

InterstateWest

SAVANNAH | BRYAN COUNTY | GEORGIA

HYUNDAI

MOTOR GROUP

NEW \$7.6 BILLION
EV FACILITY



Building C (±1,157,333 SF) LEASED

Building A (±637,868 SF) LEASED

Building B (±992,000 SF)
Available Now!



Danny Chase, SIOR
Principal
OFFICE 912 662 8012
danny.chase@colliers.com

David Sink, SIOR
Principal
OFFICE 912 662 8010
david.sink@colliers.com



Interstate West Summary

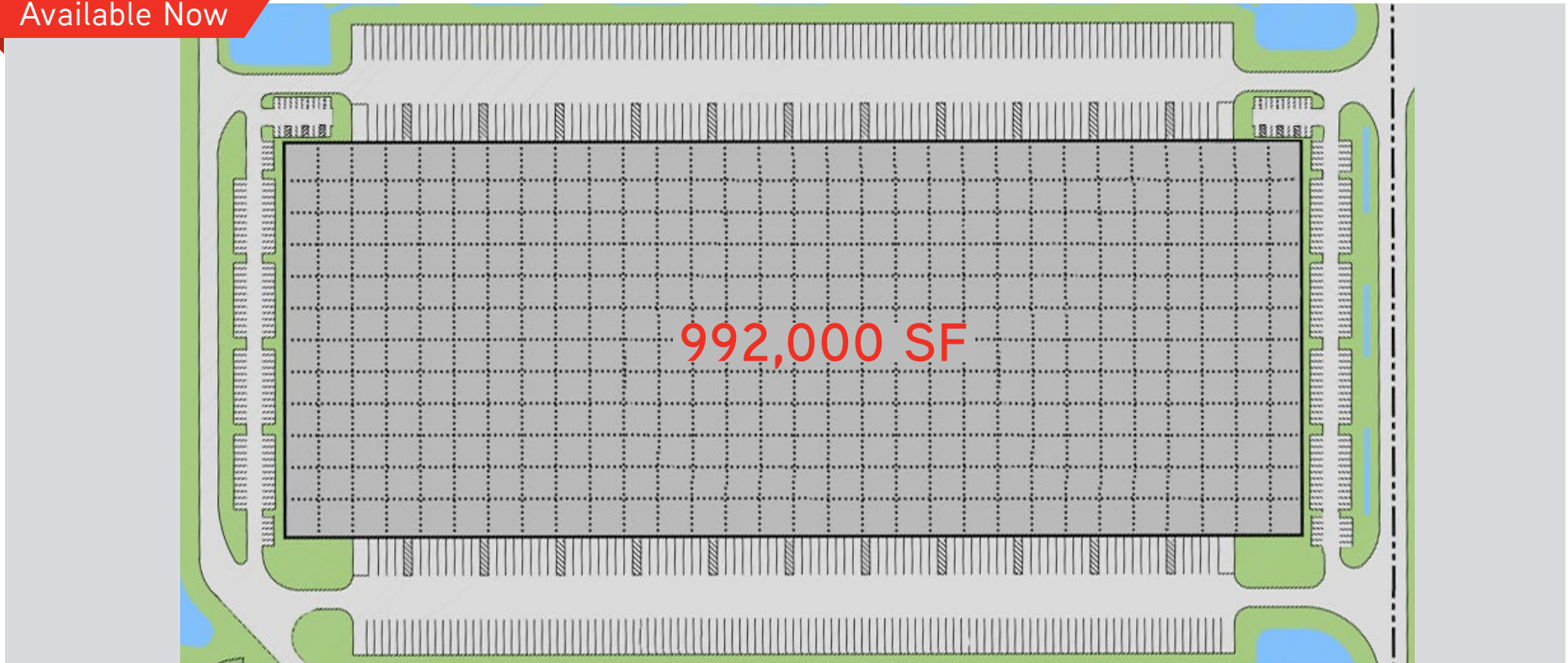
- > Class A, 515 AC industrial park within Interstate Centre
- > Total of 4,942,960 SF warehouse space
- > Warehouses For Lease or Build to Suit
- > Water and Sewer provided by Bryan County
- > Located 1 mile from I-16/Highway 280 interchange
- > 2 miles to the Hyundai Motor Group's EV Facility
- > 22 miles to the Port of Savannah



NEIGHBORING COMPANIES

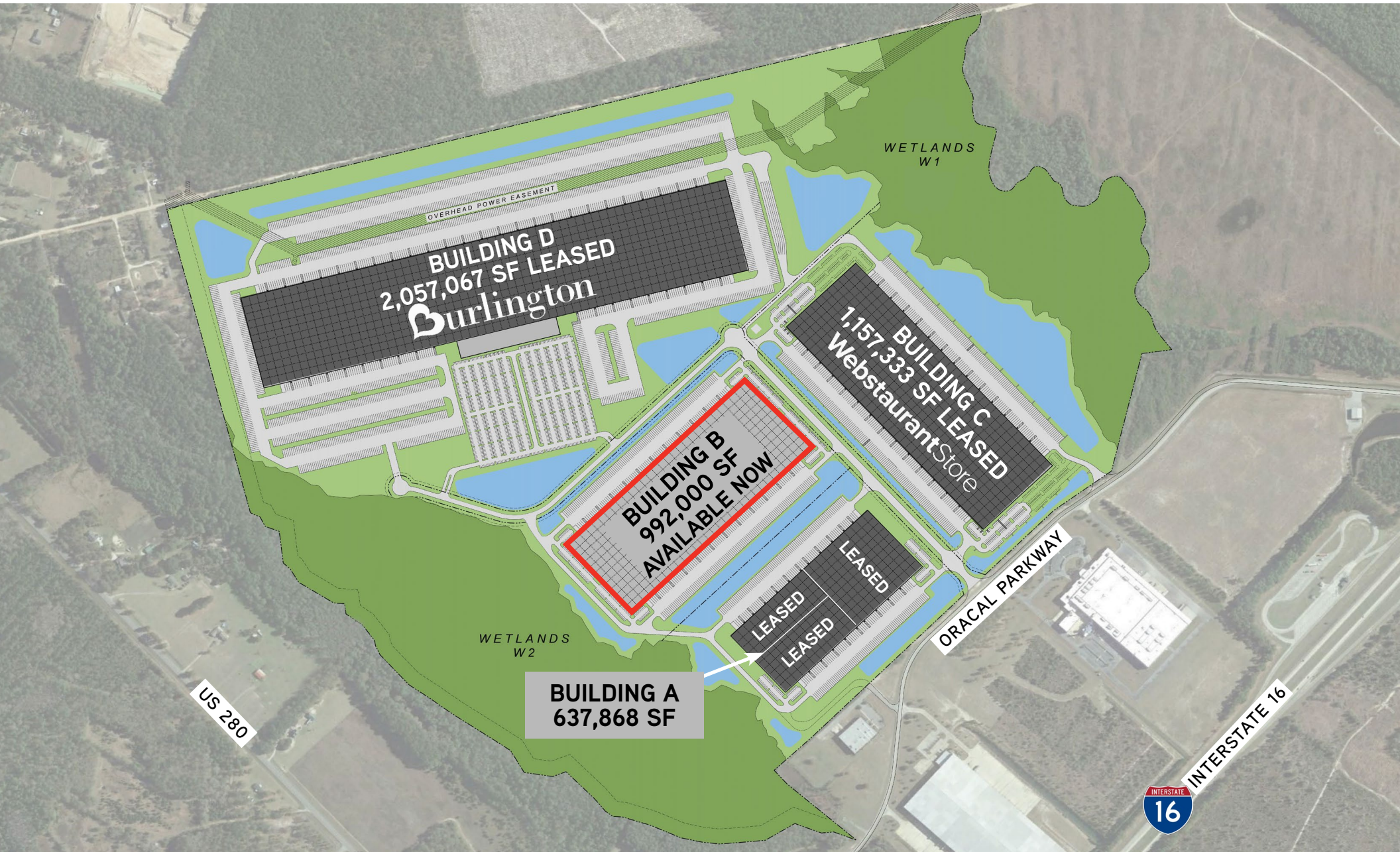


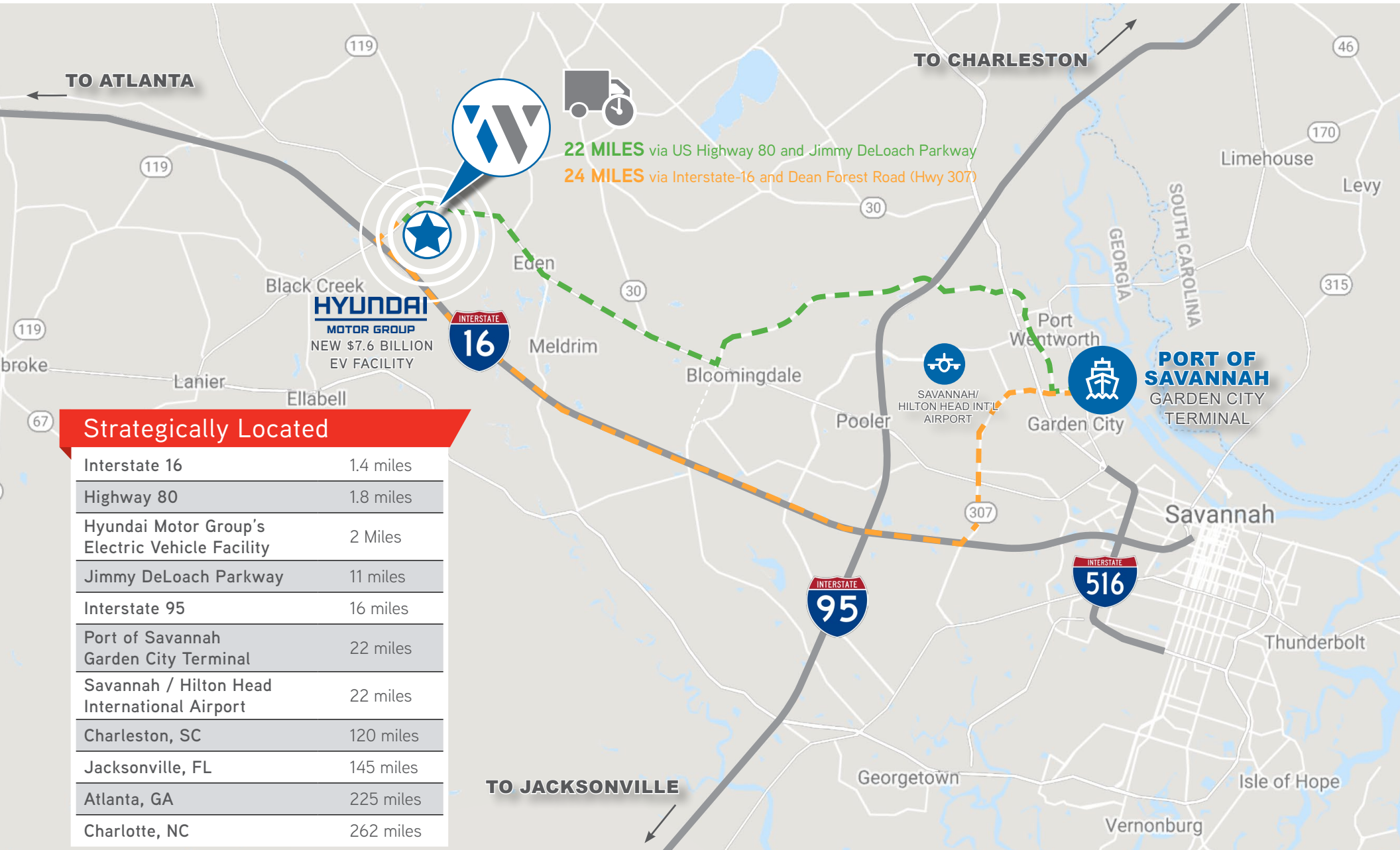
Available Now



Building Specs

Building Size	992,000 SF	Trailer Parking	220
Building Dimensions	620' x 1,600'	Car Parking	256, expandable
Divisible	Yes	Truck Court	185'
Column Spacing	53'-4" x 50' with 60' Speed Bays	Sprinkler	ESFR
Clear Height	40'	Roof	45mil TPO
Dock Doors	176	Slab	7", Reinforced
Dock Levelers	88 (40,000 lb. Hydraulic)	Lighting	LED high-bay lighting, clerestory at every other bay
Drive-in Doors	4	Electrical	3,000 amp service at each end





Port of Savannah

Savannah is home to the Port of Savannah the largest single-container terminal in North America. Operated by the Georgia Ports Authority and specializing in break bulk, containers, RoRo, heavy-lift and project cargo, the port is comprised of two modern, deepwater terminals: Ocean Terminal and Garden City Terminal.

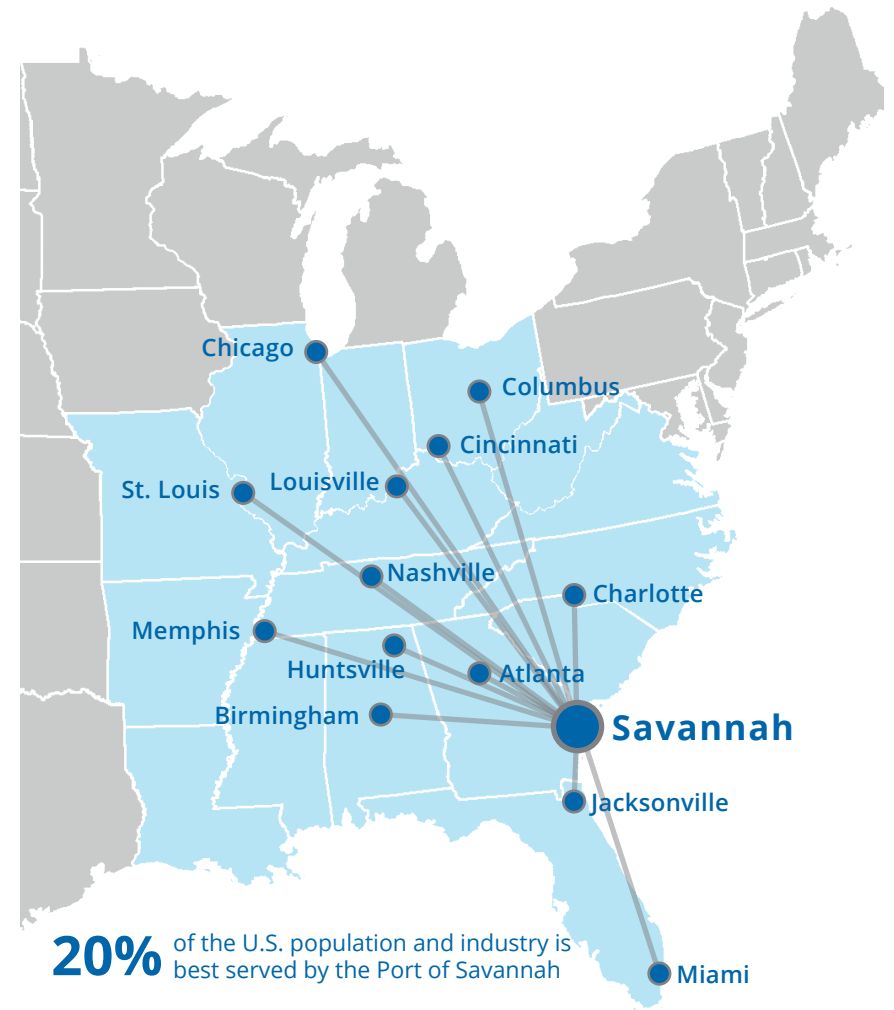
The Port of Savannah is the fastest-growing and third-largest port in the nation, with 20% of the U.S. population and industry best served by the port of Savannah.

FACTS & STATS

- > Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- > Largest single-container terminal in North America
- > 60% of all vessels calling on Savannah are Neopanamax
- > Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- > Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)

2023 TOP 5 U.S. PORT GATEWAYS

1. LA/Long Beach	16,648,349 TEUs
2. NY/New Jersey	7,810,005 TEUs
3. Savannah	4,927,654 TEUs
4. Houston	3,824,600 TEUs
5. Virginia	3,287,546 TEUs



20% of the U.S. population and industry is best served by the Port of Savannah

44% within easy reach of inland connectivity and infrastructure

Hyundai Motor Group's \$7.6 Billion State-of-the-Art Electric Vehicle Facility

Hyundai Motor Group will open its first fully dedicated electric vehicle (EV) and battery manufacturing facility at the Bryan County Mega Site, located two miles from Interstate West on the south side of Interstate 16. As the largest economic development project in Georgia history, Hyundai Motor Group will invest \$7.6 billion in opening its first state-of-the-art U.S. smart factory and along with its suppliers, they will be delivering an estimated 15,000 new jobs to Georgia's coastal region. Hyundai Motor Group began construction on the new facility in January 2023, with full production expected in the first half of 2025.

HIGHLIGHTS

\$7.6B
Investment

15,000
New Jobs

16-17MM SF
Manufacturing Facility

January 2023
Construction Began

300,000
Cars Produced Annually

Only 2 Miles
from Interstate West



Bryan County, Georgia is not just an ideal place to settle and raise a family, it's also a great place to start and grow a business. Location and infrastructure are two of the county's greatest assets. Close proximity to major airports, Savannah's international seaport, as well as Interstates 16 and 95, make air, sea and ground transport easy and convenient. The community's pro-business approach allows companies to be operational in record time.

The Development Authority of Bryan County works to strengthen the economic climate and quality of life for county residents. Through various incentives, the Development Authority hopes to attract new business and retain those that already exist in the area.

STATE INCENTIVES

- > [Quick Start](#) - workforce training program, free to any qualified company
- > Customized workforce training
- > Georgia's corporate income and job tax credit
- > Ports activity job tax credit
- > Sales and use tax exemptions on machinery and equipment
- > Elimination of sales and use tax on energy used in manufacturing
- > Inventory tax exemption
- > Expedited environmental permitting
- > Military Zone state job tax credit - companies will receive \$3,500 per job per year for a five year period (min. job threshold is two)

LOCAL INCENTIVES

- > Graduated tax abatements (real & personal property) *
- > Potential for fee waivers and/or reductions *
- > 100% Freeport exemption
- > Fast track local permitting *
- > Foreign Trade Zone No. 104 service delivery territory
- > Mentoring program

* Discretionary incentives considered based on factors including, but not limited to, jobs, wages, and investment.

Contact us:

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david.sink@colliers.com

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