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Anatolia Logistics Park

at Richmond Hill (Savannah), GA



Class A Industrial Buildings with available sizes from

250,000 to 2,500,000 SF

Location

I-95 at Belfast Keller Road (Exit 82)
Richmond Hill (Savannah), GA

Colliers

Anatolia Logistics Park

at Richmond Hill (Savannah), GA

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Park Overview

- Anatolia Logistics Park is a ±400 acre Class A Industrial Park just off I-95 in Savannah, Georgia
- Immediate access to Interstate-95 with newly completed interchange
- Large scale distribution opportunities from 250,000 SF to over 2,000,000 SF
- Interstate frontage for corporate exposure to over 51,200 cars per day

About the Developer

Anatolia Capital is the real estate division of Anatolia Group Inc. Its business activities include the purchase and lease of commercial/industrial properties and the development and redevelopment of commercial/industrial properties. Since being incorporated in 2010, Anatolia Capital has had tremendous year over year growth. Current portfolio boasts approximately 7 million square feet of prime industrial warehouse space, as well as close to 2,000 acres of land being held for development.



Corporate Neighbors



Conceptual Site Plan

Anatolia Logistics Park

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- Anatolia Logistics Park has a ± 275 acre parcel that can accommodate almost any size distribution facility, campus, or manufacturing facility.



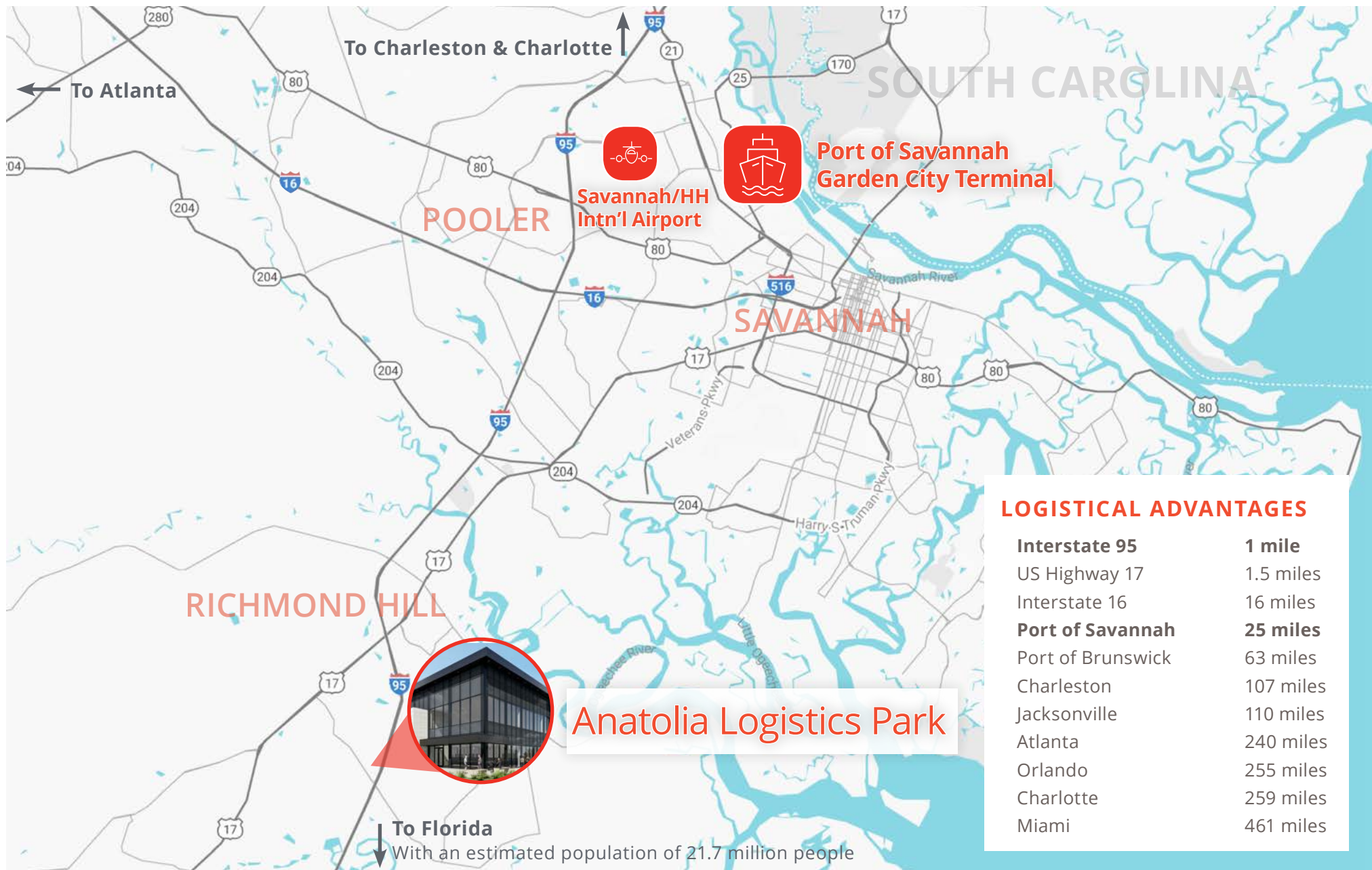
* Wetland permits pending.

Location

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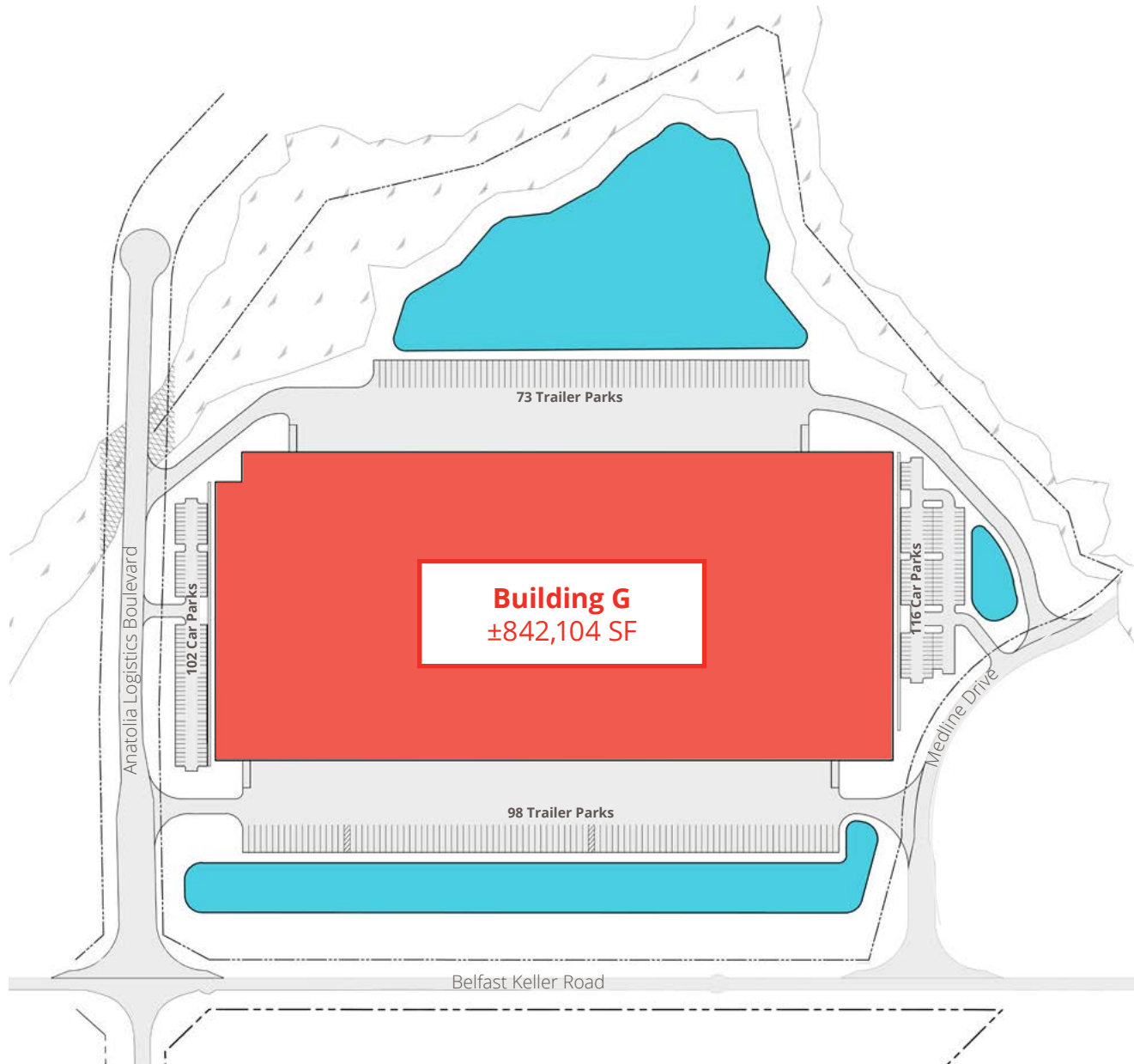
Listing Specifications

Building G | Belfast Keller Road

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Building Size	±842,104 SF
Delivery Date	Q4 2023
Configuration	Crossdock
Construction	Tilt-Up Concrete Panels
Building Dimensions	620' x 1,363.4'
Office Area	Built to Suit
Clear Height	40'
Dock Doors	157 (9' x 10')
Drive-in Doors	4 (14' x 16')
Car Parking	218 Parks
Trailer Parking	171 Parks
Zoning	Heavy Industrial
Power	3,000-amp, 480-volt 3 phase
Roofing	60 mil white TPO
Bay Spacing	TBD
Sprinklers	ESFR
Highlights	• Multiple access points • Heavy Trailer Parking

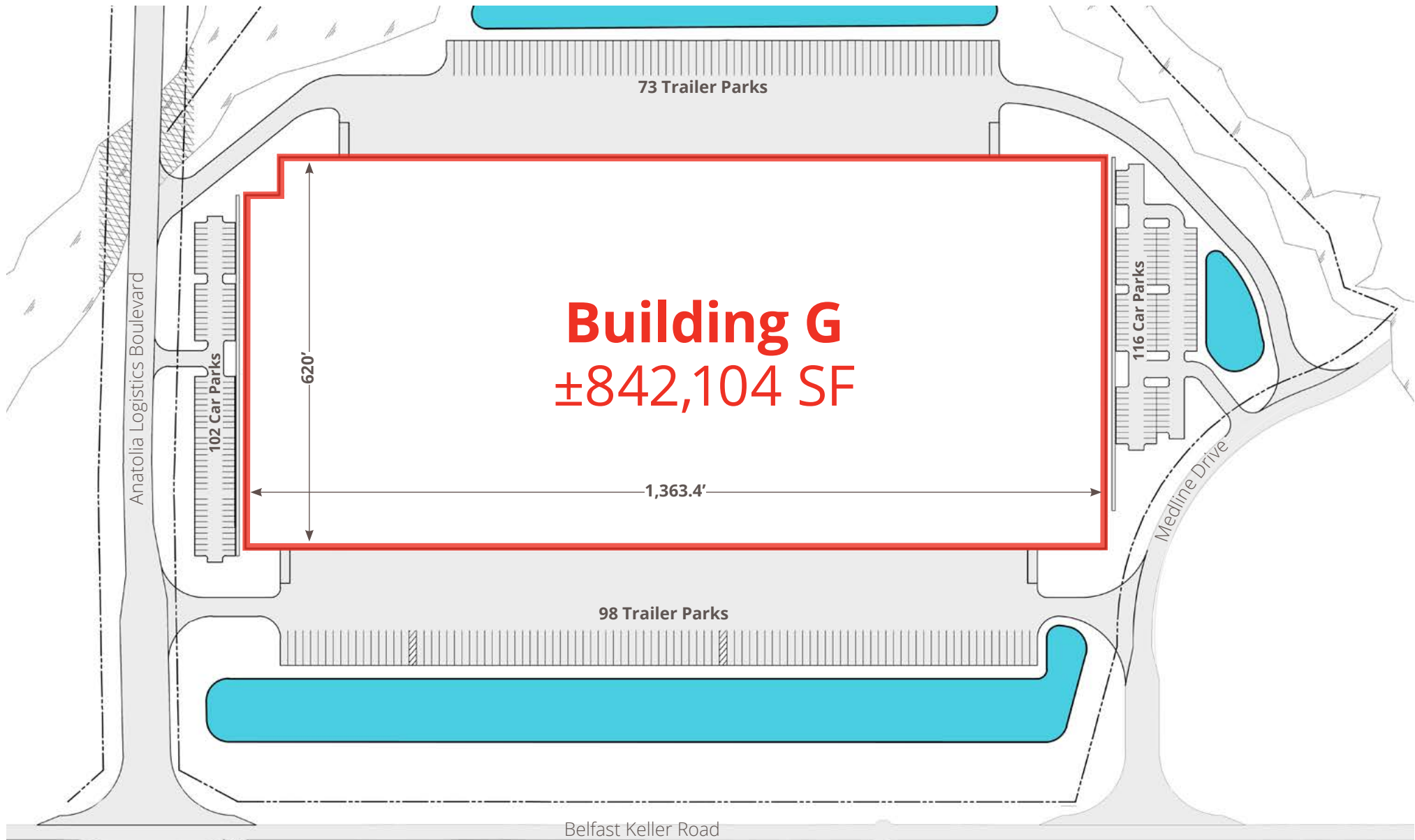


Site Plan

Building G | Belfast Keller Road

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Growing Corridor

Belfast Keller Road

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Future Developments Planned for Belfast Keller Road Corridor

Poplar Place

Commercial

- 1A. Poplar Place North - Under Construction
Enmarket, Restaurants and Hotels
- 1B. Poplar Place South - Future Development

The Outfitters

Master Planned Development

The Outfitters Village

- 2A. Commercial - Under Construction
- 2B. Medical Campus - Future Development

Loblolly

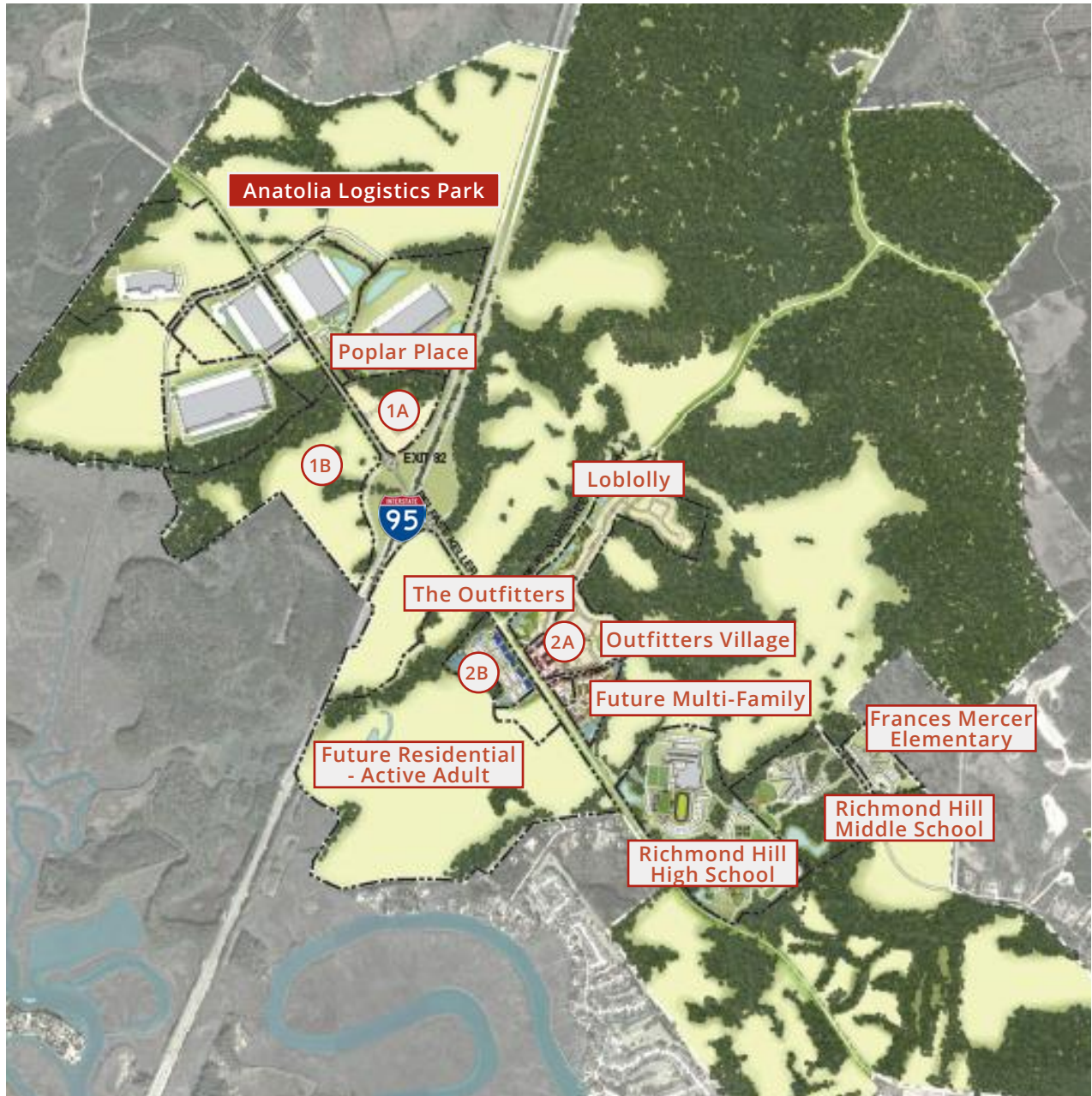
Residential Community - Under Construction

Multi-Family Apartments

Under Construction

Richmond Hill High School

New \$97+ Million High School - Under Construction
Expected to open in August 2024

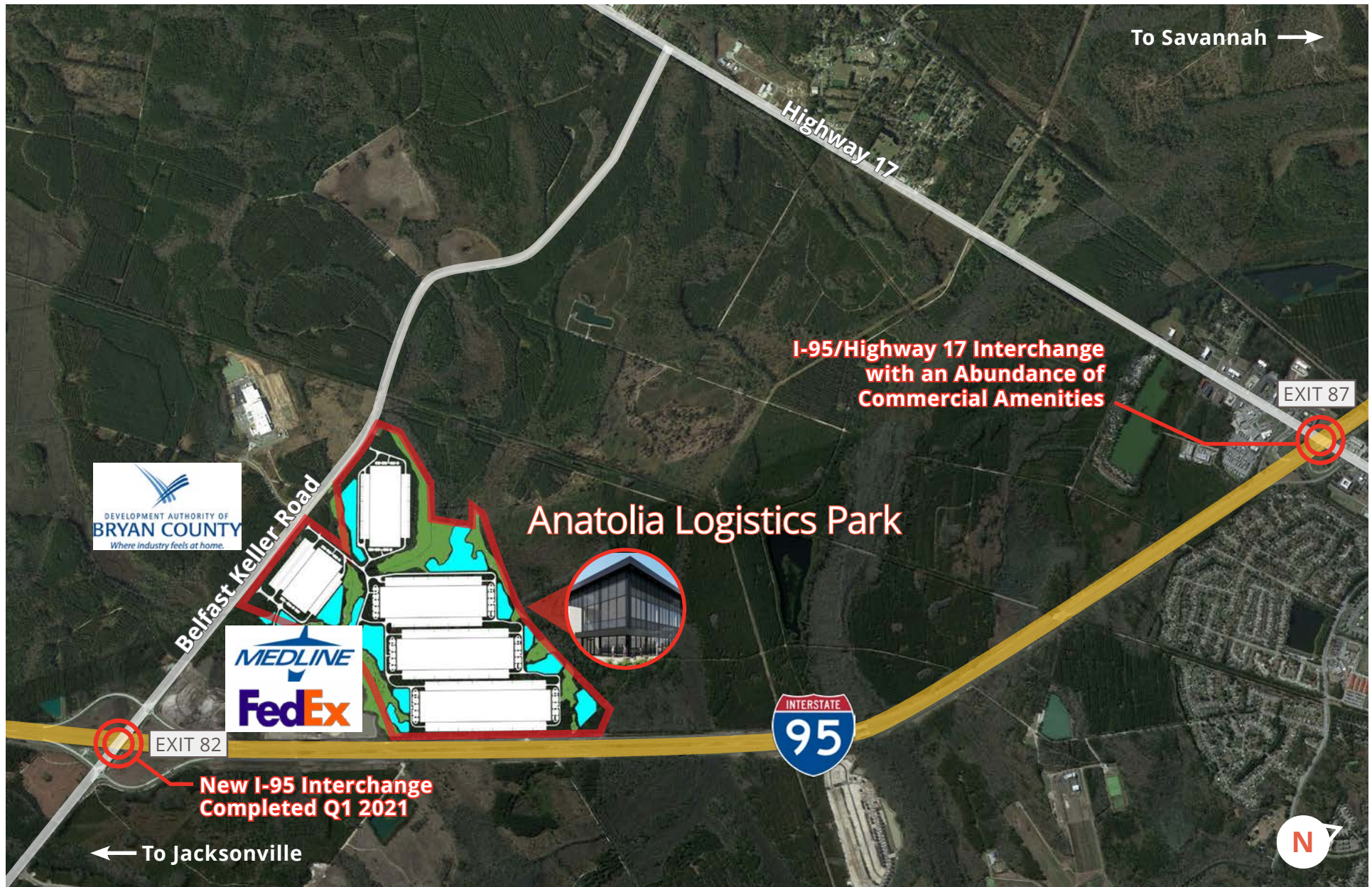


Development Aerial

Anatolia Logistics Park

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I-95 Interchange

Completed | Q1 2021

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Full interstate interchange at Exit 82

- Future commercial amenities at Interchange:
 - Full Service Convenience Store/Truck Fuel Stop
 - Restaurants
 - Self Storage
 - Hotels
- One exit south of I-95/Highway 17 interchange



Traffic Count: 51,200 cars per day on Interstate-95

Surrounding Amenities

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Within a 5 Mile Radius

Interstate-95 / Highway 17 Interchange (Exit 87)



Future Belfast Keller Road Commercial Interchange (Exit 82)



- Restaurants
- Hotels
- Self Storage

Market at a Glance

Richmond Hill | Bryan County | Georgia

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Savannah Metropolitan Statistical Area (Bryan, Chatham & Effingham Counties)



Total Population

396,795



Labor Force

207,540



Average Household Income

\$81,597



Median Age

36.7 yrs



Total Households

153,197



Population Change (2021-2026)

Δ1.39%

Why Bryan County?

Local Incentives

Ad Valorem tax reductions*

- Land & building
- Machinery & equipment

Potential for building permit fee waiver and/or reduction*

100% Freeport exemption for class 1, 2, 3, and 4 inventory**

Mentoring program

*These incentives are at the discretion of the Development Authority of Bryan County and local governments. They are evaluated on a case-by-case basis, and the following factors are considered to determine if a project is eligible: number of new jobs to be created, investment (real and personal property) to be made, and wage breakdown.

**For more information on Bryan County's Freeport Exemption, [Click Here](#)

State Incentives

Georgia's corporate income tax (5.75%)

Quality Jobs Tax Credit

- Credit value ranges from \$2,500 to \$5,000 per job, per year for up to five years
- Credits may offset a company's payroll withholding once all other corporate income tax liability has been exhausted
- Rewards companies that create at least 50 jobs in a 12-month period provided the jobs pay wages that are at least 10 percent higher than the county average

Georgia's job tax credit

Interstate Centre (all phases), Belfast Commerce Park, and the REKA Site are all in a Military Zone, which means companies locating will receive \$3,500 per job per year for a five year period (minimum job threshold is two)

Ports activity job tax credit bonus

Sales & use tax exemptions on machinery & equipment

Elimination of sales & use tax on energy used in manufacturing

Inventory tax exemption

Hiring & training assistance

Expedited environmental permitting

Source: U.S. Census / Bryan County Economic Development Authority

Georgia Ports Authority anatolia

Port of Savannah | Georgia



The Port of Savannah is North America's busiest single-terminal container facility with immediate access to two major interstates, I-16 and I-95. Major East Coast markets such as Atlanta, Charlotte, and Orlando are only a 4-hour drive away, with over 40% of the U.S. population within a 2 day drive.

With two Class I railroads (Norfolk Southern and CSX) on terminal with on-dock rail and line haul services, the Port has the capability to deliver to most of the U.S. population and manufacturers within a few days. This capability allows the port's influence to stretch deep into major Mid-West markets like Chicago, St. Louis, and Kansas City.

With significant investment from the State of Georgia and private developers, the Port of Savannah and the surrounding market is anticipated to see substantial growth over the next several decades.

Single Largest and Fastest Growing
Container Port in America

3RD Largest Port
in U.S. behind Los Angeles
and NY/NJ

19.9% total TEUs increase in 2021

TEU Volume (5.6 MM TEUs)
over 2020 (4.68 MM TEUs)

GPA has averaged
7.5% Year over Year Growth for
the **last 15 Years**

TEUs Moved by Georgia Ports Authority Each Year



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



Source: Georgia Ports Authority

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