

±96-ACRE MASTER PLANNED INDUSTRIAL PARK  
HARDEEVILLE, SC

**GATEWAY**  
Commerce Park

**FOR LEASE**

34,000 SF to 330,480 SF

*Spec and Build-to-Suit Warehouse Space*



# GATEWAY Commerce Park

## OVERVIEW

**Gateway Commerce Park** is a ±96 acre Class A Industrial Park just off I-95 at Exit 5 in Hardeeville, SC. It is located just 17 miles north of the Port of Savannah, the Nation's 3rd largest and fastest growing container terminal.

## HIGHLIGHTS

- » **Building size ranges from 34,000 SF to 330,480 SF**
  - Building 1: ±330,480 SF | Divisible | Delivering Q4 2024
  - Building 2: ±118,800 SF | Divisible | Delivering Q1 2025
  - Build-to-Suit Options for Sale or Lease
- » Interstate frontage with exposure to over 59,100 cars per day
- » Multiple routes to the Georgia Ports Authority
- » 10 Year Corporate Income Tax Moratorium for companies creating 100 new full time jobs if 90% of taxpayer's statewide investment is in Jasper County
- » No Inventory Tax
- » Competitive incentives for manufacturing and distribution tenants
- » Zoned for Light Industrial
- » Located in a Qualified Opportunity Zone, which offers tax deferral and limitation on future tax obligation for operating Businesses



**96-ACRE CLASS A  
INDUSTRIAL PARK**



**WITHIN 17 MILES OF THE  
GA PORTS AUTHORITY**



**SPEC AND BUILD-TO-SUIT  
WAREHOUSE SPACE**



**BUILDING SIZE RANGES  
FROM 34,000 SF TO  
330,480 SF**



**LOCATED IN A QUALIFIED  
OPPORTUNITY ZONE**

# GATEWAY COMMERCE PARK

## Building Two

<b>Size</b>	118,800 SF
<b>Dimensions</b>	210' x 540'
<b>Clear</b>	32'
<b>Loading</b>	Rear-Load

## Building One

<b>Size</b>	330,480 SF
<b>Dimensions</b>	370' x 864'
<b>Clear</b>	36'
<b>Loading</b>	Cross-Dock

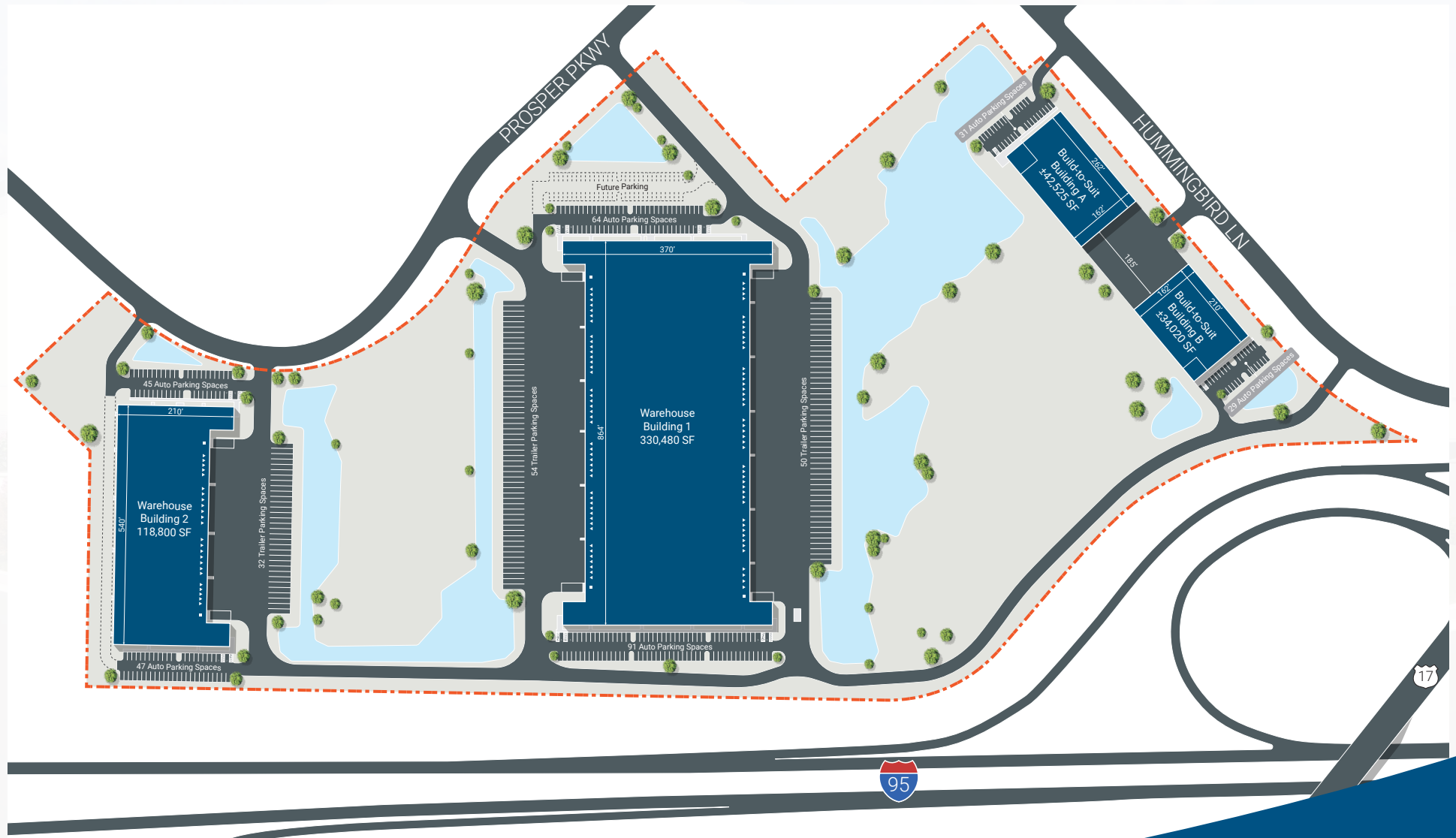
Savannah

## KEY DISTANCES

Savannah	<b>9 Miles</b>
Georgia Ports Authority	<b>17 Miles</b>
I-16	<b>19 Miles</b>
Charleston	<b>90 Miles</b>


# PARK PLAN


## Spec and Build-to-Suit Warehouse Space



# BUILDING ONE

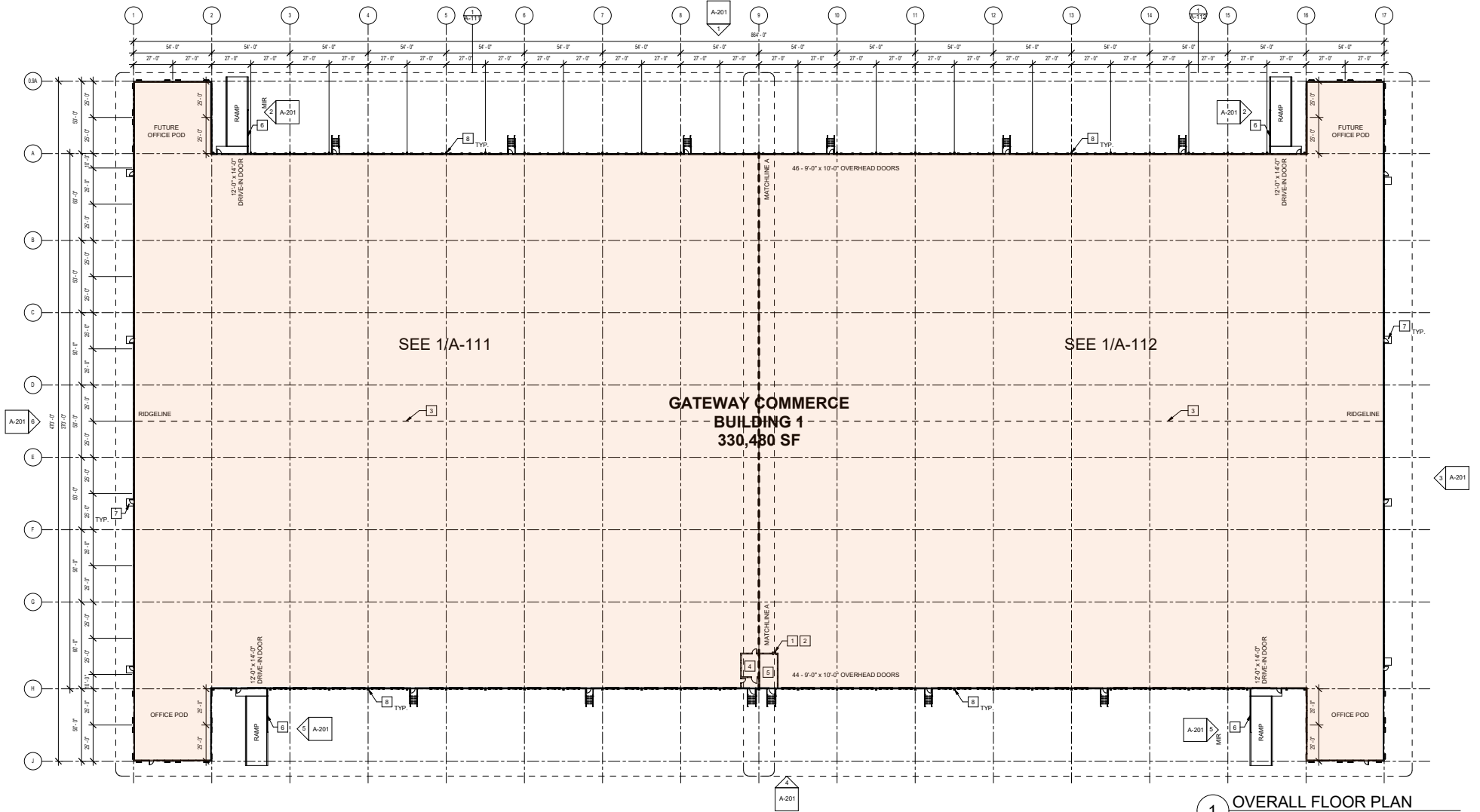
  
**330,480 SF**  
 Size

  
**36'**  
 Clear  
 Height

  
**90**  
 Dock High  
 Doors

  
**4**  
 Drive In  
 Doors

  
**CROSS-DOCK**  
 Loading




**1** OVERALL FLOOR PLAN  
 SCALE: 1/32" = 1'-0"

# BUILDING TWO

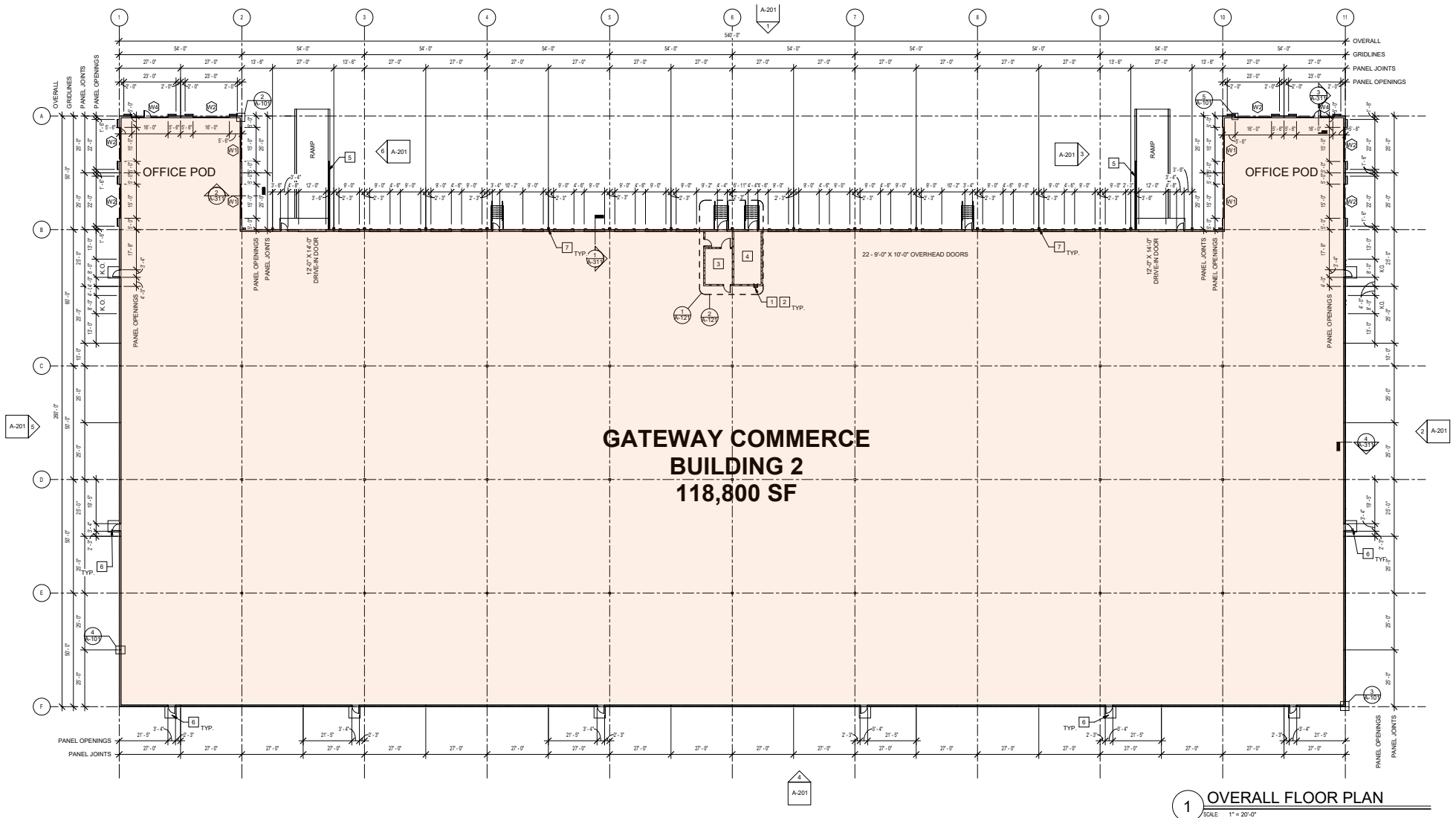
  
**118,800 SF**  
 Size

  
**32'**  
 Clear  
 Height

  
**22**  
 Dock High  
 Doors

  
**2**  
 Drive In  
 Doors

  
**REAR-LOAD**  
 Loading



# BUILD-TO-SUIT

FOR SALE OR LEASE



**34,000-43,000 SF**  
Proposed  
Size



**28'**  
Clear  
Height



**6-10**  
Dock High  
Doors

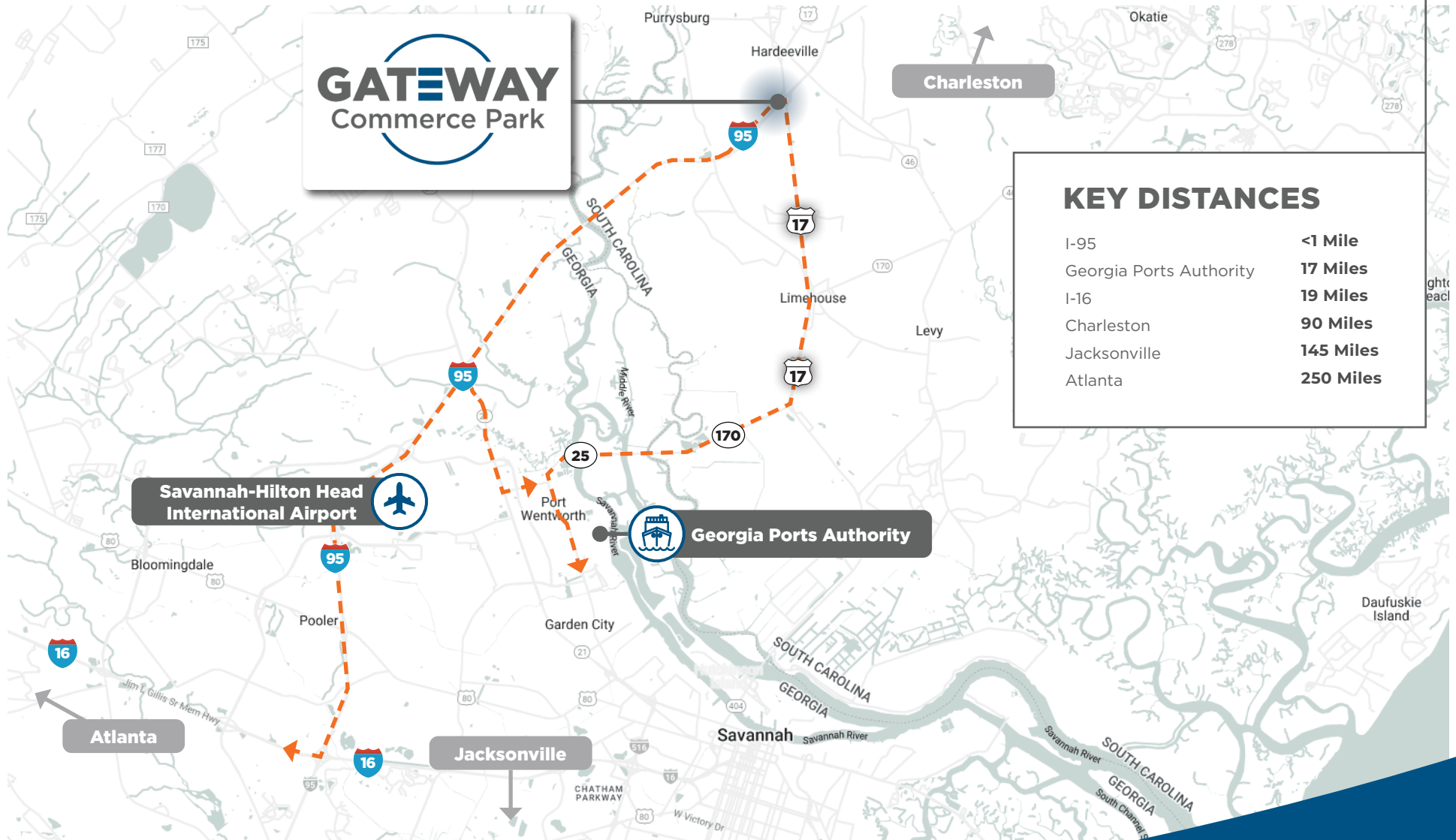


**1-2**  
Drive In  
Doors



# LOCATION

## Hardeeville, SC







# GATEWAY

Commerce Park

## LEASING INFORMATION:

**Stephen Ezelle, SIOR**

Partner

+1 912 236 8992

[sezelle@gilbertezelle.com](mailto:sezelle@gilbertezelle.com)

