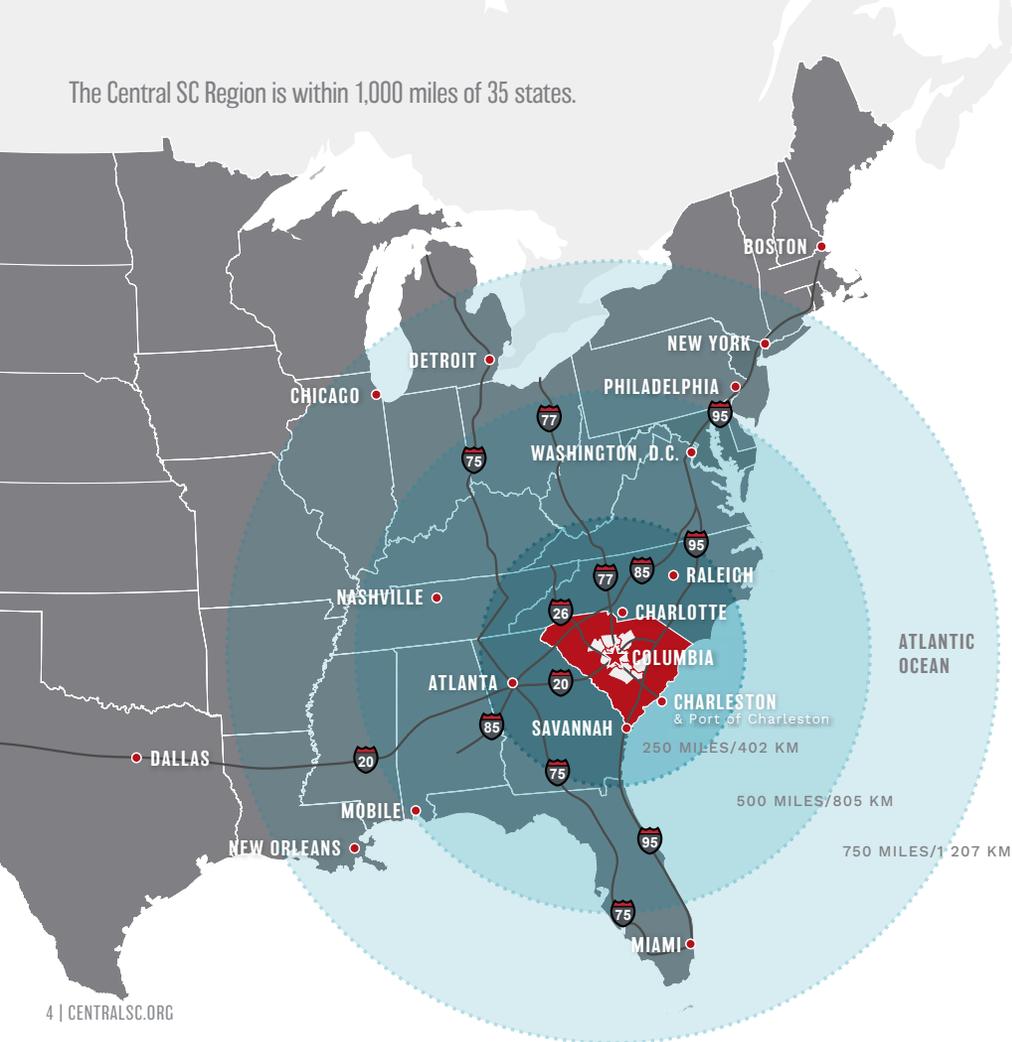




THE IDEAL PLACE TO
GROW YOUR BUSINESS
CENTRAL SOUTH CAROLINA REGION



The Central SC Region is within 1,000 miles of 35 states.



GEOGRAPHIC BENEFITS OF **CENTRAL SC**

- Located in the Eastern Standard Time Zone, the Central SC Region is situated for day-of communication with international locations
- Roughly 66% of the U.S. population is accessible within a day's drive
- Same day travel to numerous major U.S. population centers
- Home to SC's largest cargo airport, the Columbia Metropolitan Airport (CAE); under a one hour drive from international flights at Charlotte-Douglas (CLT); and less than 3.5 hours from Hartsfield-Jackson (ATL), the world's busiest airport
- As short as a 47 mile drive to the Port of Charleston and 100 miles to the Port of Savannah

ROBUST TRANSPORTATION

AIRPORT ACCESS

COLUMBIA METROPOLITAN (CAE)

- Columbia Metropolitan Airport (CAE) is located within the Central SC Region
- Nearly 1.1 million passengers served in 2022; provides services to 10 major airports in 9 cities
- Direct flights to Charlotte-Douglas (CLT) and Hartsfield-Jackson Atlanta (ATL) international airports
- Largest air cargo operation in SC, and home to Fedex and a UPS air hub
- 500+ acres of property adjacent to CAE available for development

CHARLOTTE-DOUGLAS INTERNATIONAL (CLT)

- Accessible from the Central SC Region in as little as a 60 minute drive via I-77
- Averages 1,600 aircraft movements and 43 Million passengers annually
- Flights to 35 international destinations
- 24-hour access to the 200-acre Norfolk Southern Intermodal Facility which offers 6 freight delivery destinations
- Handled nearly 162,300 tons of cargo in 2022

25+
NONSTOP
DAILY FLIGHTS
THROUGHOUT
THE UNITED STATES



70 M
POUNDS OF
LANDED WEIGHT CARGO



IN 2022
CARGO SERVICES WITH BY UPS, FEDEX & DELTA

183
NONSTOP
DESTINATIONS
THROUGHOUT
THE WORLD



RANKED
6TH
IN THE WORLD
& PASSENGER TRAFFIC.
5TH IN AIRCRAFT MOVEMENTS



INTERSTATES

Four major interstates in the Central SC Region provide easy access throughout the state and along the Eastern U.S. coastline. Commute time averages 30 miles in 30 minutes.



RAIL SERVICE

- CSX and Norfolk Southern operate approximately 2,300+ miles of track in South Carolina. Each have an intermodal facility at the Port of Charleston
- Norfolk Southern operates a bulk transfer facility in West Columbia, just two miles from I-26 and near CAE. The terminal can handle dry and liquid bulk commodities like flour, sugar and plastic pellets, as well as aggregates, steel and lumber
- CSX operates an automotive distribution center in West Columbia and boasts more than 325 miles in the Central SC Region
- There are 11 freight railroads running through South Carolina

FOREIGN TRADE ZONES

- The Foreign Trade Zone (FTZ) program allows for companies to defer, reduce or eliminate duties and tariffs on imported goods under certain conditions
- South Carolina ranks fourth nationally for annual volume of FTZ exports and sixth for FTZ imports
- The Central SC Region is served by FTZ 127 and FTZ 21
- FTZ 127 is located at and operated by the Columbia Metropolitan Airport, covering a 108-acre tract; U.S. Customs and Border Protection (CBP) operates the Port of Columbia at CAE
- Recognized as one of the busiest in the U.S., FTZ 21 boasts sites in Orangeburg County, SC and the Lowcountry, and covers the Port of Charleston

DEEP WATER ACCESS

PORT OF CHARLESTON

- The Port of Charleston is located less than an hour from the Central SC Region and is directly accessible via I-26, with connections to I-20, I-77, and I-95. MSC and Maersk are the largest carriers
- Charleston's harbor currently has 16 neo-Panamax services weekly
- The Hugh Leatherman Terminal opened Phase One in 2021, part of a large harbor deepening project to create the deepest harbor on the East Coast (52-foot MLW inner harbor) to aid in increasing efficiency and traffic of neo-Panamax ships
- Boasts an under 60 minute two-way truck turnaround and a 500 ton barge crane for heavy-lifting needs

OTHER PORTS

- INLAND PORTS Dillon and Greer are intermodal rail facilities serviced by CSX (Dillon) and Norfolk Southern (Greer)
- PORT OF SAVANNAH has over 3 million sf of warehouse space with immediate access to I-16 and I-95

PORT of CHARLESTON

95%
intermodal rail
growth since
2010

#3
U.S. port for
North Europe
container trade

8th
largest U.S.
port in value of
goods handled

ALL
major container
lines & carrier
alliances

150
moves per hour,
target berth
production

60 min
two-way
truck turnaround
time

38
average moves
per crane
per hour

HLT
first greenfield container terminal
to open in the U.S. since 2009

BUSINESS ADVANTAGES OF CENTRAL SC

SKILLED WORKFORCE

Offering a highly skilled and productive workforce has long been a draw to world-class companies looking to expand their businesses. South Carolina has been ranked among the top 5 in the nation for its competitive labor environment by Area Development Magazine, and supports the development of a strong workforce with highly-valued programs.

**AVERAGING
460,000**
IN THE REGIONAL LABOR FORCE



4X
FASTER
THAN THE U.S. AVERAGE
FROM 2017 TO 2022

1,002,707
TOTAL POPULATION

39.3
MEDIAN AGE
2028 FORECAST

WORKFORCE RESOURCES

- readySC™
 - Established in 1961, it is one of the nation's premier training programs available at virtually no cost to qualified employers and is customized to employers' training needs
 - More than 313,163 workers trained by the nationally-recognized workforce training program

- A variety of industries are served by the program including, but not limited to: Aerospace, Automotive, Biotech, Call Centers, Chemicals, Distribution, Food and Beverage Processing, Metals, Plastics, Textiles, etc
- Global brands, like Michelin North America, Boeing, BMW, UPS, Mark Anthony Brewing and Volvo Cars have utilized the program to recruit and train workers
- Apprenticeship Carolina™ is provided at no cost to employers and offers employers access to aid in the development of demand-driven registered apprenticeship programs
- Clemson University International Center for Automotive Research (CU-ICAR) provides research and education tailored to the automotive industry. Recognitions include "Top 5 Global Best Practices" and 1 of 7 "Centers of Excellence"
- Quick Jobs Centers provide local training and skills upgrading to the workforce for in-demand occupations
- ACT WorkKeys Profiling & Certification is overseen by ACT, a leading national testing institution, and offers employers profiling assessments of their current jobs for matching qualified candidates
- SC Works centers are local hubs for employers and the workforce for informational, educational and governmental resources
- Military installations: Fort Jackson, McEntire Joint National Guard Base and Shaw Air Force Base provide an additional source of talent with skilled military personnel exiting into the civilian workforce, as well as military spouses
- Additional startup resources include: South Carolina Research Authority (SCRA), University of South Carolina/Columbia Technology Incubator, Midlands Technical College Enterprise Campus Business Accelerator, SOCO Vista/SOCO BullStreet, GrowCo and TechSC



SC TECHNICAL COLLEGE SYSTEM

CENTRAL CAROLINA TECH • MIDLANDS TECH • ORANGEBURG-CALHOUN TECH • PIEDMONT TECH

- SC Technical College System is the state's largest higher education system and supports 16 technical schools around the state, four of which are located in Central SC. The system also includes readySC™ and Apprenticeship Carolina™

- Training areas of expertise for technical colleges include skills for in-demand occupations like Mechatronics, Advanced Manufacturing, Information Technology, Welding, etc.

MIDLANDS TECHNICAL COLLEGE

- As the largest technical college in the Central SC Region with six locations, Midlands Technical College offers 150+ academic and training programs including 35+ manufacturing and skilled trade programs
- Dedicated Center of Excellence for Technology (CET), Business Accelerator, HAAS Shop Floor training facility, and Center for Business and Information Technology
- The MTC Enterprise Campus is the first of its kind in the U.S. A 130-acre, state-of-the-art industrial park and college campus intertwines professionals and students in a unique environment. It features a Business Accelerator with flexible multi-bay building space, and is the home to The Ritedose Corp, Bluestar Forensics and others

UNIVERSITY OF SOUTH CAROLINA (USC)

- The flagship university in the state, the University of South Carolina's main campus is located in the Central SC Region and serves more than 35,000 students annually with 60+ nationally-ranked academic programs. It's home to the nation's Best Public University Honors College and has numerous top ranked graduate programs
- Nearly 1/4 of all Bachelor's and Graduate degrees awarded at public universities in South Carolina are conferred by the USC
- The USC's Moore School of Business has been repeatedly recognized for having the #1 International Business degrees for both undergraduate and graduate programs for the past 30 years
- The USC's McNAIR Center is focused on advancing aerospace in S.C. through the state's first aerospace engineering program, as well as conducting research, engaging in economic activities and enhancing workforce development

OTHER COLLEGES & UNIVERSITIES

Allen University, Benedict College, Claflin University, Columbia College, Columbia International University, Newberry College and SC State University

EMPLOYER-FRIENDLY CLIMATE

Tort reform, workers' compensation reform, lower taxes and health care access for small businesses are just a few of the reasons why South Carolina has repeatedly ranked among the top five most employer-friendly states in the U.S.

CORPORATE INCOME TAX

Corporate income tax is levied only by the state and is based primarily on federal gross and taxable income. It is determined by single-factor apportionment and only taxed on the portion of income derived from in-state operations.



CORPORATE INCOME TAX CREDITS

- Job Tax Credit (JTC): By creating new jobs in South Carolina, companies may be eligible for a tax credit against their South Carolina income tax liability. Provides a 15-year carry forward for unused credits



- Corporate HQ Tax Credit: 20% credit based on cost of facility or direct lease costs to offset annual corporate income tax or license fee. Not limited in ability to eliminate corporate income taxes. Available for 5 years, and can carry forward up to 10 years for unused credits



MUST BE LOCATION WHERE CORPORATE STAFF/EMPLOYEES ARE DOMICILED & REGIONAL/NATIONAL HR-RELATED FUNCTIONS ARE PERFORMED

LOCAL PROPERTY TAXES & INCENTIVES

Prior to any statutory or discretionary incentives, effective personal property taxes in the Central SC Region range from 2.38% to 6.90% and real property tax rates range from 1.36% to 3.93% for commercial users. For manufacturers with the current exemption, real and personal property tax rates range from 1.36% to 3.93%.

$$\text{PROPERTY TAX LIABILITY} = \text{PROPERTY VALUE (LESS DEPRECIATION)} \times \text{ASSESSMENT RATIO} \times \text{MILLAGE RATE}$$

AVAILABLE EXEMPTIONS



DATA CENTER MATERIALS



POLLUTION CONTROL EQUIPMENT



INTANGIBLE PROPERTY



INVENTORIES

INCENTIVES

5-YEAR ABATEMENT COUNTY PORTION OF PROPERTY TAX

MANUFACTURING INVESTMENTS OF \$50K OR MORE

(OTHER INDUSTRY QUALIFIERS AVAILABLE)

MANUFACTURING PROPERTY VALUATION REDUCTION OF MORE THAN 42%

2022 NEW LEGISLATION INCENTIVE CAPPED AT \$170 MILLION

DISCRETIONARY INCENTIVES

FEE-IN-LIEU OF TAXES



42% POSSIBLE SAVINGS



ASSESSMENT RATIO BETWEEN 10.5% & 6%



TAX RATE UP TO 30 YEARS

SPECIAL SOURCE REVENUE CREDIT

ADDS ADDITIONAL PROPERTY TAX SAVINGS; NEGOTIATED CASE-BY-CASE

JOB DEVELOPMENT CREDITS (JDC)

State-negotiated incentive that provides funds to offset costs of locating or expanding a facility in South Carolina; project-specific and meets same criteria as Jobs Tax Credit

JOB RETRAINING CREDIT

Refund of up to \$1,000/full-time production employee/year for retraining; must be a necessity for the business to remain competitive or to introduce new technologies

SALES & USE TAXES & INCENTIVES



SALES TAX EXEMPTIONS



MACHINERY & EQUIPMENT USED IN PRODUCING TANGIBLE GOODS



RESEARCH & DEVELOPMENT MACHINERY/EQUIPMENT



REPAIR PARTS FOR EXEMPT MACHINERY & EQUIPMENT



FUELS USED IN PRODUCTION INCLUDING ELECTRICITY



PACKAGING MATERIALS



POLLUTION CONTROL EQUIPMENT



MATERIALS INTEGRAL TO FINISHED PRODUCT

*displayed list may not include all available exemptions

RELIABLE & AFFORDABLE UTILITIES

Competitive energy prices and available benefits make South Carolina a lower-cost, pro-business location in the U.S.

ELECTRICITY

- SC has one of the lowest industrial power rates at more than 14% below the national average
- Green initiatives are on the rise, helping businesses stretch their dollars. SC and power companies provide rebates and incentives for qualified businesses



WATER & WASTEWATER

- With seven of the eight major river basins in the state flowing through Central SC, companies in the Region have access to an abundant, high-quality supply of fresh water

WATER \$4.59 | \$6.05
WASTEWATER \$5.67 | \$7.75
(PER 1,000 GALLONS)
INSIDE | OUTSIDE CITY OR TOWN

NATURAL GAS

- South Carolina's natural gas cost (\$8.99 Mcf) remains competitive.

TELECOMMUNICATIONS





EXPORT ECONOMY

South Carolina's 2022 global exports topped \$31.5 Billion in goods. The state collaborates with companies worldwide to aid in exporting through efforts like the State Trade and Export Promotion (STEP) program.

1ST

in U.S. tire & ball or roller bearings and parts exports

1ST

in export of automobiles to world markets

20TH

nationally in overall exports

TOP 10 EXPORT ITEMS

TRANSPORTATION EQUIPMENT
CHEMICALS
PLASTICS & RUBBER PRODUCTS
MACHINERY; EXCEPT ELECTRICAL
COMPUTER & ELECTRONIC PRODUCTS

FABRICATED METAL PRODUCTS
ELECTRICAL EQUIPMENT; APPLIANCES & COMPONENTS
PAPER
FOOD MANUFACTURING
TEXTILES & FABRICS

TOP 5 EXPORT PARTNERS

1. CANADA
2. GERMANY
3. CHINA
4. MEXICO
5. S. KOREA

DOMESTIC ACTIVITY

South Carolina is committed to helping domestic companies establish, relocate and expand in the local market. Roughly 90% of the Central SC Region's workforce is employed by American companies, including some of the biggest industry names and leaders. Along with these companies, the Central SC Region has been the launching pad for numerous recognizable startups.



South Carolina



MERITOR



MARK ANTHONY BREWING INC.



Photo credit: biggunrobotics.com



MARQUEE BRANDS IN CENTRAL SC

browse
our online
database



THE CENTRAL SC REGION'S
HIGHLY-DIVERSIFIED GROUP OF INDUSTRIES
HELPS MAINTAIN REGIONAL ECONOMIC STABILITY & STRENGTH



LIVING HERE

COST OF LIVING

Comfort doesn't have to come at a high price. With a cost of living that falls below the national average and many nearby major metropolitan areas, residents in Central SC can live well.

COLUMBIA MSA		UNITED STATES
94.4	OVERALL	100
\$3.263	GASOLINE	\$2.642
\$1,107	APARTMENT RENTAL	\$1,210
\$2.55	SUGAR	\$2.64
\$2.36	HALF GALLON OF MILK	\$2.35
\$124.17	DOCTOR	\$119.68
\$426.90	PRESCRIPTION MEDICATION	\$476.45

- C2ER COLI, 2022

HOUSING

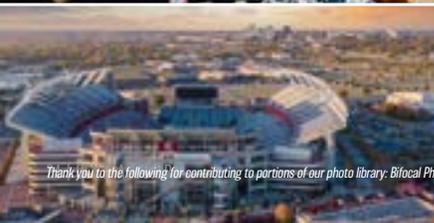
A variety of housing at a moderate price provides buyers with a selection that's hard to beat. Metropolitan home pricing that falls more than 40% below the national average makes ownership an affordable opportunity.

AVERAGE PRICE OF SINGLE-FAMILY HOMES

COLUMBIA, SC \$269,900	
ATLANTA, GA \$365,100	MIAMI, FL \$557,500
CHARLOTTE-CONCORD- GASTONIA, NC \$397,700	WASHINGTON, DC \$585,000
SOUTHERN U.S. \$359,500	NEW YORK-NEWARK- JERSEY CITY, NY-NJ \$607,600
UNITED STATES \$392,800	LOS ANGELES, CA \$849,400

- NAR, Metropolitan Median Area
Prices and Affordability, 2022





ATTRACTIONS, AMENITIES & RECREATION

Being located in the center of the state has its advantages. Here in the heart of South Carolina, you'll find entertainment options for every type of enthusiast.

FESTIVALS & EVENTS

UNIVERSITY OF SOUTH CAROLINA GAMECOCKS

A hometown favorite, the University of South Carolina's Gamecocks boasts top-ranked sports teams and athletic venues

COLONIAL LIFE ARENA • TOWNSHIP AUDITORIUM • KOGER CENTER FOR THE ARTS • NEWBERRY OPERA HOUSE • ICEHOUSE AMPHITHEATER

Popular performance and event venues attracting global talent and hosting popular local attractions

ST. PAT'S IN FIVE POINTS • LAKE MURRAY 4TH OF JULY • SOUTH CAROLINA STATE FAIR

Among the largest of their kind, these events draw crowds of spectators to the streets and waters of the Region

STEEPLECHASE RACES • BIG DADDY FISHING TOURNEY • ROSEWOOD CRAWFISH FESTIVAL • OKRA STRUT • STRIPED BASS FESTIVAL

Southern food and heritage at its finest on display

SEGRA PARK AT BULLSTREET DISTRICT

Home to the Columbia Fireflies, this multi-use sports and entertainment venue serves up more than just baseball

CULTURAL AMENITIES

THE VISTA • FIVE POINTS • SODA CITY MARKET • DOWNTOWN DISTRICTS

Popular destinations for food, fun and fanfare, you'll find just about every sort of flare you can imagine to fill your belly and spirit

EDVENTURE • SOUTH CAROLINA STATE MUSEUM • RIVERBANKS ZOO & GARDEN

Nationally-ranked educational and historical attractions showcasing family-friendly exhibits and activities

COLUMBIA MUSEUM OF ART • CITY ART • THE NICKELODEON • TRUSTUS • TOWN THEATRE • MCKISSICK MUSEUM

Just a few of the options available in the Region displaying historic and modern art and theatrics

SOUTH CAROLINA STATE HOUSE • HISTORIC CAMDEN REVOLUTIONARY WAR SITE • WINNSBORO TOWN CLOCK

National Register/National Historic Landmark Program sites

ENOREE RIVER WINERY • THE WINERY AT MERCER HOUSE

Local vineyards and wineries featuring the native muscadine

OUTDOOR RECREATION

RIVERWAYS/RIVERWALKS

Perfect for rafting, fishing or sightseeing, our rivers and surrounding riverwalks accommodate water and land lovers alike

LAKE MURRAY • LAKE MARION • LAKE WATEREE

These three popular lakes cover over 173,000 acres and provide outlets for boaters, competitive fishers, scuba divers, etc.

COBBLESTONE • WYBOO • GOLDEN HILLS • CAMDEN • MID CAROLINA • ORANGEBURG COUNTRY CLUB • CALHOUN HILLS (@golf clubs)

A golfer's paradise, these are just some of the approximately four dozen public/private golf courses regionally with year-round access

CONGAREE NATIONAL PARK • FINLAY PARK • SANTEE STATE PARK • LAKE MONTICELLO PARK

25 Regional, State and National parks are located within the Region

experience more of what the Central SC Region has to offer





Find out how our team can help you get your start in the heart of South Carolina:

- Professional site selection assistance
- Detailed information on available parks, sites and buildings
- A team of partners that will get answers to your questions
- Overviews of incentive programs



CENTRAL SC ALLIANCE
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Columbia, SC 29201 (USA)
centralsc.org



2023

**READY TO
GET STARTED?**

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cscsa@centralsc.org