



# BUSHY PARK INDUSTRIAL COMPLEX

FOCUS ON YOUR BUSINESS  
WE'LL PROVIDE THE REST



Site Overview | Logistics



BUSHY PARK INDUSTRIAL COMPLEX BERKELEY COUNTY, SC

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SITE OVERVIEW

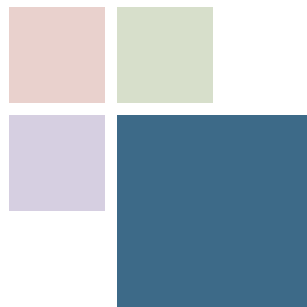
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**BUSHY PARK INDUSTRIAL COMPLEX** BERKELEY COUNTY, SC

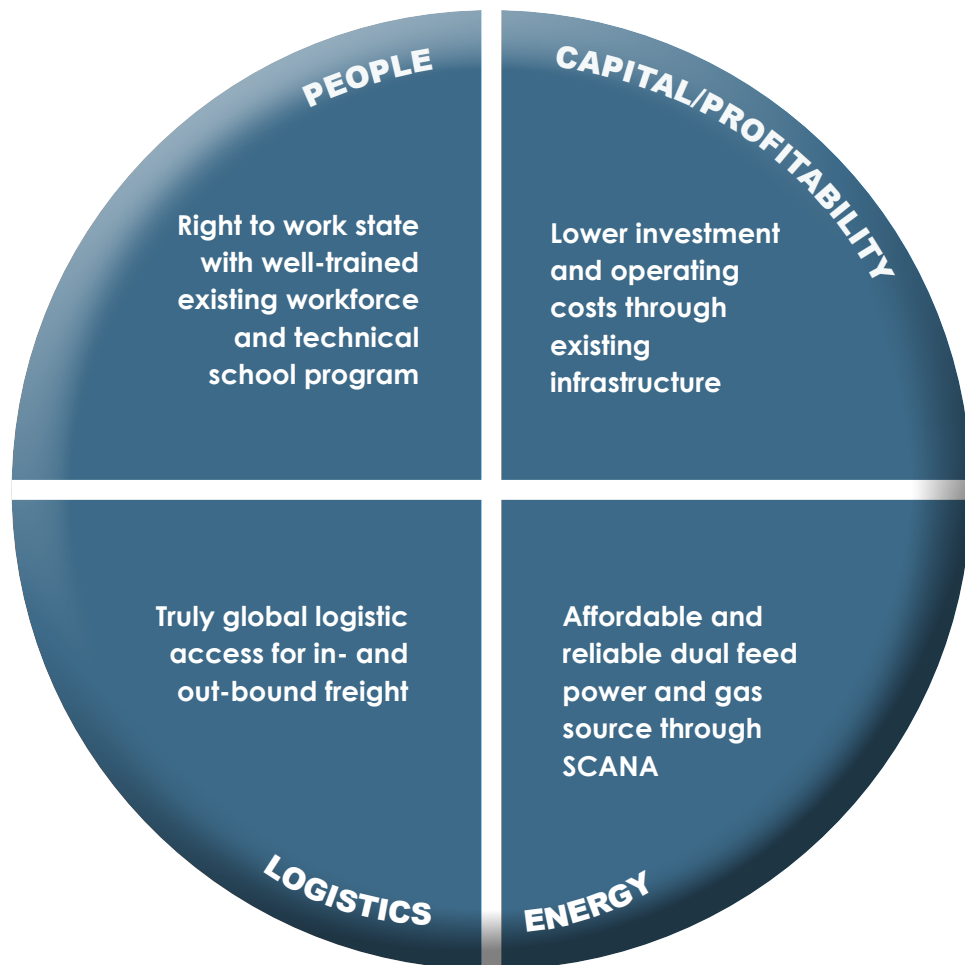
# **SITE OVERVIEW**





## About Bushy Park Industrial Complex

Bushy Park Industrial Complex (BPIC) is located in an industrial area in Berkeley County, South Carolina about 5 miles east of the City of Goose Creek. The site is bordered on the east by the Cooper River and on the west by the Back River. The Back River serves as the water supply for the site. The Cooper River is a brackish, tidal river which offers marine access to the Atlantic Ocean. BPIC and surrounding areas are zoned heavy industrial and are home to several manufacturing companies and military installations.





## Meet the Neighbors: BPIC's Current Tenants

### **Lanxess Rubber Chemicals**

- » Vulcanization for automotive tires
- » Peptizers used in rubber manufacturing

### **Kemira Chemicals**

- » Paper dyes
- » Tolling phthalocyanides for sun chemicals
- » Specialty chemicals for ink jet applications

### **Sun Chemicals**

- » Organic pigments for paints for automotive paints and plastics

### **Symrise**

- » Flavors and fragrances, menthol, sunscreens, and aroma esters

### **AGFA Corporation**

- » Medical X-ray and technical imaging on site regional distribution center

### **Phillips Industrial Services**

- » Industrial and marine painting, epoxy floor systems, fireproofing, hydroblasting, water jetting, industrial vacuuming

### **Nexans**

- » Manufacturer of high voltage and submarine cable



## BPIC Culture and Operating Philosophy

### SAFETY

Occupational and process.

### INTEGRITY

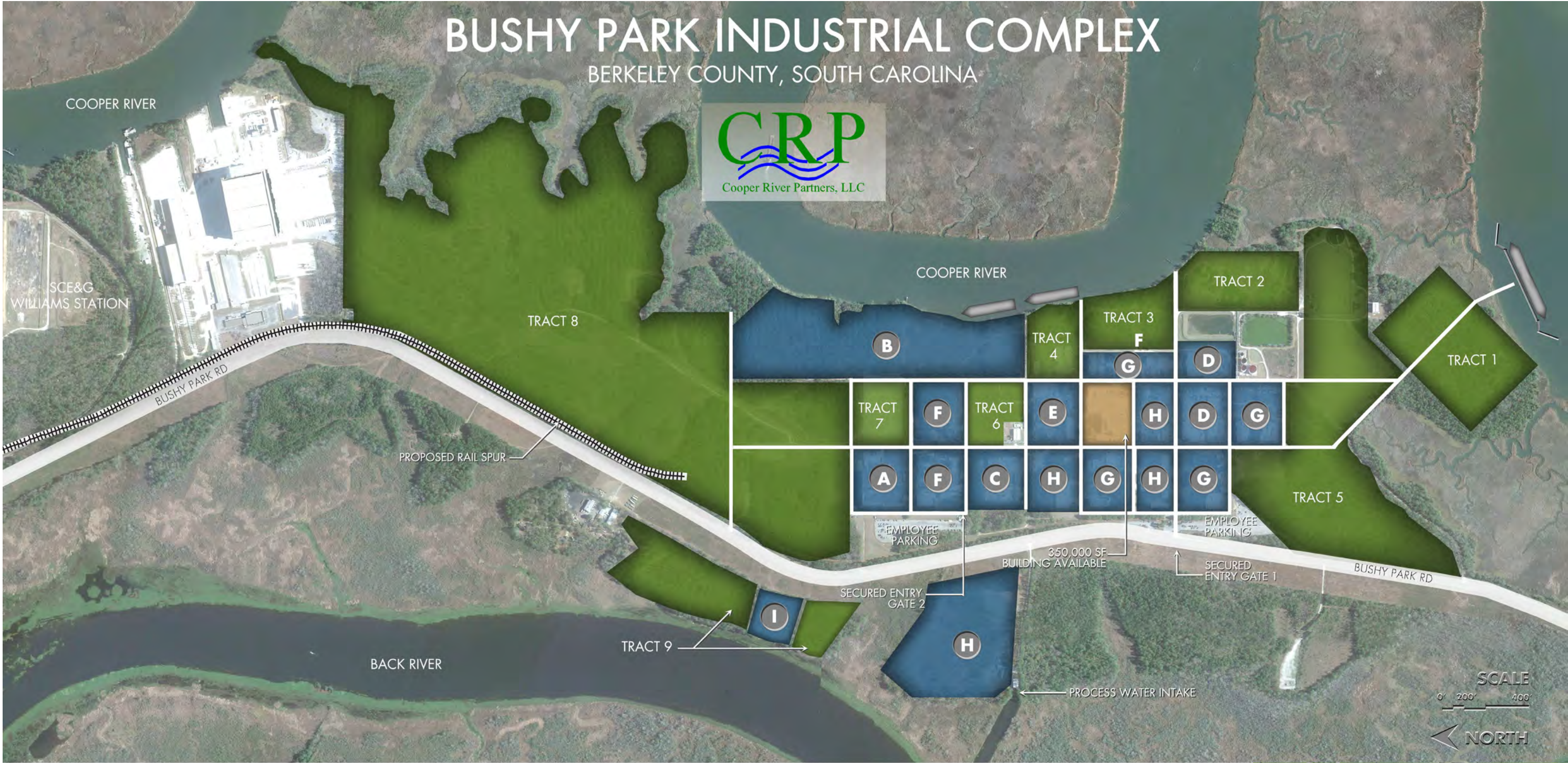
Conduct business fairly, impartially, in an ethical and proper manner, and in full compliance with applicable laws and regulations.

### RELIABILITY OF SERVICES

Every minute of every day.

### QUALITY OF SERVICES

Meeting requirements all the time.



AVAILABLE SITES

TRACT 1	+/- 27 AC
TRACT 2	+/- 11 AC
TRACT 3	+/- 9 AC
TRACT 4	+/- 5 AC
TRACT 5	+/- 60 AC
TRACT 6	+/- 5 AC
TRACT 7	+/- 4 AC
TRACT 8	+/- 240 AC
TRACT 9	+/- 18 AC

DEVELOPMENT ACRES

EXISTING TENANTS

<b>A</b> <b>AGFA</b>	<b>G</b> <b>SunChemical</b>
<b>B</b> <b>Maxans</b>	<b>H</b> <b>CRP</b>
<b>C</b> <b>JACOBS</b>	<b>I</b> <b>Phillips</b>
<b>D</b> <b>kemira</b>	
<b>E</b> <b>LANXESS</b>	
<b>F</b> <b>symrise</b>	

LEGEND

AVAILABLE SITES	DOCK
OCCUPIED SITES	
AVAILABLE BUILDING	

UTILITIES

NITROGEN	PROCESS WATER
STEAM DISTRIBUTION	ELECTRIC
POTABLE WATER	NATURAL GAS
COMPRESSED AIR	REFRIGERATION
WASTE WATER	

PREPARED BY:

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JANUARY 2013

NOTE: THIS DRAWING WAS PRODUCED USING ONLY AERIAL DATA AND IS FOR GRAPHIC PURPOSES ONLY.





## Occupational Safety

### **Safety is the Culture at Bushy Park**

- » Safety training and awareness is constant

### **Focus of Safety in Two Areas**

#### *OSHA Compliance*

- » CRP has had one recordable injury in the last 8 years
- » There was no lost time as a result

#### *Process Safety Management Compliance*

- » No PSM recordable incidents or injuries
- » PSM Audit will be conducted in 2013



## Why invest in site infrastructure when you can **invest in your core business?**

BPIC is a full service industrial park that can significantly reduce your upfront investment costs through existing infrastructure and services. We offer a complete suite of technical infrastructure services for manufacturing and industry.

- » Site Security
- » Solid Waste Management
- » Specialized Maintenance
- » Engineering
- » Contractor Management
- » Purchasing and Accounting
- » Voice/data Telecommunications
- » Cafeteria
- » Steam
- » Electric
- » Process Water
- » Potable Water
- » Firewater
- » Refrigeration
- » Compressed Air
- » Nitrogen Gas
- » Safety and Industrial Hygiene
- » Medical Protection
- » Environmental Regulatory Affairs
- » Fire Protection
- » Emergency Response



## Location, location, location

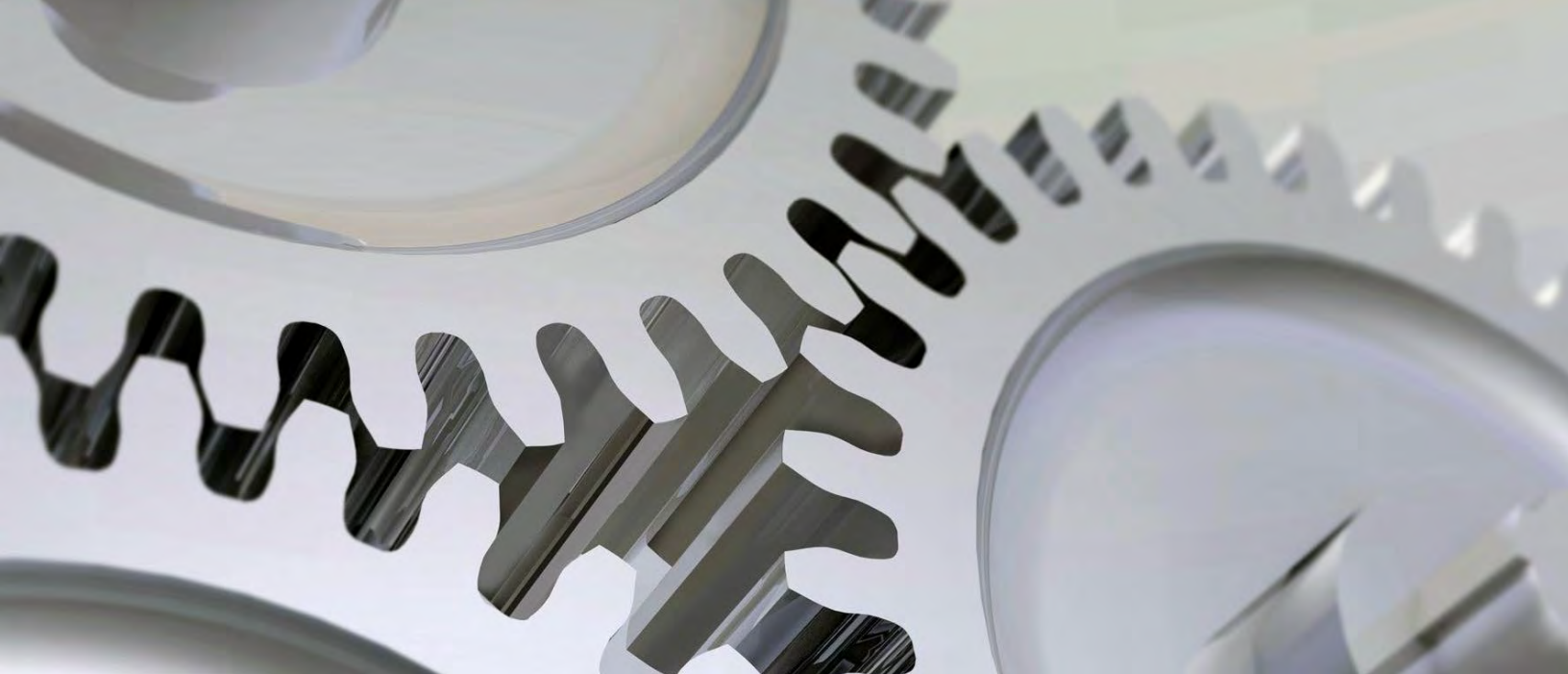
Bushy Park is a heavy industrial zone located on deep water via the Cooper River

International accessibility for in- and outbound freight through port as well as two-day truck and four-day rail window to midwest

Access to talented labor pool in right to work state – Strong military presence provides well trained pool for manufacturers

Region attracts 20k people annually to add to existing labor pool as a result of high quality of life in region

2<sup>nd</sup> largest cluster of industrial engineers in US



## Our neighbors are part of our heavy industry environment

### **Jacobs Applied Technology**

94-acre tract with over 400,000 square feet of manufacturing space. Preassemble huge steel and alloy framed modules for pharmaceutical, food, and chemical companies.

### **Dupont**

Just announced \$500 million investment to expand their existing Cooper River plant for a new Kevlar fiber facility.

### **Nucor Steel**

300 acre campus. Manufactures sheets of steel and ships via rail or barge. Dock can handle ocean-going barges 575 feet long and 90 feet wide. Employs 850 people.

### **BP/Amoco**

490 acre site. One of the world's largest producers of Purified Terephthalic Acid (PTA), a chemical feedstock used to make polyester products. 400 employees.

### **Military**

Employs more than 29,700 people in the region, with 47% on active duty and 53% civilian. Military payroll plus local purchases made by military contributes \$3.5 billion to the local economy. Local military contractors estimate their impact exceeds \$642 million annually.

### **SPAWAR—US Space and Naval Warfare Systems Center**

The work associated with SPAWAR is helping drive a growing base of defense contractors involved in the development and installation of sophisticated electronics.

### **Naval Weapons Station**

US Naval Weapons station includes two state-of-the-art naval nuclear power training commands and the only water-free naval weapons storage facility in the continental US.



## Electrical Infrastructure Access

BPIC is located 1.5 miles south of SCANA Williams Station (primary power source)

BPIC is fed from north and south through power loop which has separate access to grid to allow feed without Williams Station

BPIC experienced 22 minutes of power outages in the last 10 years

Immediate proximity to strategic military location enhances BPIC's priority status

# Our Commitment to You

A safe, reliable and competitive environment

Employee oriented culture centered around

- » Engineered and quality products and
- » Workforce training and advancement

We care about our employees' well being and invest in amenities that cater to their needs

Your business success is our main focus and we have the resources to get you there

A site location and existing investment that will generate lower logistics, operational, and investment costs

A quality of life in Charleston for you, your employees and your customers second to none





# EXISTING INFRASTRUCTURE & FUTURE EXPANSIONS

## BUSHY PARK INDUSTRIAL COMPLEX



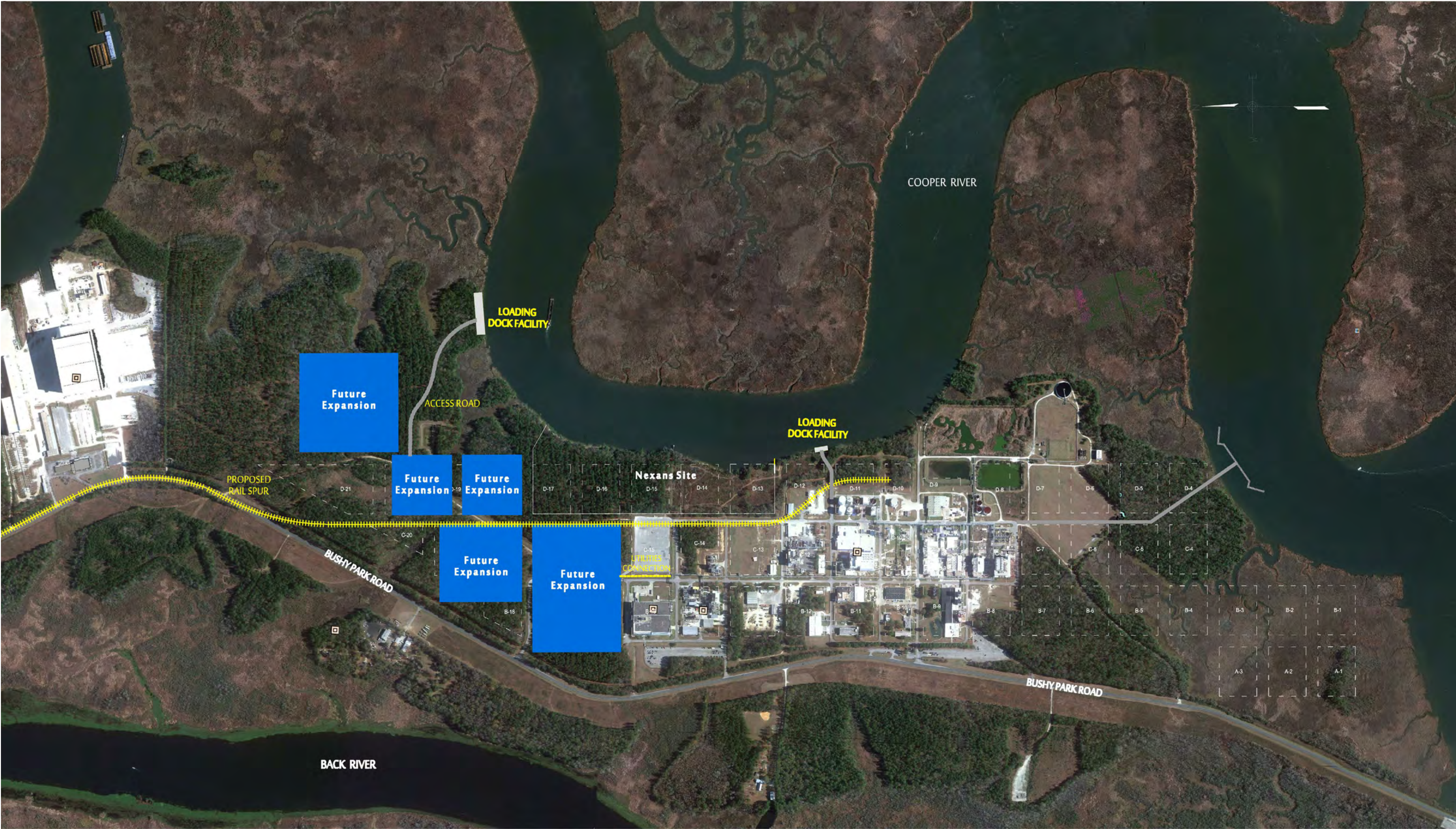


# EXISTING INFRASTRUCTURE & FUTURE EXPANSIONS

## BUSHY PARK INDUSTRIAL COMPLEX









## Industrial Services Specifications

- » Steam
- » Electricity
- » Potable Water
- » Process Water
- » Refrigeration
- » Compressed Air
- » Nitrogen Gas
- » Waste Water Treatment

BPIC provides a variety of infrastructure and site services to tenants. Some of these services are designated as required and must be purchased by tenants to maintain overall site integrity. Other services are optional and can be elected by tenants:

### Required Services

Medical Services (Emergency Care)  
Fire Protection Services  
Site Security Services  
HSE Services (Required)  
Pipe Racks  
Yards & General Facilities Services  
Data Telecommunications Services

### Optional Services

Medical Services (Occupational)  
HSE Services (Optional)  
Waste Management Services  
Maintenance  
Storeroom Services  
Cafeteria Services  
Human Resources  
Purchasing Services  
Accounting Services  
Voice Telecommunications Services

Fees for these services are based on headcount, asset base and utility usage requirements. BPIC will provide a preliminary estimate of fees for the required services and any requested optional services based on receipt of this information from you.



## Utilities

BPIC offers the following utility services a detailed overview of which can be found below:

### Utility Services

- » Electrical
- » Steam
- » Compressed Air
- » Process Water
- » Domestic Water
- » Nitrogen
- » Refrigeration
- » Waste Water Treatment (Sun Chemical)
- » Non-Contact Cooling Water
- » Natural Gas

## Service Specifications

### Electricity

The Bushy Park Site receives electricity from SCE&G through a single 115 KV transmission line. In the two substations feeding the line, SCE&G has automatic breaker reclosing systems that are used if a problem occurs on the line. CRP distributes 13.8 KV from the main load center to site customers or to power transformers lowering the voltage to 480V or 2400V.

### Steam

Saturated steam is generated in three package boilers with a total installed capacity of 140,600 kg/hr and a practical capacity of 81,650 kg/hr. Boiler #3 is capable of firing natural gas or No. 2 fuel oil, and is considered the primary boiler. Boilers No. 1 and No. 2 are back-up boilers capable of firing natural gas or No. 6 fuel. Steam is available to customers at 6 bar and 30 bar.



### Compressed Air

The system has eight air compressors with their associated filters and coolers, five air dryers, one volume tank, a priority valve system, and the distribution piping. Currently, the site plant air requirements are supplied from the eight air compressors with a total capacity of 19,539 m<sup>3</sup>/hour. Compressed air is supplied at a minimum pressure 5.65 bar and a typical dew point of < -5 deg. C.

### Process Water

The Site Process Water System consists of a river pumping station, a treatment plant, an elevated water tower, and the distribution piping. The system consists of many components to pump, treat and distribute process water to customers throughout the Site. The site plant water system is made up of parallel clarifier and filter trains with a total capacity of 16,353 m<sup>3</sup>/day. Recycled non-contact cooling water supplements the system with an additional 4,906 m<sup>3</sup>/day. Minimum pressure supplied is 5 bar. Typical quality for Process Water is as follows:

Parameter	Units	Process Water	
Ca as CaCO <sub>3</sub>	mg/L	25	
Mg as CaCO <sub>3</sub>	mg/L	10	
Na as CaCO <sub>3</sub>	mg/L	20	
<b>TOTAL CATIONS</b>	<b>mg/L</b>	<b>55</b>	
HCO <sub>3</sub> as CaCO <sub>3</sub>	mg/L	25	
CO <sub>3</sub> as CaCO <sub>3</sub>	mg/L	0	
OH as CaCO <sub>3</sub>	mg/L	0	
Cl as CaCO <sub>3</sub>	mg/L	25	
SO <sub>4</sub> as CaCO <sub>3</sub>	mg/L	20	
NO <sub>3</sub> as CaCO <sub>3</sub>	mg/L	0	
<b>TOTAL ANIONS</b>	<b>mg/L</b>	<b>70</b>	<b>Range</b>
Total Hardness	mg/L	30	25 - 45
P-Alkalinity (as CaCO <sub>3</sub> )	mg/L	0	
M-Alkalinity (as CaCO <sub>3</sub> )	mg/L	15	10 - 25
Chloride (as Cl)	mg/L	25	25 - 35
Specify Conductance	uMHOS/cm	180	170 - 190
Fe as FE	mg/L	0.5	0.5 - 3.5
Cu as Cu	mg/L	0.02	0 - .15
SiO <sub>2</sub>	mg/L	<10	5 - 10
pH	SU***	6.8	6.5 - 7.0
TDS	mg/L	70	
Turbidity	NTU*	<1.0	0.5 - 2.0
Color	PtCo UNITS**	<100	5 - 100

\*Nephelometric Turbidty Units

\*\* Platinum Cobalt Color Units

\*\*\*Standard Units



### Potable Water

The Berkeley County Water & Sanitation Authority is the supplier of potable water to the Bushy Park Plant. The Site Potable Water System consists of only the piping to distribute the Berkeley County potable water to the site's various customers for drinking and other domestic use. The most significant usage is for safety showers and sprinkler systems. Typical quality of Potable Water is as follows:

Potable Water	RESULT	UNIT OF MEASURE
TURBIDITY	<0.10	ntu*
COLOR	<5	PtCo UNITS**
TOTAL ALKALINITY	20	mg/L
HARDNESS	19	mg/L
FREE CARBON DIOXIDE	<10	mg/L
IRON	<0.100	mg/L
MANGANESE	<0.01	mg/L
LEAD	<0.002	mg/L
COPPER	0.0079	mg/L
ALUMINUM	<0.05	mg/L
SILICA	1.77	mg/L
CALCIUM	7.8	mg/L
MAGNESIUM	2.9	mg/L
SULFATE	32	mg/L
FLUORIDE	1.04	mg/L
SODIUM & POTASSIUM (as Na)	23.8	mg/L
pH	7.7	mg/L
TOTAL DISSOLVED SOLIDS	96	mg/L
SPECIFIC CONDUCTANCE	144	uMHOS/cm
NITRATES (as N)	0.05	mg/L
ZINC	<0.025	mg/L
ARSENIC	<0.002	mg/L

\*Nephelometric Turbidity Units

\*\* Platinum Cobalt Color Units

\*\*\*Standard Units

## Nitrogen

Currently, the site nitrogen gas requirements are supplied by a cryogenic system owned, operated and maintained by Praxair. The system includes bulk liquid nitrogen storage tanks with atmospheric / steam evaporators that provide nitrogen gas sufficient to meet plant demand during power outages and maintenance. CRP distributes the nitrogen gas to the site customers.

Parameter	Units	Nitrogen
Nitrogen Purity (including inerts)	%	99.9999
Moisture	ppm	0.2
Oxygen	ppm	0.02
Total Hydrocarbons (Methane Eq.)	ppm	<0.01
Carbon Dioxide	ppm	<0.01
Methane	ppm	<0.01

## Refrigeration

The Bushy Park Site refrigeration system supplies ammonia to various heat exchangers in the manufacturing areas. The system consists of three compressors (500 Tons @ 0.83 bar suction pressure each), four evaporators, a cooling thermosyphon, a main receiver, a flash economizer, a recirculator vessel, supply pumps, a pumpout system, and the associated instrumentation. The liquid ammonia is delivered to the various heat exchangers located throughout the site.

## Wastewater Treatment - Tower Biology -- Design Specifics

The Tower Biology system is an above-ground aerobic, activated sludge treatment system consisting of equalization, neutralization, primary treatment, biological treatment, and sludge dewatering. The sustainable capacity is 14,969 kg/day BOD5. The Tower Biology System consists of three equalization tanks (7,571 cubic meters total), one buffer tank (910 cubic meters), two neutralization tanks (61 cubic meters each), two primary clarifiers (946 cubic meters each), two biological towers (7,571 cubic meters each), two secondary clarifiers (1,893 cubic meters each), one sludge conditioner (946 cubic meters), and one plate & frame filter press. The system is designed with a significant amount of flexibility in dealing with spills and abnormal events. Spills can be routed to the buffer tank or one of the three equalization tanks. It is not necessary for tenants to install additional equalization equipment to deal with abnormal events. Pretreatment is not required.

## Stormwater Management

The Bushy Park Industrial Complex has an elaborate storm water collection system located within basically two drainage areas. Each of the drainage areas has an associated holding pond and outfall.



## Geotechnical Considerations

Terracon Consultants, Inc has performed numerous geotechnical investigations at the Bushy Park Industrial Complex which includes over 70 soil tests in and around the site. The soil stratigraphy in this area is relatively homogeneous and characteristic of the South Carolina Coastal Plain. The soil stratigraphy generally consists of relatively young geologic deposits of sands, silts, and clays overlying much older marl deposits which are the basement layer for geotechnical design in the Charleston, South Carolina area.

These soils are generally well suited for shallow foundation support for typical industrial structures. However, very large, heavily loaded structures/equipment may require deep foundation support. Deep foundations in the Charleston area typically consist of pre-stressed concrete piles driven into the marl formation. Pre-stressed concrete piles are cast locally and provide an economical solution to deep foundation support in the Charleston area.

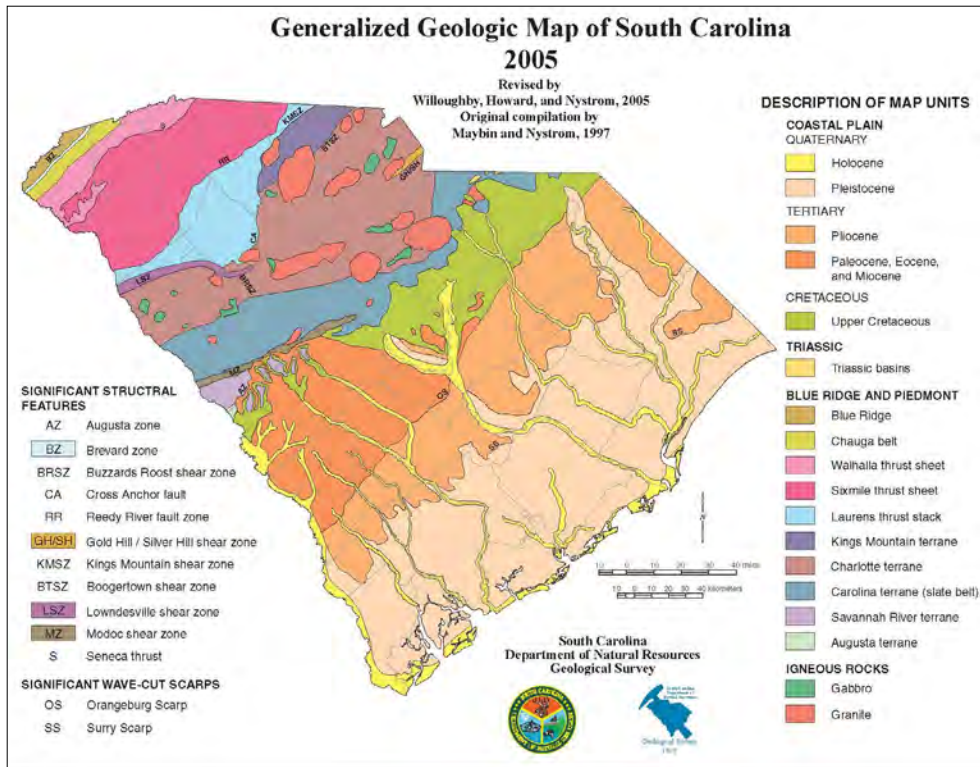
In addition to design under structural loading, soils in South Carolina must also be evaluated under seismic loads in accordance with the International Building Code. Charleston experienced a large earthquake in 1886 and seismic hazards are increased locally. From a geotechnical perspective, the main concern from seismic loading is liquefaction which can cause settlements and reductions in foundation bearing capacity. If excessive, these hazards may require mitigation in the form of ground improvement.

Terracon has successfully completed the geotechnical design for the Nexans project adjacent to this site, which included foundation support for an over 400 foot tall tower. While the tower required driven pile support using local pre-stressed concrete piles, the main building and it's components are supported on shallow foundations. In addition, the liquefaction hazard at the site was found to be relatively low and ground improvement mitigation was not required.

The following information are excerpts from a geotechnical field investigation conducted by Terracon in May 2011.

### Subsurface Conditions: South Carolina Geology

The rock and soil deposits of South Carolina have been formed by geological forces over the past several hundred million years. The result of erosion and deposition of sediments over this time frame have created a complex geological framework that is still not fully understood today. However, if we simplify the geological features of our state, we can divide South Carolina into three geological provinces consisting of the Blue Ridge, Piedmont, and Coastal Plain. The delineation of these geological provinces is illustrated below. As illustrated, the Coastal Plain can further be divided into the Upper and Lower Coastal Plains. The project site is located within the Lower Coastal Plain.



### Subsurface Conditions: Coastal Plain Province Geology

The Coastal Plain Province is situated between the Piedmont Province and the Atlantic coast. The boundary between the Piedmont Province and the Coastal Plain Province is known as the Fall Line. The Fall Line is considered a zone from the rocks underlying the Piedmont to the unconsolidated sediments underlying the Coastal Plain. Columbia, South Carolina is generally considered to be located on the Fall Line. Elevations in the Coastal Plain range from sea level in the very flat portions located near the coast to 300 ft msl in the rolling hills located in the uplands near the Fall Line.

The Coastal Plain is composed of eroded sediments that were deposited upon a base older Piedmont-type, crystalline rocks that had previously undergone metamorphism. This crystalline basement is close to the surface near the Upper Coastal Plain, but slopes downward toward the present day coast line at a steeper angle than the sedimentary beds that lie on top of it. As a result, the Coastal Plain sediments are deposited on top of the crystalline bedrock like a triangular wedge. At the Fall Line, the depth to the bedrock

is relatively small. However, as you approach the present day coast line, the depth to crystalline bedrock increases to a distance of over 3,000 feet.

Some erosion occurs in the Upper Coastal Plain, however large portions of the Lower Coastal Plain have poorly drained soils. The soils of the Upper Coastal Plain are composed mainly of sand and clay sediments that were derived from the erosion of the rocks of the Piedmont Province. Alluvial sediments along streams and rivers have accumulated in recent geologic time and as a result, extensive swamps adjoin the rivers of the Lower Coastal Plain. The Lower Coastal Plain sediments consist of recent alluvial deposits that cover older marine deposits. It is typical to encounter layers of limestone and/or Marl in the Lower Coastal Plain.

### Subsurface Conditions: Typical Soil Profile

Based on the results of our soil testing, subsurface conditions on the project site can be generalized as follows:

Description	Approx. Depth to Bottom of Soil Stratum	Materials Encountered	Estimated SPT N60 <sup>1</sup>
Stratum 1	5 feet	Medium Dense to Stiff Clayey SAND to Sandy CLAY	8 to 15
Stratum 2	14 feet	Loose to Medium Dense Silty SAND	8 to 20
Stratum 3	18 feet	Soft to Firm Sandy SILT to SANDY CLAY	5 to 15
Stratum 4	24 feet	Loose to Medium Dense Silty SAND	8 to 20
Stratum 5	45 feet (termination of deepest sounding)	Stiff Silty Clay to Sandy Silt (Cooper Marl Formation <sup>2</sup> )	12 to 15
<p>1. SPT N (blow count) estimated from boring logs and correlations with CPT tip and friction resistance.</p> <p>2. The Cooper Marl Formation (CMF) is an Eocene to Oligocene aged deposit that underlies the Charleston, SC area. The CMF is typically 100 to 200 feet thick and is usually considered the basement layer for geotechnical foundation design.</p>			

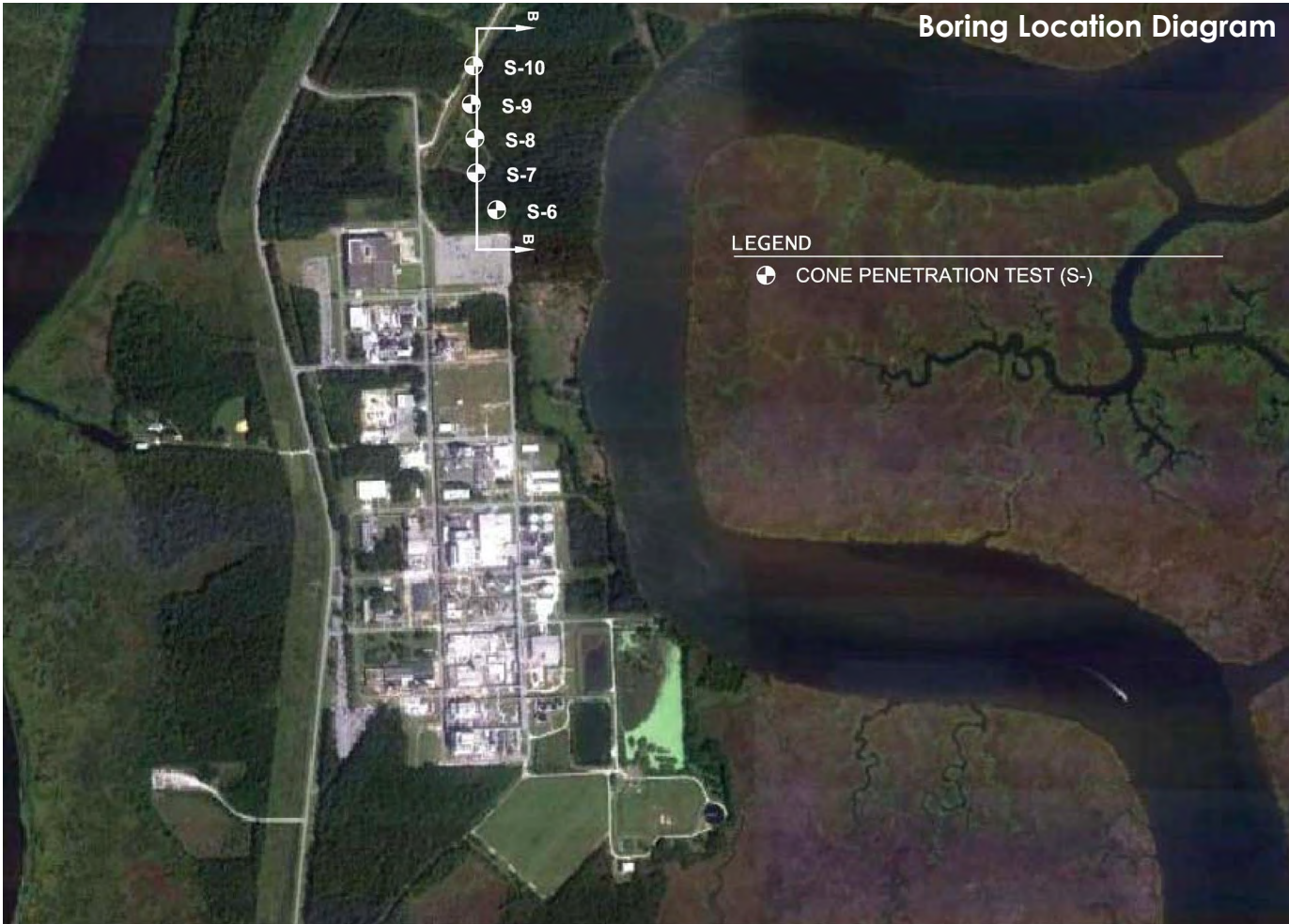
Conditions encountered at each sounding location are indicated on the individual sounding logs attached. The logs graphically illustrate the relative strength of the soils encountered and provide an approximate soil stratigraphy. The soil types indicated on the CPT sounding logs are estimated from currently accepted correlations between tip, side, and porewater pressure measurements. Stratification lines on the logs represent approximate boundaries between soil types based on visual examination and behavioral characteristics.

### Subsurface Conditions: Groundwater

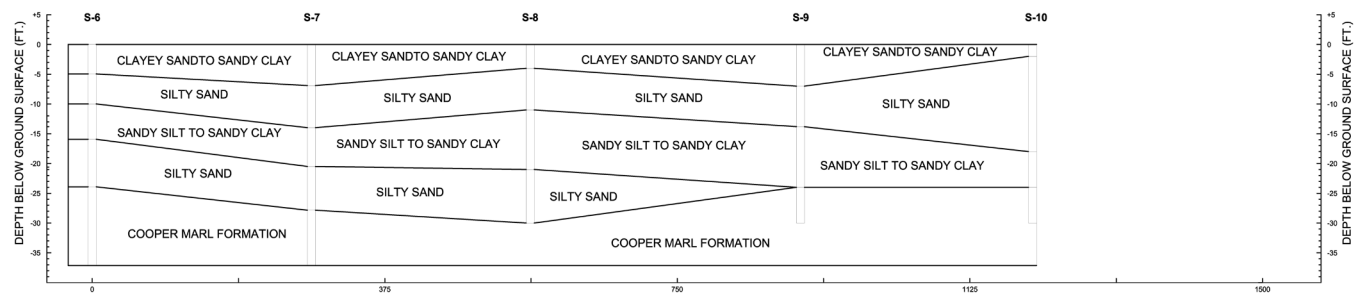
Groundwater was estimated at a depth of approximately 4 to 6 feet below the ground surface. The groundwater depth was estimated by calculating the hydrostatic line (height of water below the ground surface) on the penetration porewater pressure (U) graph in the CPT Logs. Groundwater levels tend to fluctuate with seasonal and climatic variations, as well as with construction activities. As such, the possibility of groundwater level fluctuations should be considered when developing the design and construction plans for the project. The groundwater table should be checked prior to construction to assess its effect on site work and other construction activities.

Foundation Considerations

Terracon has extensive experience with the soils within the Bushy Park Industrial Complex. Based upon the data collected from this preliminary investigation, the soils encountered would be considered typical for the local area. These soils can generally support light to medium industrial floor loads with shallow foundation/slab on grade construction. Allowable bearing pressures would typically range from 400 to 600 psf for floor loadings and 2,000 to 2,500 psf for column.

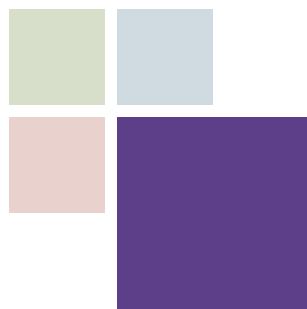


Soil Cross Section B-B



**BUSHY PARK INDUSTRIAL COMPLEX** BERKELEY COUNTY, SC

# LOGISTICS





## One Stop, Endless Connections: BPIC Offers Multimodal Access

Bushy Park has multimodal access through direct access to the Atlantic Ocean via the Cooper River, rail access through a Class 1 rail carrier and two interstate highways less than 10 miles from the site.

### **Railroad Infrastructure to Bushy Park Industrial Complex**

An existing loop track serviced by CSX is located at the SCE&G Williams Station, approximately 3,000 linear feet from the BPIC northern property line. A +/- 10,800 linear foot rail spur has been fully engineered that runs from Williams Station through BPIC and terminates at Block D-10. Because the off-site portion of the proposed rail spur will be located within an existing railroad right-of-way, no additional easements or right-of-way acquisition are required.

# CSX System Map

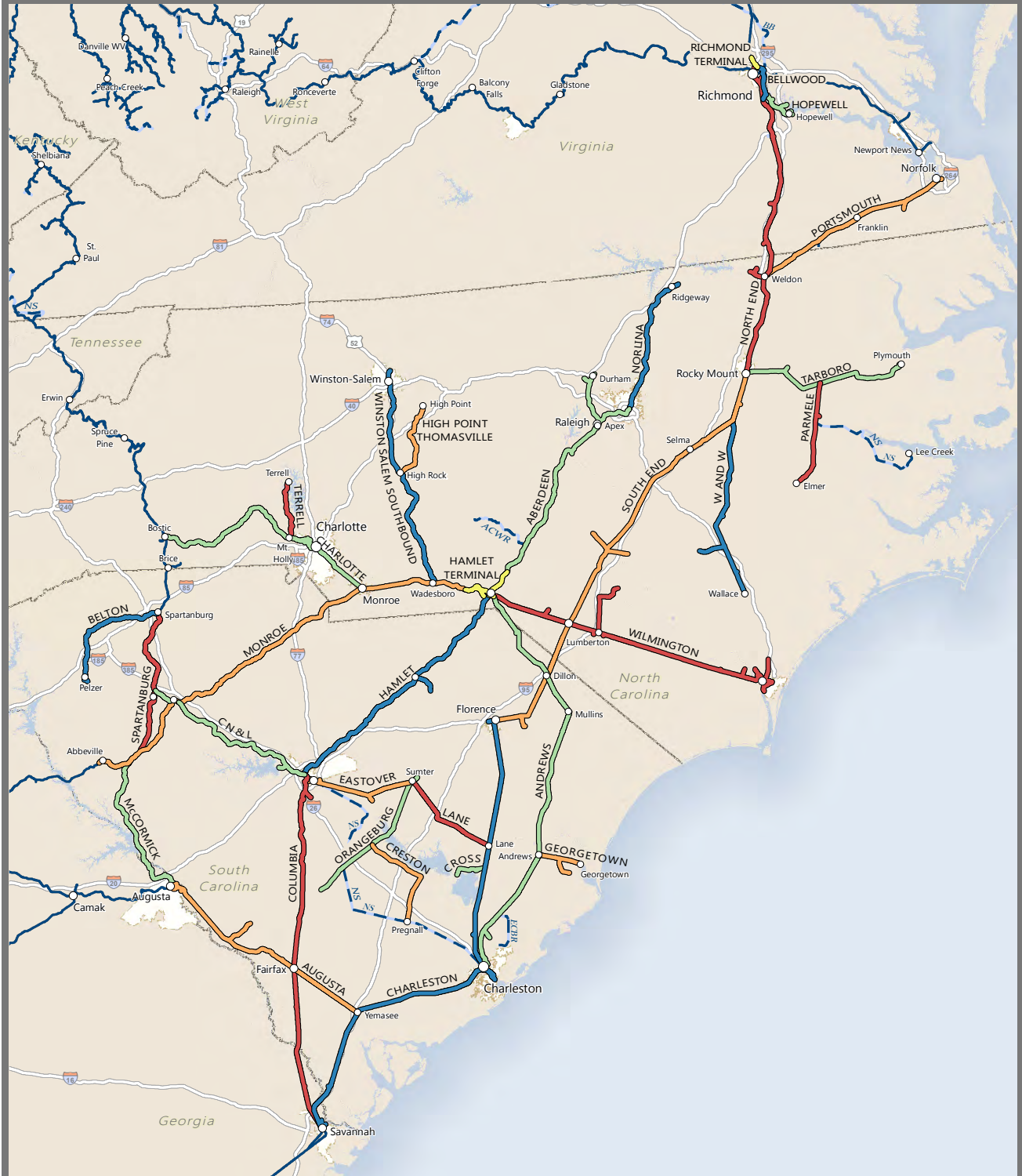


# CSX Regional Map



## FLORENCE DIVISION

JANUARY  
2013



— Florence Division
 — CSX Network
 ● CSX City
 — CSX Operating Agreement

0 50 100  
Miles



# South Carolina State Ports Authority

## \$2 billion CAPEX Plan

- » Increase the competitiveness of SCSPA ports
- » \$1.3 billion investment from SCSPA
- » \$700+ million from state for infrastructure
- » Ship channels > Marine terminals > Inland network

**With a +9.6% growth rate from CY 2012 vs CY 2011, SCSPA is the fastest growing of the major US container ports SCSPA is the most productive port in North America**

- » 43 moves/hour/crane
- » 22-minute truck turn
- » 60% more efficient than West Coast ports

**Deepest draft in the port range will help you leverage deep water to gain economy of scale and carrier access**

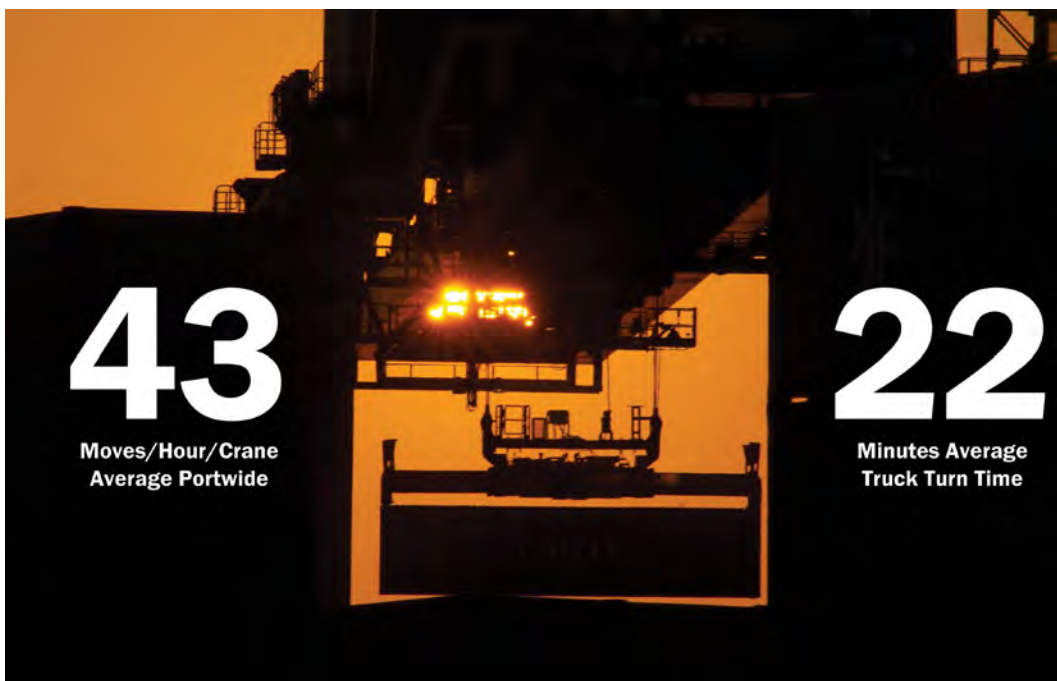
- » 48 feet depth, compared to 42 feet in Savannah and 40 feet in Wilmington and Jacksonville
- » Only port able to take full advantage of tidal lift
- » Post-Panamax ready port means, unlike other area ports, you're not risking your next-generation supply chain around a port with last-generation capabilities.





### Port Incentives

- » **Volume Incentive.** Up to \$100/TEU on annual volume growth off withholding or corporate income tax.
- » **Capital Investment Incentive.** Up to \$1 million. Off withholding or corporate income tax. Must invest \$40 million and create 100 new jobs.
- » **Flexibility.** Free-time. Demurrage. Late or weekend gates. Custom solutions. We'll work with you.



# Area Terminal Map





Cooper Rivers Partners, LLC

Marc Fetten, President & CEO  
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Goose Creek, SC 29445

Visit us online at  
**[bushyparkindustrialcomplex.com](http://bushyparkindustrialcomplex.com)**

