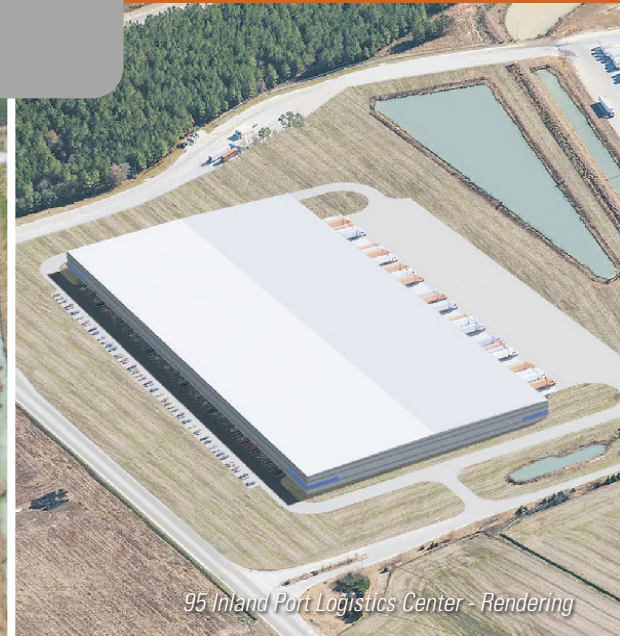


February 4, 2020

Equus Breaks Ground on Spec Industrial Building in Dillon County, South Carolina



Equus Capital Partners, Ltd. (“Equus”), one of the nation’s leading developers and private equity real estate fund managers, announced that it has broken ground on a 373,100 square foot speculative warehouse logistics facility in Dillon County, South Carolina. The project, named 95 Inland Port Logistics Center, is located along Interstate 95 in Dillon County, South Carolina, approximately 5 miles south of the North Carolina/South Carolina state line.

The motivation for spec development at this location is the new Inland Port Dillon (IPD), a \$50 million project completed by the South Carolina Ports Authority in April 2018. The IPD is located less than 1-mile from the future 95 Inland Port Logistics Center and possesses direct CSX rail access from the Port of Charleston, SC. The IPD was constructed to provide for cost efficient container movements in the state of South Carolina. The presence of the Inland Port Dillon will allow for users to import containers through Charleston and have the product railed to Dillon and stored in a nearby warehouse before being transported to its final destination via I-95.

“The Inland Port Dillon was an extremely strategic and important project for the State of South Carolina and the Ports Authority,” commented Dan DiLella Jr., Senior Vice President of Equus. “The development of the Inland Port Dillon has already gained considerable traction among users located in northeast South Carolina. Equus has experience developing logistics space in proximity to other inland ports

along the east coast and we believe that the IPD will attract new companies to the Dillon County region.”

Harbor Freight Tools possesses over 3,100,000 square-foot of warehouse space adjacent to the Equus site and is the primary importer currently using the Inland Port Dillon.

Located at Exit 190 of I-95 in South Carolina, the 373,100 square-foot Class A building will sit on a 30-acre site. The facility will be constructed of precast concrete panels and will possess the following specifications: 32’ clear height, energy efficient LED interior lighting, 7” concrete floors, 50’ x 50’ column spacing and an ESFR sprinkler system. The warehouse logistics facility will be a 410’ deep, single-side loaded building with a 180’ deep truck court which will include excess trailer parking away from the loading docks. The dimensions of the facility will be attractive for a single-tenant user or multiple users.

Equus’ project will be the largest available block of Class A space along the I-95 corridor from the intersection of I-20 and I-95 near Florence, SC to the North Carolina/South Carolina state-line. The facility is currently available for pre-lease with an anticipated completion of October 2020.

“The 95 Inland Port Logistics Center is well-positioned to accommodate a user looking to import product through the Port of Charleston and distribute that product throughout the increasing population regions of the southeast and mid-Atlantic U.S.,” added DiLella. “Equus is a well-capitalized and experienced developer. We have completed numerous

Class A industrial projects for high quality tenants in other areas of the country and we anticipate delivering a quality project and accommodating an excellent company who will add jobs to Dillon County.”

Equus has launched an aggressive marketing and leasing program and anticipates the building will be partially or fully leased before its scheduled delivery. Bob Barrineau & Brendan Redeyoff of CBRE’s Charleston office have partnered with Drew Chaplin of Palmetto Commercial Real Estate in Florence to guide the leasing efforts.

Additionally, the local economic development team and the executive staff of the South Carolina Ports Authority have been very supportive of Equus and its development

efforts. “Inland Port Dillon has been an economic driver in our region since it opened in April 2018,” stated Jeff McKay, NESA Executive Director, adding, “We have seen significant interest throughout our region from companies who are seeking to utilize its many advantages.”

Clay Young, Economic Development Director for Dillon County, commented, “The County of Dillon is excited to have Equus build a Class A speculative industrial facility. The location of this building will have a major impact on the continued development of the Inland Port Dillon.”

BPG Development Company, L.P., Equus’ development operating arm, will oversee development and construction.

About Equus Capital Partners, Ltd.

Equus Capital Partners is one of the nation’s leading developers and private equity real estate fund managers. Equus’ diversified portfolio consists of office, multi-family, industrial, and retail properties located throughout the United States. The firm is headquartered in the Philadelphia area with regional offices in Chicago, Los Angeles, Washington D.C., Atlanta, and Raleigh-Durham. For additional information, please visit the company’s website at www.equuspartners.com.

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