



Warehouse + Distribution Profile



With roots dating back to 1993, Frampton Construction is a full-service construction firm offering planning and design support, preconstruction, and construction services.

Our dedicated team of professionals take pride in delivering an individualized construction experience, from concept to close out.

No corners cut, no stone unturned.

We don't hide from change; we embrace it, striving to become a different company every single day in our quest to re-imagine commercial construction into something wholly unique. Something fresh and exciting.

Something different.

We define ourselves by a different measurement scale, building upon our foundation of integrity and trust to do the right thing right, giving every project our all as if it were our own.

Each day, we challenge everything we've ever done in the pursuit of everywhere we have yet to go. Because, to us, it's never just a job. It's an opportunity to build better lives for our clients, our coworkers, and our community. And that's why we'll never rest until we get it right.

Guiding principles

MISSION: Empower the best to build the best.

VISION: Build better lives.

BRAND MOTTO: Experience the difference.

CORE VALUES: Dynamic, Optimistic, Committed

Awards & recognition



ENRSoutheast
TOP CONTRACTOR



CHARLOTTE
B P
t W
2022
BEST PLACES
TO WORK



ABC | **STEP**
Safety Management System
Associated Builders and Contractors
2021 STEP Diamond

We think long-term, not “one and done,” establishing partnerships around shared values and building relationships that last.

Early Project Development

Working with municipalities through the early project development stage is the most complex and critical aspect of a project. Our team navigates this process better than anyone in the industry, identifying and mitigating risk at each critical step.

- Site analysis, feasibility, and selection
- Land acquisition and entitlement
- Site and building permitting
- Risk identification and mitigation
- Utility coordination and planning

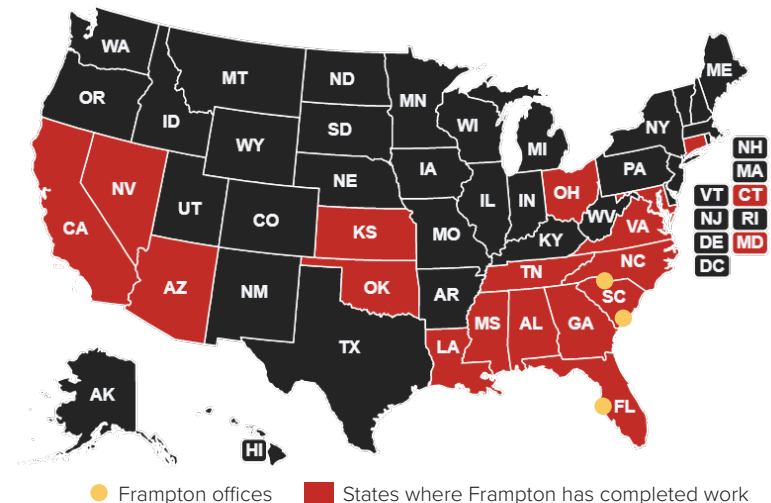
Front-End Planning and Preconstruction

We pride ourselves on our “head-first” approach to project planning. Our preconstruction team is focused on understanding full site development costs and driving competitive pricing while maintaining the overall project schedule.

- Budget and schedule development
- Constructibility planning and analysis
- Value engineering and historical cost analysis
- Market analysis and market comparisons
- Risk management and logistics planning
- Startup and commissioning



With offices in Charleston, S.C., Charlotte, N.C., and Tampa, Fla., Frampton is a southeast-based company with the ability to execute work nationally. Wherever you venture, we'll be there.



Focused Project Delivery

We execute our work at the highest level for the entire life-cycle of a project. Our proven process and procedures ensure that we will meet or exceed schedule expectations without sacrificing safety or quality. Frampton's delivery approach is underpinned by transparency and trust.

- Design-build
- General contracting
- Construction management
- Process and equipment procurement and Installation
- Safety and quality management



Our greatest strength lies in our exceptional team members.

We heavily invest in our workforce through training, cutting-edge technology adoption, and a robust leadership development program. This dedication to our team members has enabled Frampton Construction to consistently deliver top-tier construction projects while fostering a culture of excellence and growth.

When our team members experience satisfaction and fulfillment, our clients reap the rewards.



Team Member-Centric

We believe that the success of any construction project begins with its people. Our core values focus on creating a supportive, collaborative, and empowering work environment.



Highly Skilled & Committed Workforce

Frampton Construction prides itself on its dedicated and highly skilled team members. A stringent hiring process ensures we recruit individuals who share our values and commitment to quality.



Continuous Training

From safety certifications to advanced construction techniques, team members have access to the resources necessary for professional development.



Innovation & Technology

We stay at the forefront of construction technology and methodologies. A commitment to innovation ensures that our team is equipped to deliver exceptional results.



Leadership Development

Recognizing the importance of effective leadership in construction projects, our EMPOWERS leadership development program nurtures leadership potential among our team members.



Safety and Quality Assurance

Safety and quality are non-negotiable priorities for Frampton Construction. We provide our team members with comprehensive safety training and promote a culture of accountability.

Putting people first, always.

We've made strategic investments in top-notch technology to meticulously plan your project upfront for a seamless and highly successful construction phase.



A comprehensive **land development and site optimization** software that can reduce costs, and enhance sustainability.



Efficiently **manage earthwork operations for accurate takeoffs**, cost estimation, and project planning.



BUILDINGCONNECTED



Bid management platform that streamlines project communication, **bid collection, and subcontractor selection**.

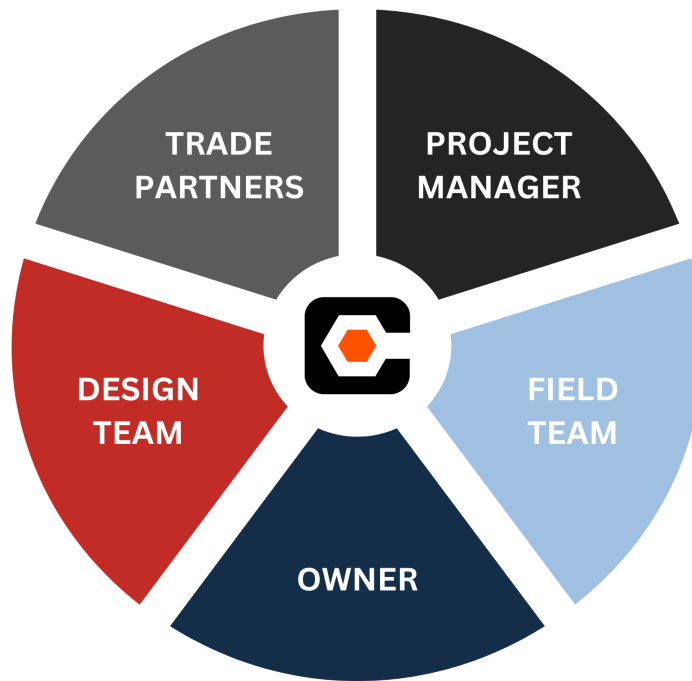


Enables us to **evaluate and mitigate subcontractor risks**, ensuring a more secure and successful project execution.



Estimating software that empowers users with **accurate and efficient cost estimation capabilities**, enhancing project planning and budgeting.

Procore construction management software facilitates collaboration and provides tools for real-time communication, document sharing, and issue tracking to ensure everyone is on the same page.



Document Management

Procore is a centralized repository for all project-related documents, including plans, drawings, specifications, contracts, permits, and change orders.

Scheduling

Offers scheduling tools like Gantt charts, critical path analysis, and resource allocation to optimize project timelines.

Cost Management

The platform allows for the creation of detailed cost reports, change order management, and forecasting to control project finances effectively.

Field Management

We use Procore's mobile app for field reporting, daily logs, field notes, and progress photos. Information from the job site is captured and shared efficiently.

Quality and Safety Management

Procore allows us to enforce quality and safety protocols by tracking safety incidents, inspections, punch lists, and quality assurance processes.



PROCORE®

Procore is a comprehensive, cloud-based construction management software that streamlines communication by connecting field to office on a single mobile platform, ensuring everyone is working off the most up-to-date information.



Warehouse & Distribution Expertise

With a track record of over 12 million square feet of space built in the last three years, Frampton is a leader in warehouse and distribution facility construction. Recognized for our expertise in catering to the unique challenges posed by high-demand locations, we pride ourselves on delivering innovative solutions that optimize site utilization, streamline logistics, and enhance overall efficiency.

Project	Location	Size
MID85 - John Dodd Logistics Park	Spartanburg, SC	1,195,342SF
Minges Bottling Group Facility	Ayden, NC	223,375SF
Camp Hall Campus 4B	Ridgeville, SC	1,060,000 SF
Sunlake Business Center	Tampa, FL	361,000 SF
Upstate Trade Center	Greenville, SC	907,444 SF
Delta Industrial Park	Gastonia, NC	876,000 SF
Alexander Commerce Park - Buildings 1, 2, 3	Durham, NC	420,000 SF
Lakeland Commerce Center	Lakeland, FL	907,940 SF
Topline Logistics Center	Ocala, FL	457,054 SF
Camp Hall Campus 4A	Ridgeville, SC	934,000 SF
Eastgate 540 - Buildings #3, 4, 6, 7	Knightdale, NC	603,600 SF
TradePark East Industrial Campus	North Charleston, SC	850,000 SF
Charleston Trade Center Tract 4B - Sagebrook Home	Summerville, SC	430,920 SF
Portside Distribution Center - Spec Building 2	Summerville, SC	202,608 SF
Charleston Trade Center Tract 1A - Twin Star Home	Summerville, SC	1,019,200 SF
Portside Distribution Center - Spec Building 1	Summerville, SC	189,500 SF

12M SF
of industrial facilities
space built in the
last 3 years.

Market Leaders



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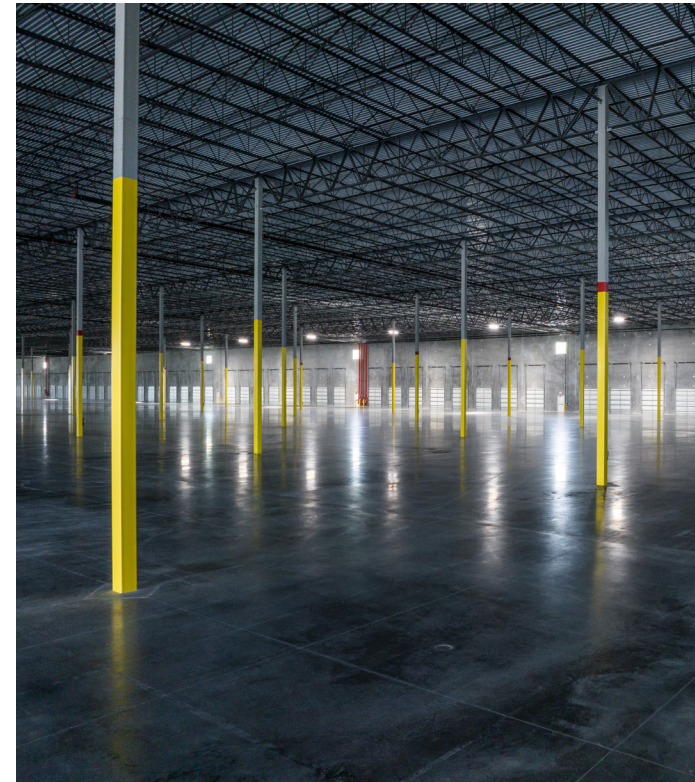
Topline Logistics Center

Ocala, FL

Topline Logistics Center is a 458,758-square-foot speculative industrial building located within Marion County in Ocala, Fla. Consisting of concrete tilt walls and a structural steel frame, the cross-dock facility has a 36-foot clear height with storefront office space located at its southeast corner. The building features 151 dock doors, four drive-in doors, and 110 trailer parking spaces.

The facility's location, minutes from I-75, provides tenants with strategic interstate proximity. Thirty-five acres worth of sitework was performed in preparation for the half a million-square-foot facility.

LOCATION:	Ocala, FL
SIZE:	458,758 SF
OWNER:	Stonemont Financial Group
ARCHITECT:	HDA
TYPE:	New, Spec Distribution
COMPLETED:	2023





Camp Hall, Campus 4

Ridgeville, SC

Frampton was chosen by Portman Industrial to lead the construction of four industrial facilities at Camp Hall commerce park in Ridgeville, S.C. Totalling over 2,000,000-square-feet, the four buildings are located on Camp Hall's 77-acre Campus 4A site. The project is strategically located adjacent to Volvo Cars' growing manufacturing facility.

The facilities are constructed of tilt-up concrete wall panels with structural steel frames and thermoplastic polyolefin (TPO) roofs. Buildings A and B are approximately 220,000-square-feet each with a rear-loading layout, Building C is approximately 500,000-square-feet with a cross-dock layout, and Building D is 1,123,360 square feet with a cross-dock layout.

LOCATION:	Ridgeville, SC
SIZE:	2,063,360 SF
OWNER:	Portman Industrial
ARCHITECT:	McMillan Pazdan Smith
TYPE:	New, Spec Distribution
COMPLETED:	2023





Upstate Trade Center

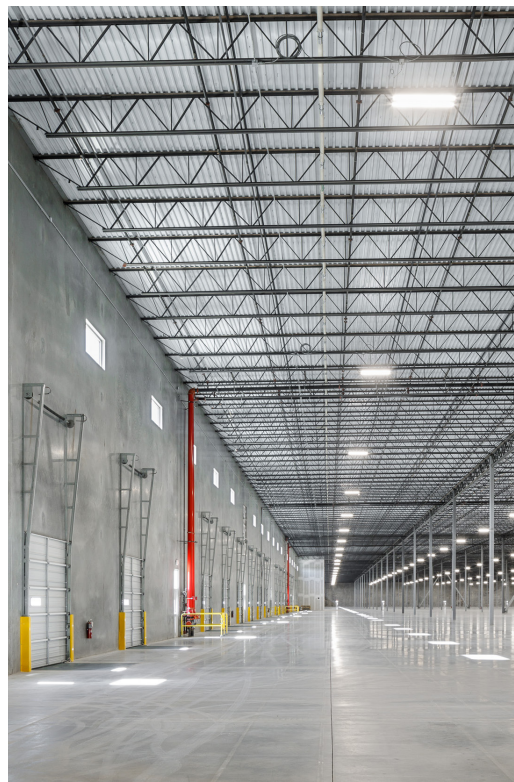
Greenville, SC

Upstate Trade Center is a 907,400-square-foot speculative industrial development in Greenville, South Carolina, consisting of two Class-A industrial buildings.

The facilities, constructed of concrete tilt walls and structural steel framing, are equipped with ESFR sprinklers, energy-efficient LED lighting, and 60mil TPO membrane roofs. Building one measures 640,640 square feet with a cross-dock design and a 36-foot clear height. Building two is 266,760 square feet with a rear-loading layout and a 32-foot clear height.

The project's location, adjacent to US-25 and the Donaldson Center Airport (GYH), is within four miles of I-85 and presents direct access to critical Southeastern metropolitan areas.

LOCATION:	Greenville, SC
SIZE:	907,400 SF
OWNER:	The Keith Corporation
ARCHITECT:	Merriman-Schmitt Architects
TYPE:	New, Spec Distribution
COMPLETED:	2023





Lakeland Commerce Center

Lakeland, FL

Located on County Line Road with quick access to I-4, the park provides prime connectivity to Tampa, Lakeland, and Orlando.

The four facilities will be constructed of tilt-up concrete wall panels with structural steel frames and TPO roofs. Building 400 totals 348,740-square-feet with a cross-dock layout, 36' clear height, and 84 dock doors.

The remaining buildings feature rear-load layouts and 32' clear heights. Building 100 measures 258,000-square-feet (68 dock doors), building 200 is 148,100-square-feet (53 dock doors), and building 300 is 150,600-square-feet (52 dock doors).



LOCATION:	Lakeland FL
SIZE:	905,440 SF
OWNER:	Stonemont Financial Group
ARCHITECT:	Ware Malcomb
TYPE:	New, Spec Distribution
COMPLETED:	2024 (Under Construction)



Twin Star Home at Charleston Trade Center

Summerville, SC

This 1,019,200-square-foot, cross-docked building is located about 30 miles from the Port of Charleston within the Charleston Trade Center industrial campus. Twin Star Home, a leading designer and manufacturer of indoor and outdoor living products, is the full-building tenant.

Constructed of concrete tilt walls and a structural steel frame, the cross-docked facility has a 40-foot clear height, with 120 fully equipped dock doors, and two drive-in doors. Frampton also completed the tenant upfit for Twin Star Home, which features 4,000-square-feet of office space, restroom facilities, and other upgrades to the warehouse area. The project was completed in under a year.

LOCATION:	Summerville, SC
SIZE:	1,019,200 SF
OWNER:	The Keith Corporation
ARCHITECT:	McMillan Pazdan Smith
TYPE:	New; core, shell, & tenant upfit
COMPLETED:	2021





Eastgate 540 - Buildings #3, 4, 6, 7

Knightsdale, NC

Developed by Trinity Capital Advisors, Eastgate 540 is located beside Interstate 540 in Raleigh's East Wake submarket and totals 1.2 million square feet. Frampton completed the construction of four of the seven buildings within the industrial park.

The scope of work included sitework and building shell construction for buildings four (120,000-square-feet), six (159,000-square-feet), and seven (204,000-square-feet). Building three (120,000-square-feet) required sitework, building shell, and a 60,000-square-foot interior upfit for Home Depot. Each facility consists of tilt-up concrete wall panels with a structural steel frame and TPO roof.



LOCATION:	Knightsdale, NC
SIZE:	1,200,000 SF
OWNER:	Trinity Capital Advisors
ARCHITECT:	Merriman Schmitt Architects
TYPE:	New, Spec Distribution
COMPLETED:	2022



Sunlake Business Center

Tampa, FL

Located on State Road 54, Sunlake Business Center provides easy access to Suncoast Parkway, Highway 41, and I-75. Tampa's airport, central business district, and the Port of Tampa are all located within a 30-minute drive of the park.

Totalling 361,000 square feet, the two rear-load facilities will be constructed of concrete tilt walls and a structural steel frame.

Building one will measure 190,000 square feet, with 32-foot clear heights, 57 dock doors, and 309 parking spots. Building two will be 171,000 square feet, with 32-foot clear heights, 51 dock doors, and 231 parking spaces. The layout includes dedicated storefront office space at the two front corners of each building.

- LOCATION:** Tampa, FL
- SIZE:** 361,000 SF
- OWNER:** Stonemont Financial Group
- ARCHITECT:** HDA
- TYPE:** New, Spec Distribution
- COMPLETED:** 2023





Our promise:

We give every project our all, as if it were our own. We will outwork anyone else in the industry to serve our clients, and we carry our commitment to excellence through project closeout and beyond.

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