-526	<10 minutes
Charleston International Airport	≈25 minutes
Charleston port terminals (all)	≈30 minutes · ≈20 miles (32 km)
Goose Creek	≈5 miles (8 km) west
U.S. Midwest	Two-day truck window

PORT OF CHARLESTON

SPECIFICATION	DETAIL
Harbor depth	Deepest harbor in the South Atlantic
Vessel capability	Handles fully loaded Panamax vessels
Direct service	Europe, Asia, and Latin America

SITE GEOGRAPHY

BOUNDARY	DETAIL
West boundary	Back River — fresh water, plant water supply
East boundary	Cooper River — tidal / brackish, deep-water port access
North boundary	Dominion Energy power station, CSX-served loop track
Southern boundary	U.S. Naval Weapons Station

DOES YOUR PROJECT FIT?

A self-check before you call

STRONG FIT IF YOU NEED

- [ ] Heavy industrial zoning already in place
- [ ] Steam at 90 or 430 PSI
- [ ] Significant process water volume
- [ ] Deep-water barge access for oversized equipment
- [ ] Rail service
- [ ] Nitrogen, compressed air, or industrial refrigeration
- [ ] Existing wastewater treatment capacity
- [ ] 5 to 120 acres
- [ ] To avoid building a utility platform from scratch
- [ ] To be operational faster than a greenfield timeline allows
- [ ] An operating industrial support environment from day one
- [ ] Proximity to a deep-water port for import or export

PROBABLY NOT A FIT

- [ ] Light manufacturing or warehouse-only requirements with no utility intensity
- [ ] Retail or consumer-facing operations
- [ ] Requirements under 5 acres with no heavy utility demand

WORTH A CONVERSATION

- [ ] Very large connected electrical load — let's discuss capacity and redundancy
- [ ] Major-source air emissions — permitting timeline needs early scoping
- [ ] Any work at the water's edge — federal wetlands permitting applies
- [ ] More than 120 contiguous acres — let's discuss configuration
- [ ] Requirements outside the published utility set — we operate 35+ services

THIS IS A HEAVY-INDUSTRIAL UTILITIES CAMPUS

The more complex and utility-intensive your requirements, the more the economics work in your favor. If your process is light, a conventional industrial park may be a better fit.

If this site is worth a look, the fastest next step is to send us your utility load list so we can tell you plainly whether it fits.

CONTACT US

+1 (843) 820-6172 info@bushyparksc.com

UTILITY SPECIFICATIONS

Bushy Park owns and operates the central utility platform, delivering more than 35 services to tenants. Published headline capacities:

UTILITY	CAPACITY	DELIVERY DETAIL
Steam	400,000 lbs/hr · 90 & 430 PSI	Delivered at 90 PSI and 430 PSI
Electricity	13.8 kV · dual-fed at 480V / 2400V	Fed from Dominion Energy via 115 kV transmission; stepped down and delivered to tenants dual-fed at 480V and 2400V
Process water	7.1 MGD · permitted to 100 MGD	Permitted to draw up to 100 MGD from the Back River; expandable. Minimum supply pressure 70 PSI
Natural gas	Up to 20,000 dT/day	Supplied by Carolina Gas & Transmission and Dominion Energy of South Carolina
Nitrogen	Bulk cryogenic	Liquid nitrogen storage with atmospheric steam evaporators
Refrigeration	1,500 tons	Anhydrous ammonia system, three compressors
Compressed air	8,000 SCFM	Priority air valve
Wastewater	On-site treatment	Above-ground aerobic activated-sludge: equalization, neutralization, primary treatment, biological treatment, sludge dewatering
Stormwater	Two site drainage areas	Each with holding ponds and outfalls

WHAT THIS MEANS FOR YOUR PROJECT

- Existing capacity means utility connection is a service agreement, not a capital project
- Utility infrastructure and its underlying permits already exist at site level
- Converts significant capital expenditure to operating expenditure
- Removes an entire workstream — and its permitting — from your schedule

BRING US YOUR LOAD LIST

The figures above are system capacities, not allocations. What matters for your project is available headroom against your specific demand profile: steam pressure and rate, water quality and rate, connected electrical load, gas demand, air and nitrogen consumption.

That's a quick conversation with our engineering team and the fastest way to know whether your project fits before you invest money.

CONTACT US

+1 (843) 820-6172 info@bushyparksc.com

LOGISTICS — RAIL, WATER, HIGHWAY, AIR

Getting materials in and product out

RAIL

SPECIFICATION	DETAIL
Service	CSX
Configuration	On-site loop track at the Dominion Energy power station, northern boundary
Spur	~2-mile rail spur into the complex
On-site switching	Handled by Bushy Park personnel
Availability	All available parcels are rail-adjacent

HIGHWAY

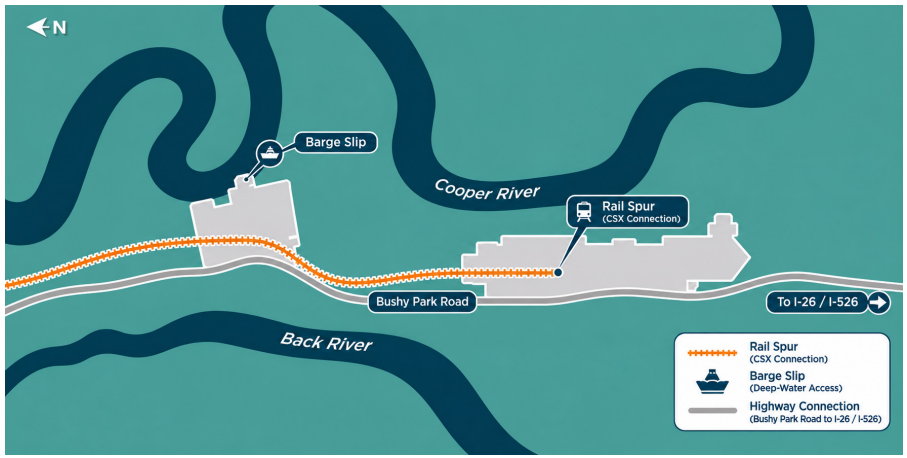
SPECIFICATION	DETAIL
Interstate access	<10 min to I-26 & I-526
Reach	Two-day truck window to the U.S. Midwest

WATER / BARGE

SPECIFICATION	DETAIL
River	Cooper River — deep-water access
Facility	On-site barge slip
Capability	Ocean-going barge and deep-water wharf access
Use case	Oversized and heavy equipment import; bulk raw materials

AIR

SPECIFICATION	DETAIL
Airport	Charleston International, ≈25 minutes
Use case	Air freight; executive and technical travel from the home country



FOR EQUIPMENT IMPORT

On-site rail and deep-water barge access matters most for the single largest and most awkward shipment of your project — specialized manufacturing equipment coming from your home country.

Customs and importer-of-record requirements are covered in the U.S. Market Entry Guide.

ON-SITE SERVICES

WHAT COMES "PLUG-AND-PLAY" AT BUSHY PARK

Some of the largest hidden costs of a first U.S. facility are the functions a standalone plant must build from nothing.

SECURITY

- Perimeter fencing
- Manned gates
- Camera-monitored, card-controlled employee gates
- Designed to Chemical Facility Anti-Terrorism Standards (CFATS)

EMERGENCY RESPONSE

- Dedicated Emergency Response Coordinator
- Ambulance with advanced life support
- Fire, rescue, and hazmat apparatus
- Site-wide mass notification and PA systems

OCCUPATIONAL HEALTH

- On-site clinic staffed by RN / LPN professionals
- Injury care
- Audiometric testing
- Pulmonary function testing
- Drug screening
- Influenza vaccination

MAINTENANCE

- In-house machinists, welders, and industrial mechanics
- Operations staff available 24/7

STOREROOM

- $4M+ of managed parts and safety-gear inventory available to tenants
- Spares availability without the working capital

PERMITTING & TECHNICAL SUPPORT

- On-site permit assistance: hazardous waste, air, land disturbance, process wastewater discharge, industrial stormwater
- On-site technical consulting: hazardous materials assessment, air permitting, wastewater evaluation
- Geotechnical and environmental partnerships
- Established relationships with Berkeley County and South Carolina economic development agencies

CURRENT TENANTS

Who's already here and what they use

COMPANY	HQ	SECTOR
LANXESS	Cologne, Germany	Specialty chemicals
Evonik	Essen, Germany	Specialty chemicals
Symrise	Holzminden, Germany	Flavors & fragrances
Nexans	Paris, France	Offshore wind cable
Leonardo DRS	USA	Defense components
Newport News Shipbuilding	USA	Naval shipbuilding
ChromaScape	USA	Specialty chemicals
DCL	USA	Specialty chemicals
Hydera	USA	Specialty chemicals
CAM Industrial Services	USA	Industrial services



NEARBY INDUSTRIAL NEIGHBOURS

Nucor Steel · Eneos · DuPont · Philips Industrial · Celanese

A genuine heavy-industrial and specialty-chemical cluster, not an isolated site.

WORKFORCE

Can you staff it?

THE REGIONAL LABOR MARKET

The Charleston region is one of the fastest-growing metros in the United States, adding more than 20,000 residents annually. The region has the second-largest concentration of industrial engineers in the United States and more than 20 colleges and universities supporting the talent pipeline. South Carolina is a right-to-work state.

THE EXISTING INDUSTRIAL WORKFORCE

The Charleston region is one of the fastest-growing metros in the United States, adding more than 20,000 residents annually. The region has the second-largest concentration of industrial engineers in the United States and more than 20 colleges and universities supporting the talent pipeline. South Carolina is a right-to-work state.

TRAINING AND RECRUITING SUPPORT

Low-to-no-cost workforce recruiting and training programs are available to qualifying companies through South Carolina, coordinated with Berkeley County Economic Development.

DETAIL	SPECIFICATION
Population growth	Charleston region adds **20,000+ new residents annually**
Engineering talent	**Second-largest cluster of industrial engineers** in the United States
Education pipeline	**20+ colleges and universities** in the region
Employment framework	South Carolina is a **right-to-work state**
On-site employment	**1,200+** across Bushy Park tenants

CONTACTS & NEXT STEPS

NEXT STEP: BRING US YOUR REQUIREMENTS

The fastest path is a short technical conversation — your utility load list, acreage requirement, logistics needs, and target production date. We'll tell you clearly whether Bushy Park might be a good fit.



CONTACT US: +1 (843) 820-6172 / info@bushyparksc.com

SCHEDULE A SITE VISIT

TALK TO US

WHO YOU'LL WORK WITH

Charlie Dielmann — President
Carol Wiercisiewski — Controller
Cody Baker — VP, Business Development & Logistics
Craig Spears — VP, Emergency Response, Safety & Security
Evan Borland — VP, Operations & Engineering
Dan Mallett — Director, Environmental & Regulatory Affairs
Chris Benton — Director, Maintenance, Storeroom & Plant Outages
Tim Scarborough — Utilities Manager
John Wagner — Engineering Manager

ADDITONAL RESOURCES

- **U.S. Market Entry Guide** — permitting, timelines, incentives, and guidance for international companies expanding to the U.S.
- **Interactive parcel map** — bushyparksc.com/park-overview
- **Fact sheet** — bushyparksc.com

PARTNERS: Berkeley County SC · South Carolina Ports · Charleston Regional Development Alliance · Phillips Industrial Services · CSX · Dominion Energy · South Carolina Department of Commerce

All acreage, capacities, distances, and tenant information subject to change. Utility capacities are total system capacities, not committed allocations.
Confirm current availability and available capacity with Bushy Park before relying on any figure in project planning.