FURMAN
CAPITAL ADVISORS

CAROLINA REGIONAL PARK - STNL INDUSTRIAL

ORANGEBURG, SOUTH CAROLINA

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

PROPERTY SUMMARY

Address	152 Regional Pkwy, Orangeburg, SC 29118
Ownership	Fee Simple
Occupancy	100%
Total Leasable Area	30,000 SF
Parcel Size	±2.36 Acres
Parking	14 Spaces
Years Built | Renovated	2001

INVESTMENT SUMMARY

Asking Price	$2,655,000
Price PSF	$88.50
Cap Rate	6.50%
NOI	$172,560
Base Rent (Annual)	$177,060
Reserve (PSF/Annual)	$0.15 / $4,500
Base Rent (PSF)	$5.90
Base Rent Increases	3% Annually
Remaining Term	±3.8 Years

PROPERTY HIGHLIGHTS

Strategic Location in a Strong Commercial Corridor: Located within the commercial corridor of St. Matthews Rd (also part of U.S. Hwy 601) and I-26, one of Orangeburg's major commercial and medical corridors, this property is uniquely poised to benefit from its strong market exposure.

Proximity to Medical and Education: Located approximately 1 mile from Orangeburg-Calhoun Technical College, with an enrollment of more than 2,200 students, and just 1.3 miles from the 286-bed MUSC Health Orangeburg hospital, the property benefits from strong educational and healthcare anchors within the surrounding corridor.

Strong Annual Rent Increases: Scheduled 3% annual rent increases provide investors with predictable, built-in rental growth and a clear path to increasing NOI throughout the lease term, enhancing long-term income growth.

Mission-Critical Distribution Location: Orangeburg, SC benefits from a highly strategic location approximately midway along the Eastern Seaboard, providing efficient north-south distribution connectivity between the Northeast and Florida markets via I-95, the Southeast's primary logistics corridor.

Excellent Interstate Access: Situated directly on I-26 (Nominally East/West), linking the property directly to the Port of Charleston, Columbia, and the broader Southeast distribution network, and only minutes from I-95 (North/South), the East Coast's primary freight and logistics corridor stretching from Miami to New York and beyond, the property offers exceptional access to 30% of all US manufacturing facilities within a one-day drive.

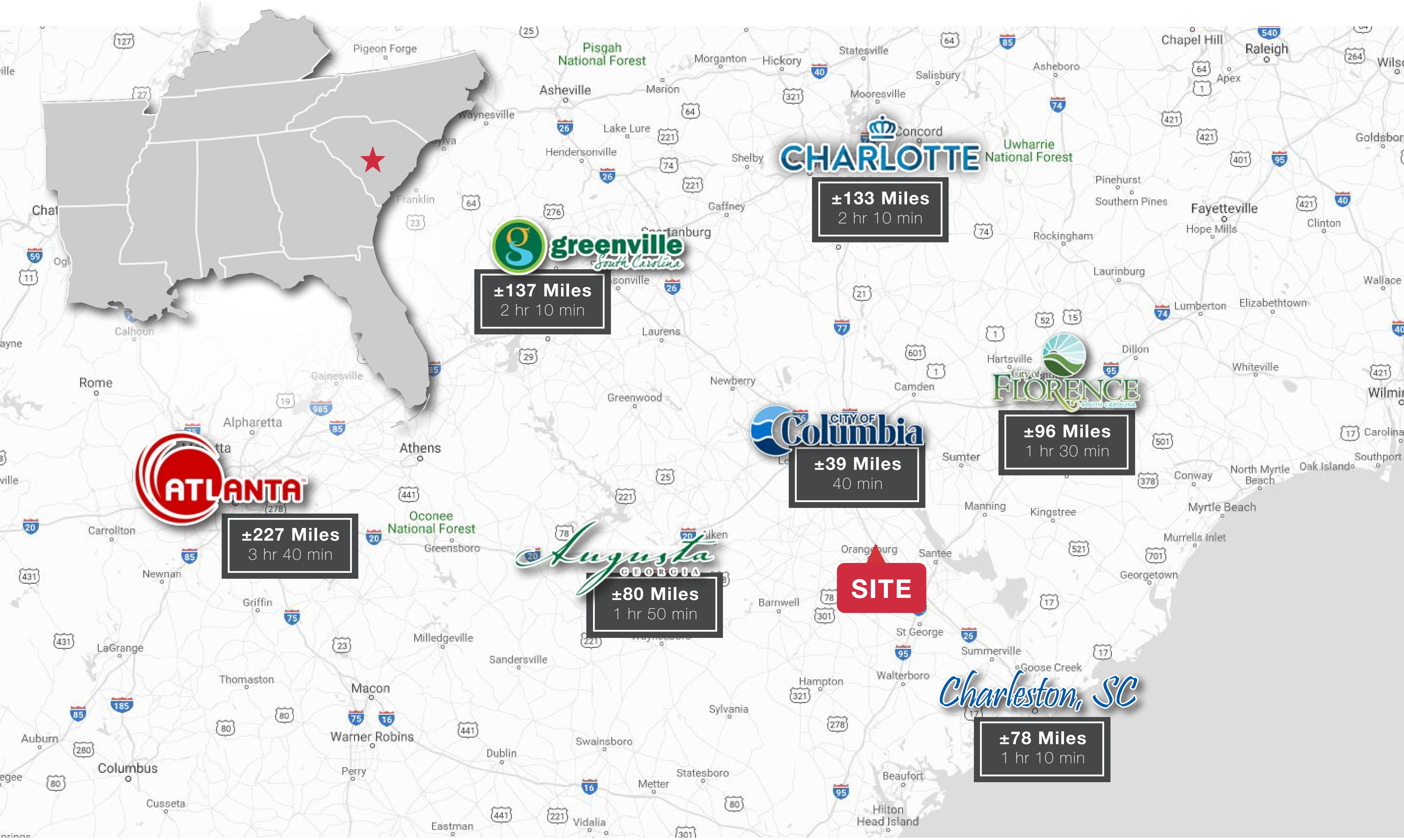
Close Proximity to Major Ports: Orangeburg, SC is situated less than an hour drive from the port of Charleston, SC (the East Coast's deepest and 4th busiest port) and less than a two hour drive from the port of Savannah, GA (2nd busiest port on the East Coast), making it an attractive location for industrial manufacturing and distribution.

Premier Workforce & Business Climate Advantage: The property offers direct access to skilled labor (±8,000 college and technical college students), a pro-business state ranked #1 in the nation for business incentives and #2 overall for doing business, right-to-work state, low-cost of living, major interstate access, and much more.

PROPERTY OVERVIEW

Total Building SF	30,000 SF
Office SF	2,500 SF
Building Dimensions	100’ x 300’
Year Built	2001
Roof	Metal R-panels
Power	120-400 amp
HVAC	2x4 ton (office space only)
Sprinkler	Wet-Pipe Sprinkler System
Lighting	LED
Clear Height	24’
Column Spacing	26’
Dock Doors	8 Doors
Drive-In Doors	1 Door
Auto Parking	14

REGIONAL MAP



MARKET MAP

COLUMBIA SC
Columbia
Greenwood
Florence
Sumter
Lake City
±39 MILES
SITE
±80 MILES
Aiken
Augusta
GEORGIA
Orangeburg
SOUTH CAROLINA
±78 MILES
Barnwell
Moncks Corner
Waynesboro
Summerville
Goose Creek
Walterboro
Charleston, SC
26
77
378
178
25
221
20
520
95
52
521
301
17
321
601
278

SUBMARKET MAP

SITE OVERVIEW

TENANT OVERVIEW

Lease Summary & Rent Schedule

LEASE SUMMARY

Tenant*	Kuntai (North Charleston) Lmtd. Corp.
Tenant Classification	Corporate
Lease Type	NNN
Building Size	30,000 SF
Original Lease Term	8 Years
Rent Commencement Date	6/1/2022
Lease Expiration Date	5/30/2030
Rent Increases	3% Annually
Remaining Lease Term	±3.8 Years
Options	(1) 5 - Year
Property Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
HVAC	Tenant Responsible
Parking Lot	Tenant Responsible
Rood & Structure	Landlord Responsible

RENT SCHEDULE

Initial Term	**Monthly**	**Annually**
6/1/2022 - 5/30/2023	$13,125	$157,500
6/1/2023 - 5/30/2024	$13,525	$162,300
6/1/2024 - 5/30/2025	$13,925	$167,100
6/1/2025 - 5/30/2026	$14,350	$172,200
6/1/2026 - 5/30/2027	$14,755	$177,060
6/1/2027 - 5/30/2028	$15,225	$182,700
6/1/2028 - 5/30/2029	$15,675	$188,100
6/1/2029 - 5/30/2030	$16,150	$193,800
First Option		
6/1/2030 - 5/30/2035	CPI % Increase	

*Space is currently subleased to Sims-Lohman. Landlord receives rent from Tenant, Kuntai.

TENANT OVERVIEW

Kuntai (North Charleston) Limited Corporation is an automotive parts manufacturer specializing in **car floor mats,** serving as a supplier to **high-end original equipment manufacturers.** The **China-based** company established a **$1.5 million manufacturing and production facility** located at 152 Regional Parkway, Building F, in Orangeburg County, South Carolina, a project expected to create **41 new jobs.** The facility allows Kuntai to produce floor mats domestically while serving as a base to further expand its business in the **North American market.**

Orangeburg County was selected for its business-friendly environment, skilled workforce, and proximity to customers, reinforcing South Carolina's position as a hub for automotive-related manufacturing. The state is home to **more than 600 automotive-related companies,** and Kuntai's investment adds to that footprint while benefiting from the region's logistics advantages, including its p**roximity to the Ports of Charleston and Savannah.** The facility's operations support a stable base of local manufacturing employment contributing to the surrounding area's economic activity.

WW.EN.CHINAKUNTAI.COM

MARKET OVERVIEW

Orangeburg, South Carolina

Orangeburg, also known as the Garden City, is the principal city and county seat of Orangeburg County, South Carolina. Founded in 1704, this historic city is **strategically located in the Midlands region**, halfway between New York and Miami. Its prime position offers **24-hour ground access to over 66% of the U.S. market**, facilitated by **Interstates I-95 and I-26, and U.S. Highways 301 and 601**. Additionally, **I-77 and I-20** are within a 45-minute drive, further enhancing connectivity.

The economy of Orangeburg County thrives on its **largest industries: Educational Services, Manufacturing, and Retail Trade**. The county's proximity to major ports, with the **Port of Charleston less than an hour away and the Port of Savannah under two hours**, supports robust international trade. **Orangeburg Calhoun Technical College (OCtech)**, in collaboration with the readySC™ program, plays a crucial role in **workforce development**, providing industrial training and occupational education to ensure a skilled labor force. This strategic combination of location, infrastructure, and educational support positions Orangeburg for sustained economic growth and development.

www.orangeburg.sc.us | downtownorangeburg.com | experiencesouthcarolina.com | www.orangeburgchamber.com

Started in 1993, DORA (Downtown Orangeburg Revitalization Association) has worked to preserve, manage, promote, and enhance the **development of Orangeburg's historic downtown** as the economic center of Orangeburg County. DORA also organizes and presents a **wide range of events** including festivals, concerts, and markets.

Orangeburg is home to several higher education institutions that significantly contribute to the local workforce. **Orangeburg-Calhoun Technical College**, a 2-year public institution, offers training programs for 26 crafts. **Claflin University**, a private liberal arts college, is the oldest historically black university in the state. S**outh Carolina State University** is a public, historically black, land-grant university.

Orangeburg offers several notable attractions. For outdoor enthusiasts, **Santee State Park**, located along Lake Marion, provides excellent fishing and wildlife opportunities, while the beautiful **Edisto Memorial Gardens** honor the Civil War and Confederate Army. For those interested in the arts, the **I.P. Stanback Museum & Planetarium** at South Carolina State University offers programs in art, history, science, and critical thinking, and the **Orangeburg County Fine Arts Center** supports local artists and promotes cultural enrichment.

MARKET OVERVIEW

Columbia, South Carolina

FAST FACTS

- Capital city of South Carolina and the second largest city in the state of South Carolina - 5 Million people live within a 60-minute drive
- Columbia MSA population exceeds 870,000 people and is expected to exceed one million by 2035
- Columbia is a city on the rise with a booming downtown, growing population, declining unemployment rate, and diversifying economy
- The number of visitors to the Columbia region increased from 16.4 million to 17.3 million in 2024
- South Carolina achieved a capital investment of $8.19 billion in 2024, with existing industries making up for $5.38 billion of the total investments.
- Unparalleled transportation network with access to five major interstates, The Columbia Metropolitan Airport, the Port of Charleston, and an extensive railroad system
- Fort Jackson, the largest military basic training installation in the country, is in Columbia. The military brings more than 250,000 people to Columbia and more than $4 million a year.

#1 **BEST PLACE TO LIVE IN SOUTH CAROLINA**
Redfin (2025)

#2 **TOP STATE FOR DOING BUSINESS OVERALL**
Area Development (2025)

#5 **TOP U-HAUL GROWTH STATE**
U-Haul (2025)

#5 **SOUTH'S BEST CITY ON THE RISE**
Southern Living (2024)

#5 **BEST STATE TO START A SMALL BUSINESS**
Lendio (2024)

#5 **BEST CITY TO RAISE A FAMILY IN AMERICA**
Niche.com (2024)

#6 **BEST PLACE TO LIVE IN SOUTH CAROLINA**
U.S. News & World Report (2025-2026)

#18 **BEST STATE FOR BUSINESS**
CNBC (2025)

#24 **BEST PLACES TO LIVE IN THE SOUTHEAST**
Livability (2025)

Columbia is anchored by a stable and diversified industry base. Primary industries include manufacturing, agribusiness, higher education, military and defense, transportation and logistics, government entities as the capital city of South Carolina, and alternative energy. The business friendly state ranks second in the country as the best state to conduct business by Area Development magazine due to the lucrative incentives and tax environment, smallest workforce affiliated with unions, and superb quality of life. New industry continues to relocate to Columbia, but the city remains anchored by extremely stable industries as the home of the University of South Carolina, State Capitol, and Fort Jackson Army Base.

MARKET OVERVIEW

Columbia, South Carolina

As home to both the state's capital and its largest university, Columbia is a vibrant city and creative hub that's bursting with ideas, forward thinkers and modern attitudes.

HIGHER EDUCATION

The University of South Carolina—one of the best public colleges in America—offers over 350 bachelor's, master's and doctoral degrees as well as career-enhancing certificates and specialties. Benedict College offers accredited degrees in fields like business, social work, studio art, and more. Explore a variety of career paths—like STEM, manufacturing, business, or education—at Midlands Technical College, a two-year community college with multiple campuses throughout the capital. Experience a thriving student life and individual-focused education at Columbia College, one of the best colleges for veterans and best value schools.

THRIVING JOB MARKET

Job growth in Columbia is projected to be 27.4 percent over the next 10 years, with continued low unemployment. Major employers like Prisma Health, BlueCross BlueShield of South Carolina, AT&T, and the University of South Carolina create plenty of job opportunities in Columbia for those who want to work in the healthcare, technology, and education industries. Living in Columbia also provides quick access to Fort Jackson—one of the largest military installations for Basic Combat Training. And with a handful of Fortune 500 companies like CBRE Group, Northwestern Mutual, and IBM, Columbia is a great city for young professionals to grow their careers!

Columbia, S.C. is a traditionally Southern town with a modern twist. The abundance of oak, pecan and magnolia trees help the region retain a rural flavor, while the downtown skyline is representative of the state capital's role as a growing industrial hub. The metro area population of Columbia in 2024 was 870,000+, about a 4% increase from 2023.

CITY OF COLUMBIA MAJOR EMPLOYERS

MARKET OVERVIEW

Columbia, South Carolina

UNIVERSITY OF SOUTH CAROLINA

- Largest university in SC with over 35,000 students located on the main campus in CBD Columbia.
- The University is integral to Columbia's economy and provides the greater Columbia region with a skilled workforce.
- USC is categorized by the Carnegie Foundation for the Advancement of Teaching as having "highest research activity", boasts the #1 ranked undergraduate international business major and the #1 International MBA.

GOVERNMENT

- As the capital city of the state of South Carolina, Columbia is home to countless government agencies for local, state, and national functions.
- Columbia is the central-most point of the state making it the ideal location for state government functions requiring convenient access to cities and towns throughout South Carolina.
- 26% of Columbia's workforce is government related and requires convenient access to the capitol.

MILITARY

- Fort Jackson, which trains more than 50% of the soldiers entering the Army each year, is the largest Army basic training facility and has been a driving economic force in Columbia for the last 100 years.
- The base creates jobs, attracts countless visitors annually, and attracts military retirees to the Columbia region after retirement.
- The base is responsible for a total impact of $2.2 billion in South Carolina. Approximately $1.0 billion of that includes labor income from salaries paid by the Army and private jobs generated in the Columbia region.

DEMOGRAPHICS

1 MILE RADIUS

Summary	2026	2031
Population	133	129
Households	58	57
Families	37	37
Average Household Size	2.29	2.26
Owner Occupied Housing Units	37	38
Renter Occupied Housing Units	21	19
Median Age	39.2	40.8
Average Household Income	$67,146	$73,799

3 MILE RADIUS

Summary	2026	2031
Population	6,222	6,042
Households	2,786	2,751
Families	1,754	1,730
Average Household Size	2.20	2.16
Owner Occupied Housing Units	1,816	1,850
Renter Occupied Housing Units	970	902
Median Age	42.8	43.6
Average Household Income	$70,022	$77,388

5 MILE RADIUS

Summary	2026	2031
Population	24,576	23,996
Households	9,625	9,503
Families	5,679	5,616
Average Household Size	2.17	2.13
Owner Occupied Housing Units	5,890	5,986
Renter Occupied Housing Units	3,735	3,546
Median Age	36.9	38.1
Average Household Income	$68,394	$76,206

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 152 Regional Pkwy, Orangeburg, SC 29118 (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.

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