



HMG Metaplant
America

For Sublease

**Below Market Rate &
Open to Short Terms**

Contact Us:

David Sink, SIOR

Principal
+1 912 662 8010
david.sink@colliers.com

Hilary Shipley, SIOR

Principal
+1 912 662 8013
hilary.shipley@colliers.com

Colliers

Colliers | Savannah

545 E York Street
Savannah, GA 31401
+1 912 233 7111
colliers.com/savannah

Interstate Centre II

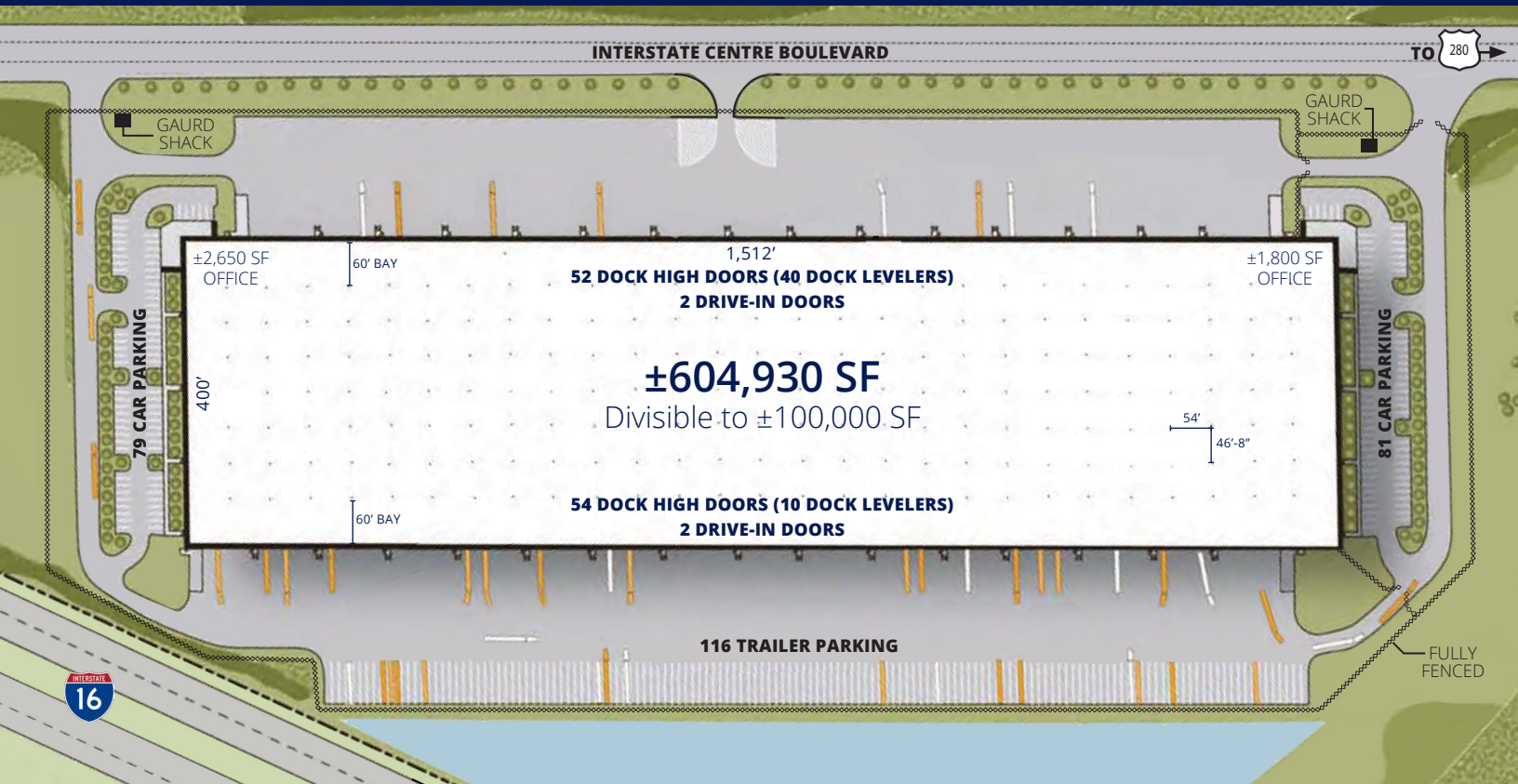
951 Interstate Centre Boulevard
Ellabell, GA 31308

**Class A Crossdock Available for Sublease –
Minutes from Hyundai Metaplant**

- ±604,930 SF, divisible to ±100,000 SF, of Class A crossdock warehouse space available immediately for sublease
- Sublease term through January 31, 2028
- Less than 1 mile from Highway 280 / I-16 interchange, offering superior regional access
- Less than 2 miles from the Hyundai Metaplant, positioned within a high-growth industrial and logistics corridor

Accelerating success.

Specifications



Available Size	±604,930 SF (divisible to 100,000 SF)
Load Type	Crossdock
Clear Height	32'
Dock High Doors	106 (9' x 10') 50 doors with dock levelers
Drive-in Doors	4 (12' x 14')
Trailer Parking Spaces	116
Car Parking Spaces	160

Total Office Size	±4,450 SF
Column Spacing	54' x 46'-8"
ESFR Sprinkler	Yes
Lighting	T-5 high efficiency
Security	Fully fenced and gated with gaurd shack
Warehouse Slab	6" with 4000 PSI
Truck Court	190' & 150' deep, fully reinforced

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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.

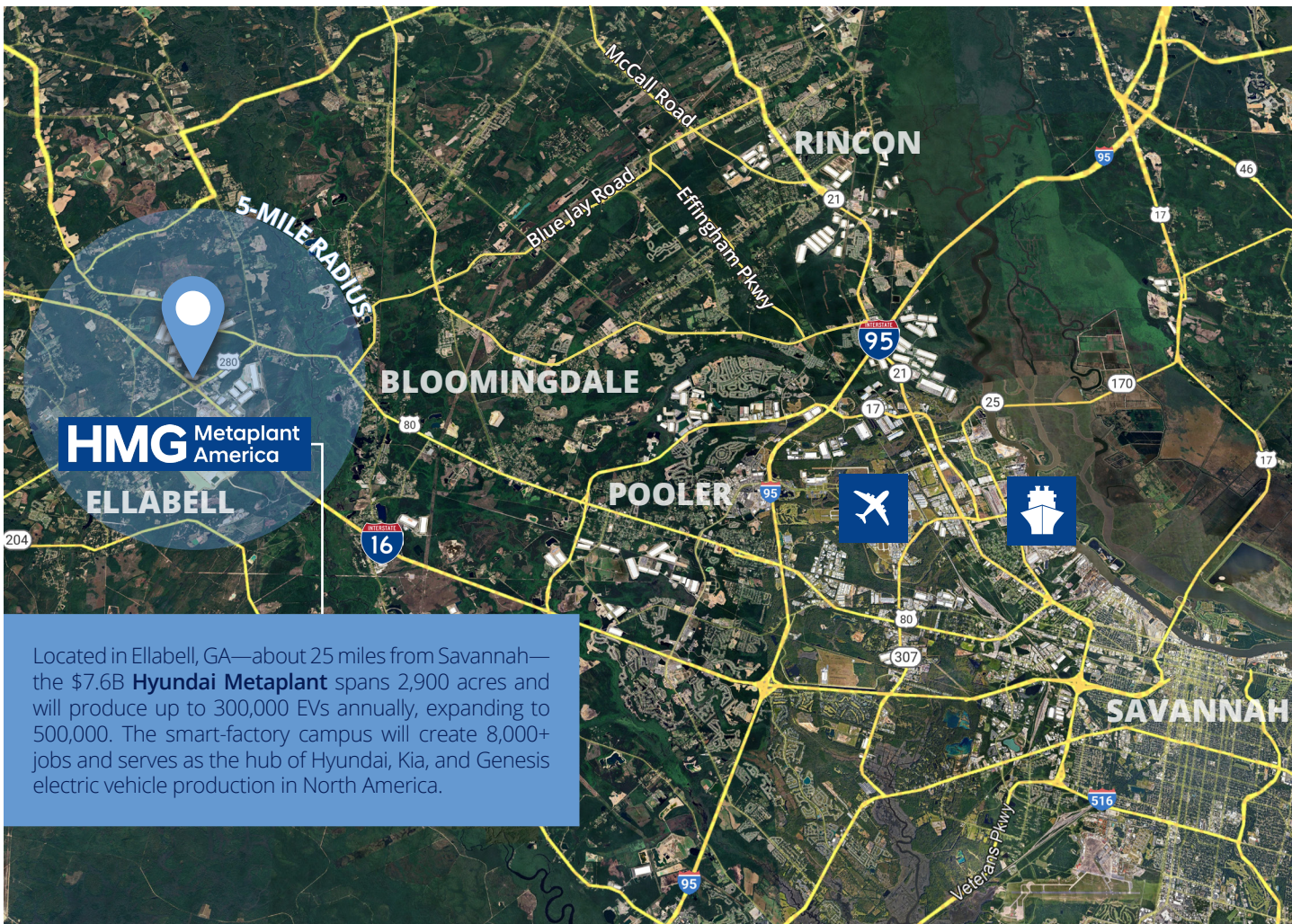
State Incentives

- Military Zone state job credit:
\$3,500 per job, per year for 5-year period
Use of job tax credit against 100% of income tax liability with excess towards payroll withholding taxes
- Quick Start
- 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

Potential Hires Located within a 45-minute drive

235,577





Location Overview

Travel Distances

Interstate-16 (Exit 143)	0.6 Miles
Hyundai Metaplant America	1.6 Mile
Highway 80	1.6 Miles
Savannah-Hilton Head Int'l Airport	22.0 Miles
Port of Savannah	23.0 Miles

Area Demographics (5-Mile Radius)

Total Population (2025)	11,745
Projected Population Growth Rate (2025-2030)	2.16%
Average Household Income	\$89,651
Daytime Employees	934
Number of Businesses	146

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