

HYUNDAI
MOTOR GROUP



253,717 SF



I-16 Logistics Center

11900 Highway 280, Ellabell, GA

New Class A Rear-load • 117,420 SF - 253,717 SF Available

FOR LEASE



548,818 SF CLASS A REAR-LOAD

11900 Highway 280, Ellabell, GA

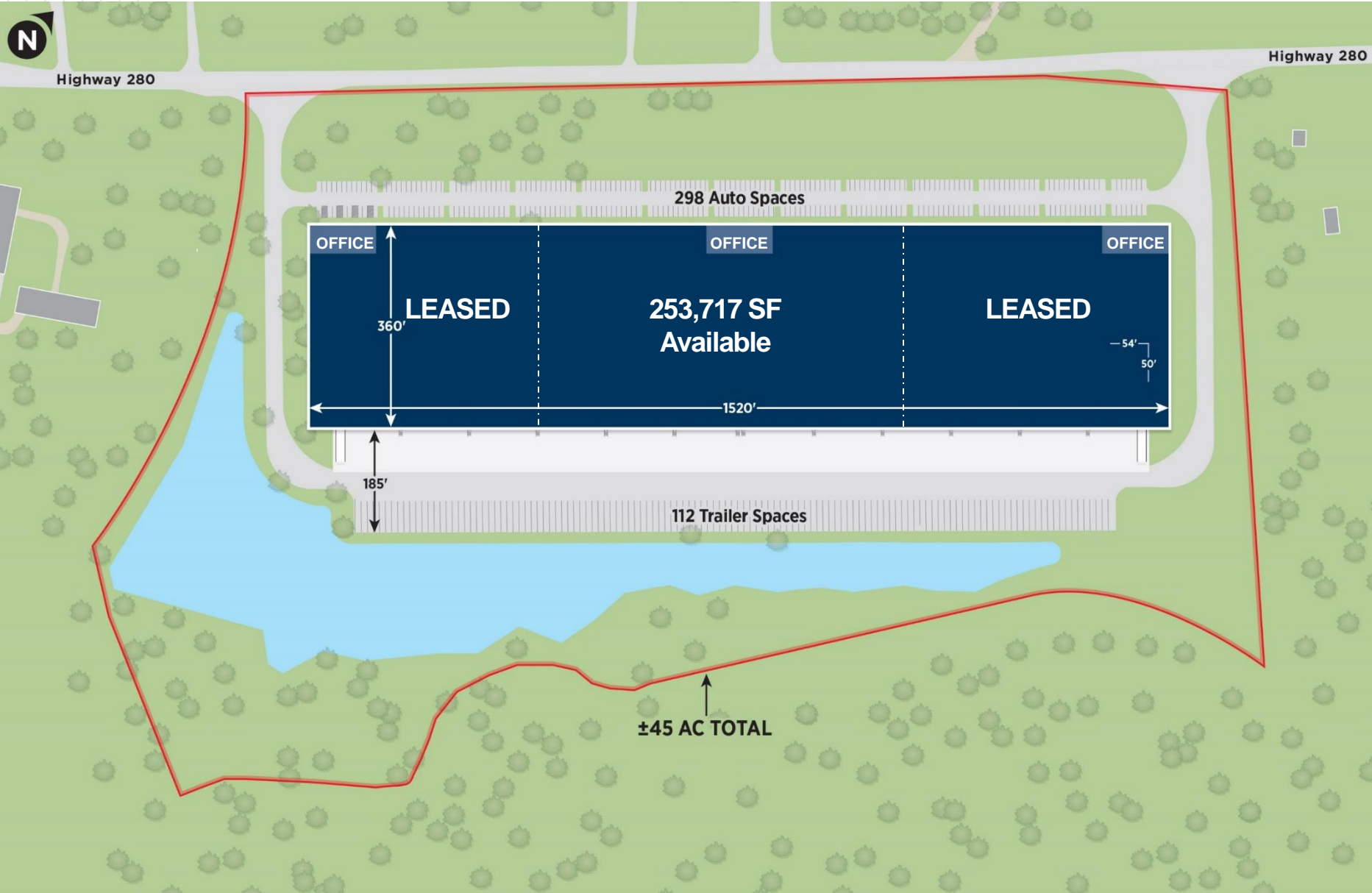
I-16 Logistics Center is a new Class A, rear-load speculative warehouse that is located 1-mile north of the new \$5.5B Hyundai Motor Group Electric Vehicle Metaplant and within 22 miles of the Georgia Ports Authority Garden City Terminal. I-16 Logistics is ideally situated to accommodate a multitude of Port-related tenants that require convenient access to the Ports as well immediate access to I-16 and I-95.

BUILDING FEATURES

Building Size:	548,818 SF
Available Space:	253,717 SF
Building Dimensions:	1,520' x 360'
Office Area:	Build-to-suit
Site Area:	52.5 acres
Clear Height:	36'
Loading:	Rear-load
Employee Parking:	298
Trailer Parking:	112
Column Spacing:	54'x50' with 60' speed bay
Dock Doors:	92 total – delivered with 20 40,000lb mechanical pit levelers
Drive-in Doors:	2 with 20' ramps
Floor:	7", 4,000 PSI unreinforced
Sprinkler:	ESFR
Electrical:	4,000 AMPS
Lighting:	LED trip lighting with motion sensors
Roof:	45 mil TPO with R-15 over warehouse, R-25 over office



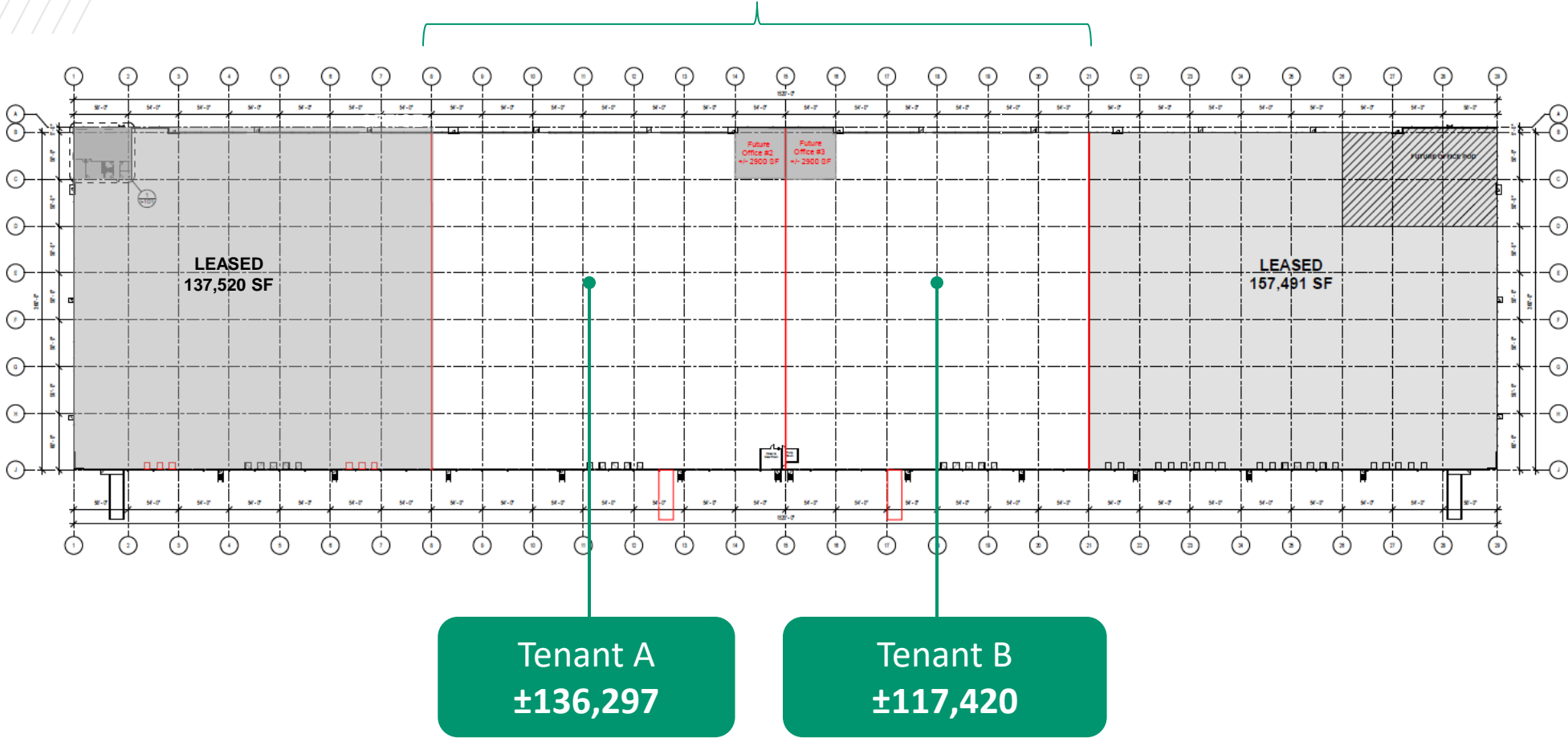
SITE PLAN



FLOOR PLAN

117,420 SF - 253,717 SF Available

253,717 SF Total





LOCATION & INCENTIVES OVERVIEW

I-16 Logistics Center is ideally situated in Bryan County, one of five counties that make up the Savannah MSA. If you are looking for a strategically positioned location to expand or relocate your business, Bryan County, Georgia is a great choice. Interstate 16 crosses the northern part of the county and Interstate 95 runs through the southern part, plus its well connected to global markets – less than 30 minutes from Savannah-Hilton Head International Airport and the Port of Savannah. Hyundai Motor Group is underway on it's first fully dedicated electric vehicle and battery manufacturing plant on the Bryan County Mega-Site just 1-mile south of this new building, with the first vehicle delivering in early 2026. The Development Authority and Georgia Department of Economic Development offer a number of incentive programs to new companies locating in the Region:

STATE INCENTIVES

Military Zone – State job tax credit of \$3,500 per job for 5 years

Quick Start workforce training

State corporate and income job tax credits

Ports activity job and tax credit bonus

Sales and use tax exemptions on machinery and equipment

Elimination of sales and use tax on energy used in manufacturing

Inventory tax exemption

COUNTY INCENTIVES

Ad valorem tax abatement

Personal property tax abatement

100% Freeport exemption

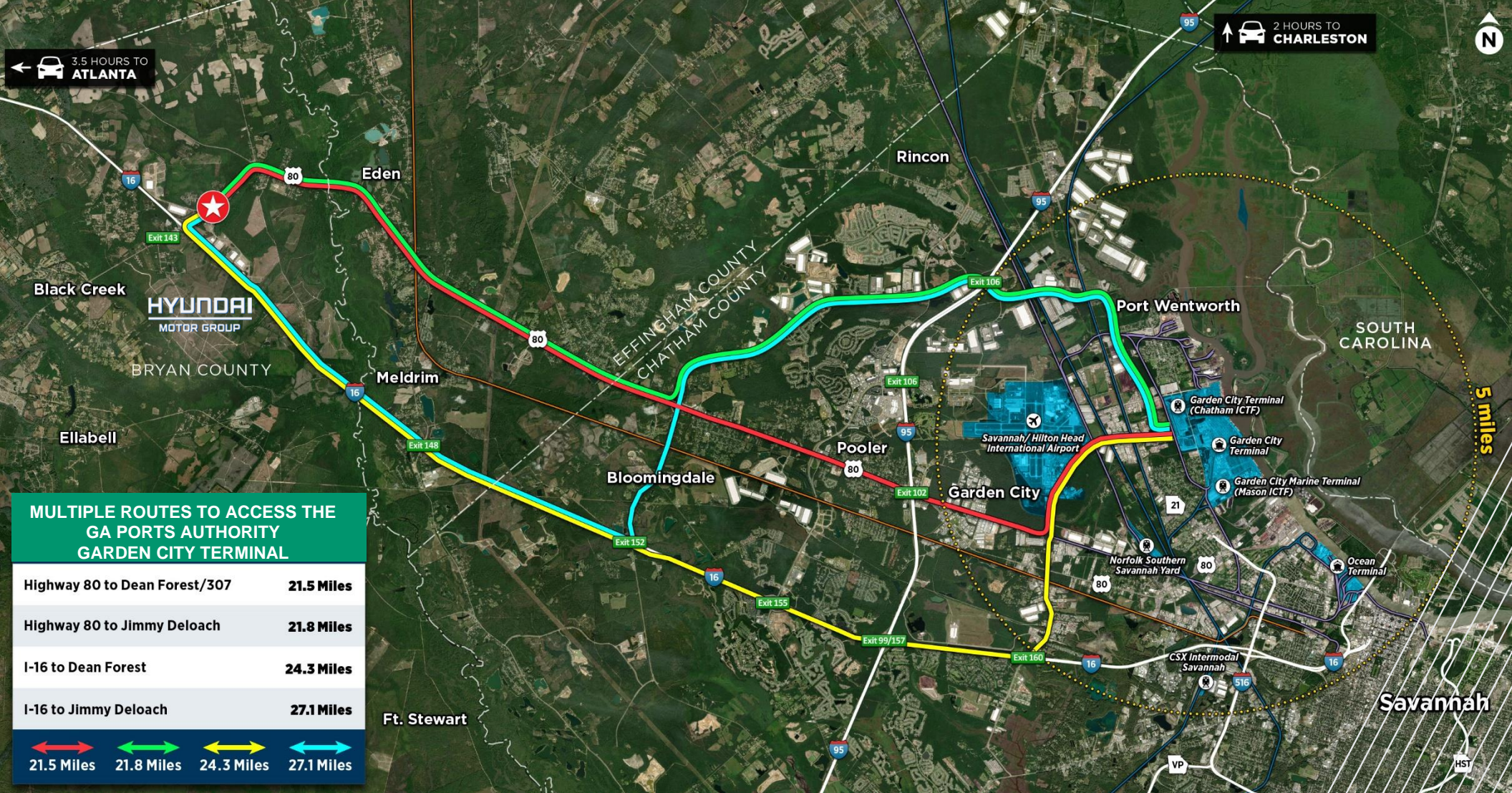
Assistance with local permitting

Pre-approved and within Foreign Trade Zone 104

Discretionary incentives based on job creation, wages and investment

Mentoring, customized job training programs





FOR MORE INFORMATION, CONTACT:

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