

Pine Hill Business Campus

1100 acres

Overview & Site Plan

Dorchester County, South Carolina

Ideal for light manufacturing, biosciences, medical, and data centers, this 1,100 acre scenic business campus offers a deep pool of highly skilled workers. Developed by MeadWestvaco, it is located on US Highway 17A, just 10 miles southwest of the Summerville exit on Interstate 26. The first 135-acre phase has been designated a South Carolina Certified Industrial Site.



Campus setting within

60 minute

commute of

1.3 million

people

MWV



Pine Hill Business Campus

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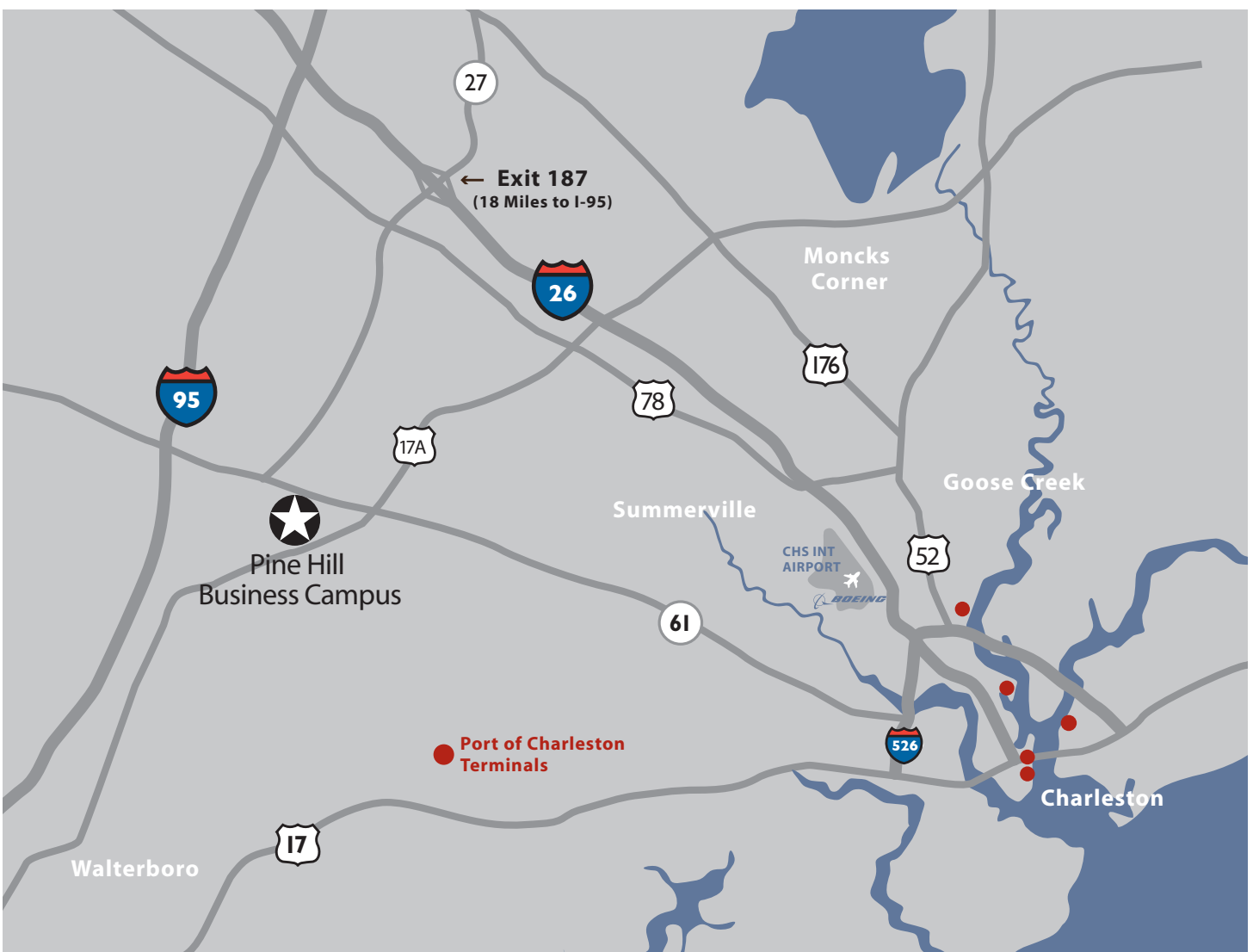
Dorchester County, South Carolina

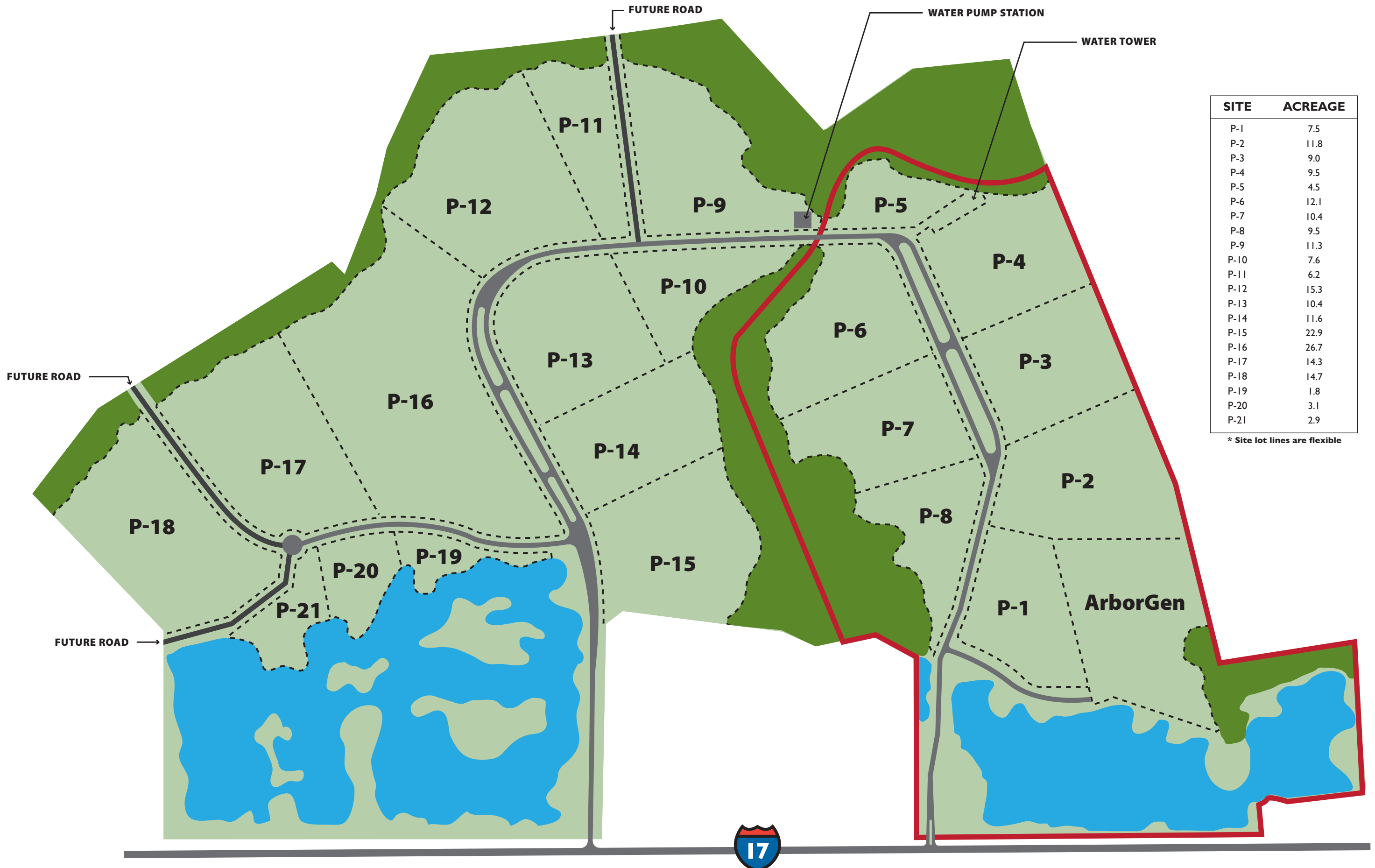
Campus Highlights:

- South Carolina Certified Industrial Site (Phase I)
- Located within East Edisto, a 78,000 acre master planned development
- First occupant – ArborGen – forest biotechnology company
- Campus-like setting
- All utilities on site:
 - Three Phase Electrical Transmission Power
 - Natural gas
 - Fiber optics, cable
 - Water – 0.5 MGD
 - Sewer – 0.5 MGD

Strategic Advantages:

- Within 60 minute commute of 1.3 million people
- Close proximity to a wide range of residential, business, recreation, and educational opportunities
- Highly skilled workforce and renowned training program
- Business-friendly environment with unionization rate well below the national average
- 25 minutes to Charleston International Airport
- Less than 30 minutes to I-95 and I-26a





| SITE | ACREAGE |
|------|---------|
| P-1 | 7.5 |
| P-2 | 11.8 |
| P-3 | 9.0 |
| P-4 | 9.5 |
| P-5 | 4.5 |
| P-6 | 12.1 |
| P-7 | 10.4 |
| P-8 | 9.5 |
| P-9 | 11.3 |
| P-10 | 7.6 |
| P-11 | 6.2 |
| P-12 | 15.3 |
| P-13 | 10.4 |
| P-14 | 11.6 |
| P-15 | 22.9 |
| P-16 | 26.7 |
| P-17 | 14.3 |
| P-18 | 14.7 |
| P-19 | 1.8 |
| P-20 | 3.1 |
| P-21 | 2.9 |

* Site lot lines are flexible

PHASE 1 INFRASTRUCTURE COMPLETE

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MWV Community Development and
Land Management
180 Westvaco Road
Summerville, SC 29483
www.mwvindustrialproperties.com

Dorchester County, South Carolina

To schedule a site visit
or for more information
contact:

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Pine Hill Business Campus is the first part of the East Edisto regional plan by MWV. Initial villages will concentrate development near 17A in Summerville, and will include a sustainable mix of homes, retail, restaurants, offices, schools, recreation and other amenities. MWV's vision for East Edisto is to preserve rural character through smart growth planning that contributes to the region's economic vitality.

