

U.S. MARKET ENTRY GUIDE

Plug-and-Play Industrial Complex for U.S. Manufacturing

Bushy Park Industrial Complex · Berkeley County, South Carolina

EDITION 1.0 | 2026

BUSHY PARK

TABLE OF CONTENTS

03 Bushy Park at a Glance

04 About Bushy Park Industrial Complex

05 Permit Requirements Overview

06 Environmental, Federal & Bushy Park Agreements

07 Timeline Expectations

09 Incentive Summary

11 Key Contacts & Resources

BUSHY PARK AT A GLANCE

A PROVEN GATEWAY FOR INTERNATIONAL MANUFACTURERS ENTERING THE U.S. MARKET

Bushy Park is a 1,530-acre, full-service heavy-industrial and utilities complex where manufacturers can connect to shared infrastructure, multimodal logistics and operating support that a standalone project would otherwise need to establish independently.

PROVEN INTERNATIONAL ENVIRONMENT

≈80% internationally owned tenant base
≈10 manufacturing / industrial tenants
1,200+ combined employees

STRATEGIC LOCATION

≈20 miles to Port of Charleston
<10 min to I-26 / I-526
≈25 min to Charleston International Airport

HEAVY-INDUSTRIAL PLATFORM

Heavy-industrial zoning
Shared utilities and services
Rail + deep-water barge access

PLUG-AND-PLAY INFRASTRUCTURE

Bushy Park owns and operates an established central utility platform rather than simply providing industrial land

UTILITIES

Steam · Electricity · Natural Gas · Process
Water · Nitrogen · Compressed Air ·
Wastewater Treatment

SERVICES + LOGISTICS

On-campus rail · Deep-water barge access ·
Emergency response · Occupational health ·
Maintenance · Permitting / technical support

U.S. MARKET ENTRY — AT A GLANCE

- Corporate & Tax — Entity qualification, tax registration, payroll and licensing
- Local Approvals — Zoning confirmation, site-plan review, building permits and occupancy
- Environmental — Air, stormwater, wastewater, waste and wetlands / river approvals as applicable
- Federal — OSHA, EPA, customs and export-control requirements where triggered
- Bushy Park Agreements — Land/building terms and utility / logistics service agreements

SOUTH CAROLINA + BERKELEY COUNTY INCENTIVES

- Property-tax incentives
- Job and income-tax credits
- Sales/use tax exemptions
- Discretionary grants
- Infrastructure assistance
- Workforce support
- **See Section 4 for program-by-program details and timing considerations.**

WHY BUSHY PARK IS UNIQUE

Much more than simply available heavy industrial-zoned acreage, Bushy Park offers the rare combination of heavy-industrial zoning, operating utilities, logistics infrastructure and an experienced industrial support environment already in place.

ABOUT BUSHY PARK INDUSTRIAL COMPLEX

LOCATION

- Berkeley County, South Carolina
- On the Cooper River
- ≈20 miles from Port of Charleston

OWNER / OPERATOR

- Bushy Park
- Subsidiary of Pacolet Milliken
- Bushy Park operates the central utility platform

OPERATING ENVIRONMENT

- Heavy-industrial zoning
- Multi-tenant manufacturing complex
- International manufacturing presence



HOW OUR PLUG-AND-PLAY MODEL WORKS

A standalone greenfield manufacturer may need to develop utility generation/distribution, wastewater systems, industrial logistics and support functions as separate capital projects.

At Bushy Park, manufacturers can connect to an established industrial platform and negotiate the specific utility and service agreements their operations require.

Utility capacities are system capacities, not guaranteed allocations; project requirements must be matched to available headroom.

LOGISTICS + OPERATING SUPPORT

- On-campus rail spur connecting to CSX service
- Deep-water barge slip on the Cooper River
- Highway access to I-26 and I-526
- Emergency response, occupational health, maintenance, storeroom and permitting / technical support are already part of the operating environment.

PERMIT REQUIREMENTS OVERVIEW

A Bushy Park project runs on four broad, overlapping regulatory tracks, while commercial and utility agreements with Bushy Park move forward in parallel.

1 CORPORATE & TAX

- SC entity qualification
- EIN
- SC tax registration
- Unemployment insurance
- Workers' compensation
- Local business license

2 LOCAL LAND USE & BUILDING

- Jurisdiction confirmation
- Zoning / land-use consistency
- Development / site plan review
- Building permits
- Inspections
- Certificate of Occupancy

3 STATE ENVIRONMENTAL

- Air construction / operating permits
- Construction & industrial stormwater
- Wastewater / pretreatment
- Waste
- Wetlands / river approvals, where applicable

4 FEDERAL

- OSHA obligations
- EPA registrations, where thresholds apply
- Importer-of-record setup
- HTS classification
- ITAR / EAR, where relevant

+ BUSHY PARK COMMERCIAL + UTILITY AGREEMENTS

- Land or building terms
- Utility service agreements
- Rail / barge access
- Begin in parallel with regulatory planning

ENVIRONMENTAL, FEDERAL & BUSHY PARK AGREEMENTS

STATE ENVIRONMENTAL PERMITS

South Carolina environmental programs operate under the South Carolina Department of Environmental Services (DES). The permit set depends on the manufacturing process and project scope.

AIR

- **Minor / synthetic minor air construction permit** — Typical planning range: 2–4 months.
- **PSD / major-source air construction permit** — Typical planning range: 9–18+ months; required DES pre-application meeting at least 90 days before submittal plus public notice/comment.
- **Air operating permit** — Required after construction and before continued operation; Title V may apply.

STORMWATER

- NPDES construction permit for land disturbance
- Industrial stormwater permit for ongoing operations

WASTE

- Solid / hazardous waste generator registration if triggered

WASTEWATER

- Industrial wastewater discharge / pretreatment permitting
- Coordinated with Bushy Park's shared systems where applicable

WETLANDS / RIVER

- Section 404/401 approvals if dredging, fill or construction affects the Cooper River, Back River or adjacent wetlands.

WHERE BUSHY PARK ADDS SUPPORT

Bushy Park provides on-campus permitting and technical support, including assistance with:

- **Air**
- **Hazardous waste**
- **Land disturbance**
- **Process wastewater**
- **Industrial stormwater**

That support can improve coordination and project readiness, but it does not replace project-specific counsel or statutory agency review.

FEDERAL REGISTRATIONS

CUSTOMS + TRADE — Importer-of-record setup, HTS classification and ITAR / EAR export-control registration where relevant.

OSHA — Recordkeeping / establishment obligations and Process Safety Management requirements where regulated chemical thresholds apply.

EPA — Registrations such as Toxics Release Inventory or Risk Management Plan where triggered.

BUSHY PARK COMMERCIAL + UTILITY AGREEMENTS

A new tenant negotiates directly with Bushy Park for land/building terms and the utility and logistics services its operation will use. Because the central systems already operate within the complex, this workstream focuses on matching project requirements to available capacity.

TIMELINE EXPECTATIONS

Actual timelines vary with project scale, emissions profile, and whether the facility is new construction versus fit-out of existing Bushy Park space. The ranges below reflect typical South Carolina practice as of 2026 and are a planning guide, not a guarantee.

DAYS–WEEKS

- Entity qualification
- Tax / payroll setup
- Zoning confirmation

WEEKS–MONTHS

- Site plan review
- Building permits
- Stormwater permit

MONTHS+

- Wastewater
- Air permitting
- Wetlands / river approvals

APPROVAL / PERMIT	AUTHORITY	TYPICAL TIMELINE*	TRIGGER POINT
SC foreign entity qualification	SC Secretary of State	3–10 business days	Before signing leases/contracts or hiring in SC
EIN, SC business/tax registration, DEW account	IRS / SC DOR / SC DEW	1–3 weeks	Before first payroll
Bushy Park land / utility service agreements	Bushy Park	Weeks to a few months	Before design finalization
Zoning confirmation / land-use consistency	Berkeley County Planning or applicable municipality	1–4 weeks	Early project planning
Development / site plan review	Berkeley County Planning & Development Review	4–8 weeks	Before building permit
Building permit	Applicable building department	2–6 weeks after complete application	Before vertical construction
NPDES / stormwater construction permit	SC DES	4–8 weeks	Before land disturbance >1 acre

TIMELINE EXPECTATIONS

APPROVAL / PERMIT	AUTHORITY	TYPICAL TIMELINE*	TRIGGER POINT
Industrial wastewater / pretreatment	SC DES — Bureau of Water; coordinated with Bushy Park shared systems	2–4 months	Before process wastewater discharge
Air construction — minor / synthetic minor	SC DES — Bureau of Air Quality	Typically 2–4 months	Before installing emission sources
Air construction — PSD / major source	SC DES — Bureau of Air Quality	9–18+ months	Large-scale chemical / heavy manufacturing
Section 404/401 wetlands / river work	U.S. Army Corps of Engineers / SC DES	3–12 months	Any dredge, fill or in-water work
Inspections + Certificate of Occupancy	Local building official / fire marshal	Rolling; final CO 1–3 weeks after last inspection	Before occupancy / operations
Discretionary incentive agreements	SC Coordinating Council / Berkeley County Council	3–6 months	Ideally before public announcement / groundbreaking

*Timelines assume complete, high-quality applications submitted with pre-application coordination. Incomplete applications or applications that do not comply with local permitting requirements, contested public comment periods (as has occurred on other major SC manufacturing projects), or major-source air permitting can extend these ranges significantly.

Air PSD/major-source permitting is consistently the longest pole in the tent and should be scoped with environmental counsel at the earliest planning stage.

INCENTIVE SUMMARY — SOUTH CAROLINA & BERKELEY COUNTY

South Carolina's incentive structure is a mix of by-right statutory credits and discretionary incentives negotiated through the SC Coordinating Council for Economic Development and Berkeley County Council. Discretionary incentives (FILOT terms, JDC, grants) are not automatic — they require an application and a cost/benefit review, and are strongest when engaged before a project publicly announces its location.



PROPERTY TAX
- FILOT
- SSRC
- Property tax abatement



JOB / INCOME TAX
- JDC
- Jobs Tax Credit
- R&D / headquarters credits



OTHER SUPPORT
- Sales/use tax exemptions
- Grants
- Infrastructure + workforce

FEE-IN-LIEU OF TAXES (FILOT)

State enabled / County negotiated

For investment of $2.5M+, the client source describes a negotiated reduced assessment ratio — as low as 6% versus the standard 10.5% manufacturer ratio — with a locked millage rate for up to 30 years.

MULTI-COUNTY INDUSTRIAL PARK (MCIP)

County / State

A qualifying multi-county park designation can preserve eligibility for state income-tax credits tied to job creation and can enhance FILOT benefits.

SPECIAL SOURCE REVENUE CREDIT (SSRC)

County negotiated

Additional annual credit against FILOT or standard property-tax payments, often used to offset infrastructure or project costs; frequently layered on top of a FILOT.

JOB DEVELOPMENT CREDIT (JDC)

State — Coordinating Council

Rebate of a portion of new employees' state withholding taxes, at no cost to employees, to offset approved project costs. The client source notes that qualification generally requires 10+ new full-time jobs, qualifying health benefits and Council approval.

INCENTIVE SUMMARY — SOUTH CAROLINA & BERKELEY COUNTY

JOBS TAX CREDIT

State — SC Department of Revenue

Annual per-job credit against South Carolina corporate income tax for qualifying new full-time jobs; value varies by Berkeley County's designated development tier.

CORPORATE HEADQUARTERS / R&D TAX CREDIT

State

The client source cites a 5% credit on qualified South Carolina research-and-development expenditures, with carryforward up to 10 years, plus a separate headquarters credit if applicable functions are located in South Carolina.

SALES & USE TAX EXEMPTIONS

State

Manufacturing machinery/equipment, industrial electricity, R&D equipment and inventories are described as exempt from South Carolina sales tax. The client source also notes a potential construction-material exemption for large projects.

DISCRETIONARY GRANTS

State — Coordinating Council

Closing Fund, Set-Aside and Rural Infrastructure grants may be available case by case for site preparation, road/utility infrastructure and similar project costs where a competitive cost gap can be demonstrated.

COUNTY INFRASTRUCTURE & WORKFORCE SUPPORT

Berkeley County Economic Development

Support may include site-infrastructure grants, SC Works Trident workforce recruiting/training and coordination through the Berkeley County Council incentive-approval process.

PROPERTY TAX ABATEMENT — NON-FILOT

County

Absent a FILOT, the client source states that qualifying manufacturing investment of $50,000+ can receive a five-year abatement of 20–50% of county millage on new investment.

TIMING MATTERS

Engage Berkeley County Economic Development and South Carolina Commerce before public announcement when discretionary incentives may be in play.

VERIFY BEFORE MODELING

Program thresholds, values and legislative details can change. Confirm current terms before putting any incentive value into a capital budget.

KEY CONTACTS & RESOURCES

BUSHY PARK
Primary Project Contact

Bushy Park, LLC | 1588 Bushy Park Road · Goose Creek, SC 29445 | (843) 820-6172 | info@bushyparksc.com | bushyparksc.com

Land/building discussions · utility requirements · infrastructure · logistics · project coordination

PUBLIC RESOURCES

Berkeley County Economic Development

Local incentives, workforce & permitting coordination
berkeleymeansbusiness.com

SC Department of Environmental Services

Air, water & land permitting
des.sc.gov

Berkeley County Planning & Development Review

Zoning & site-plan review
berkeleycountysc.gov

SC Department of Commerce

State discretionary incentives & international trade support
sccommerce.com

SC Secretary of State

Business Entities Online / foreign qualification
businessfilings.sc.gov

NEXT STEP
Talk through your U.S. manufacturing requirements

A project conversation can begin with your manufacturing process, utility requirements, acreage or building needs, logistics requirements and target production date. Bushy Park can then identify the relevant infrastructure and internal resources to bring into the discussion.

Also available: Complete Site Package
Available parcels · utility specifications · logistics · complex services · tenant information

This guide has been prepared as a general orientation guide, current as of July 2026. Permit categories, fees, incentive values, agency names and timelines are subject to change. Verify current requirements directly with the relevant agencies, Bushy Park and qualified advisors before relying on any figure in project planning.