

SCIOLOGIS:

LAND SITE ENTITLED FOR INDUSTRIAL DEVELOPMENT SERVING THE SAVANNAH PORTS

FOR SALE OR LEASE

PORT LOGISTICS - 695,000 SF
CLASS-A REAR LOAD WITHIN PORT
OF SAVANNAH US CUSTOMS ENTRY
LIMITS



FILOT TAX PROGRAM



FRONTAGE HIGHWAY ACCESS



EXCESS TRUCK & CONTAINER PARKING



OPPORUNITY ZONE



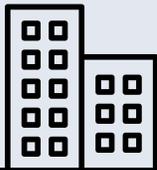
EASY ACCESS TO THE PORT



FULLY ENTITLED FOR INDUSTRIAL USES



SCIOLOGIS



Locations & Access

Legend



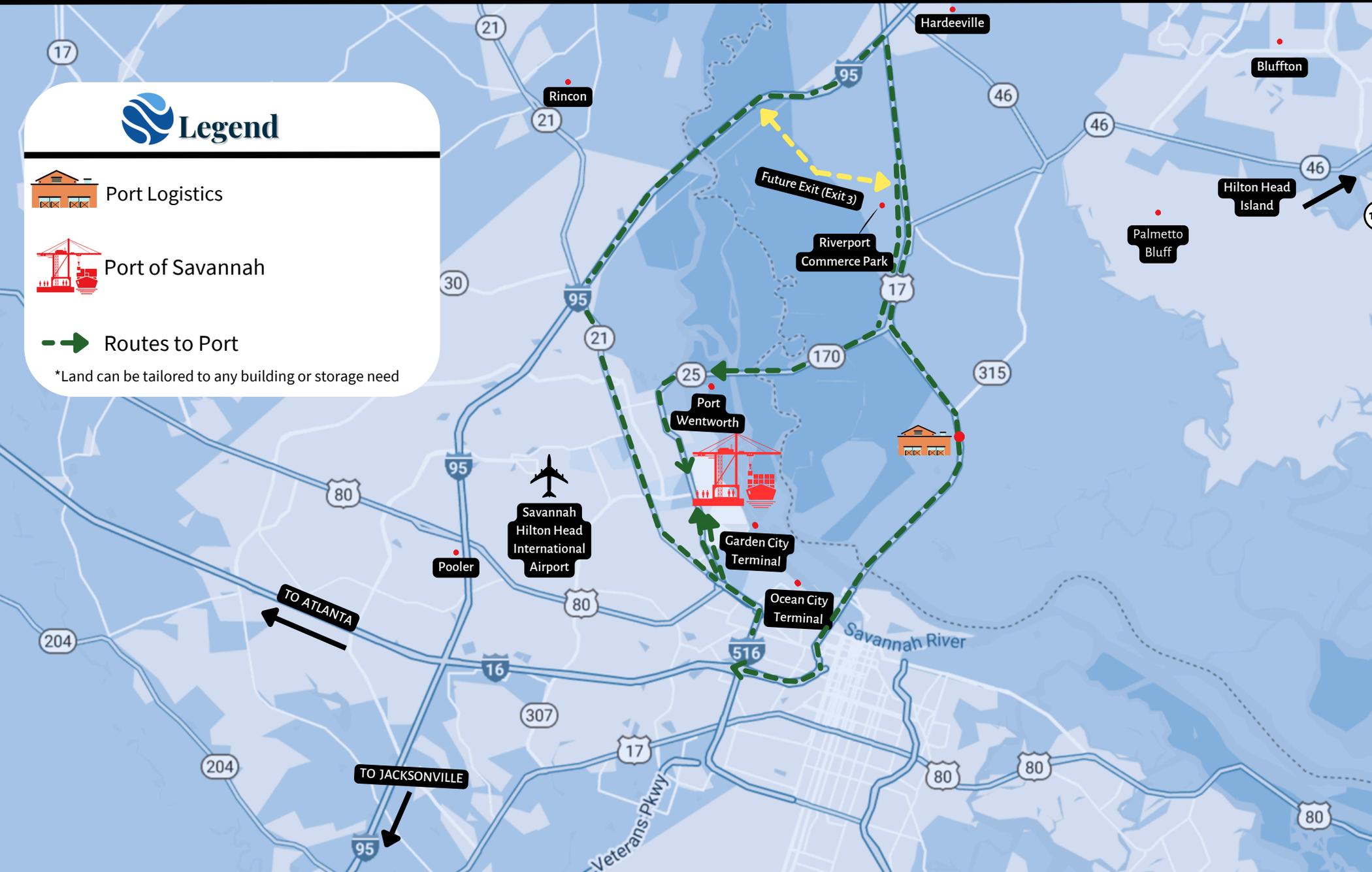
Port Logistics

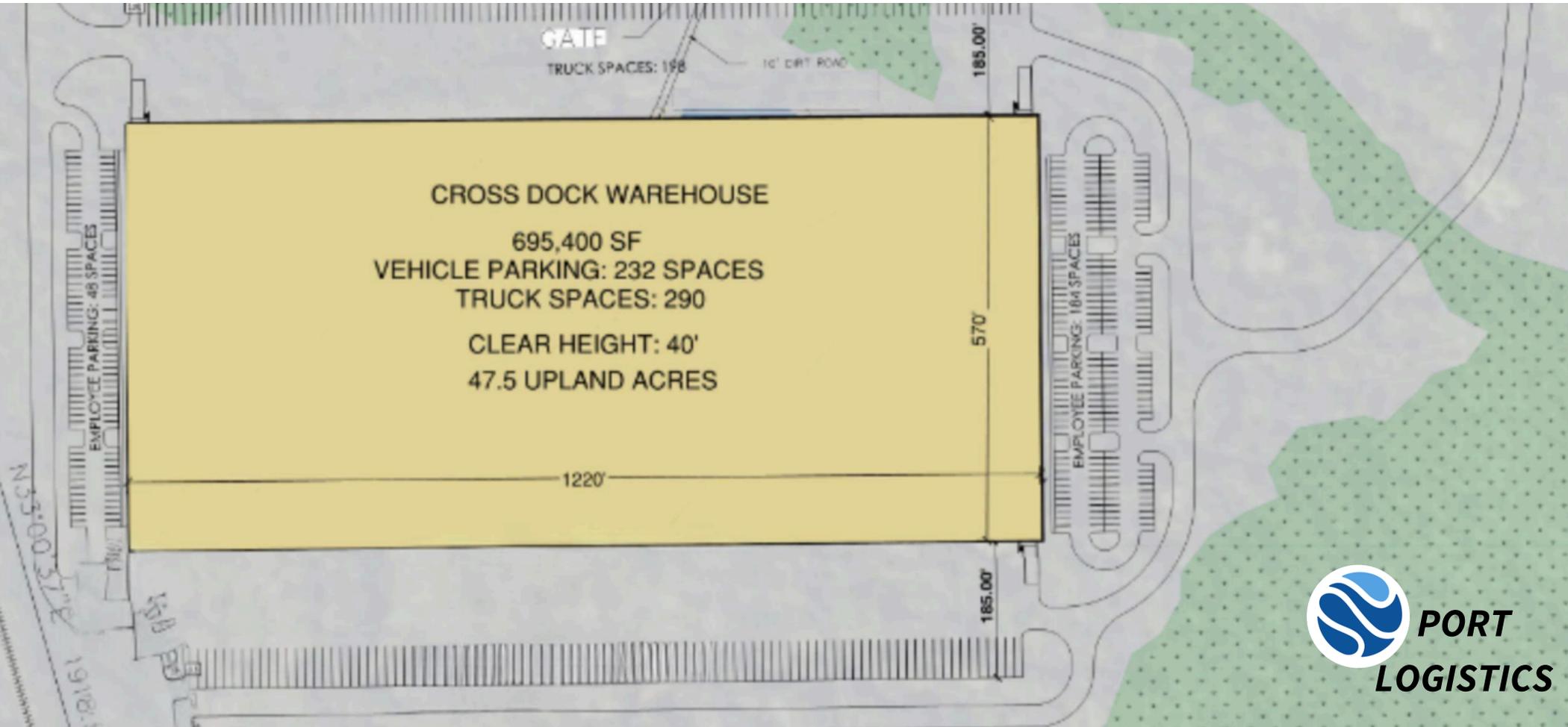


Port of Savannah

Routes to Port

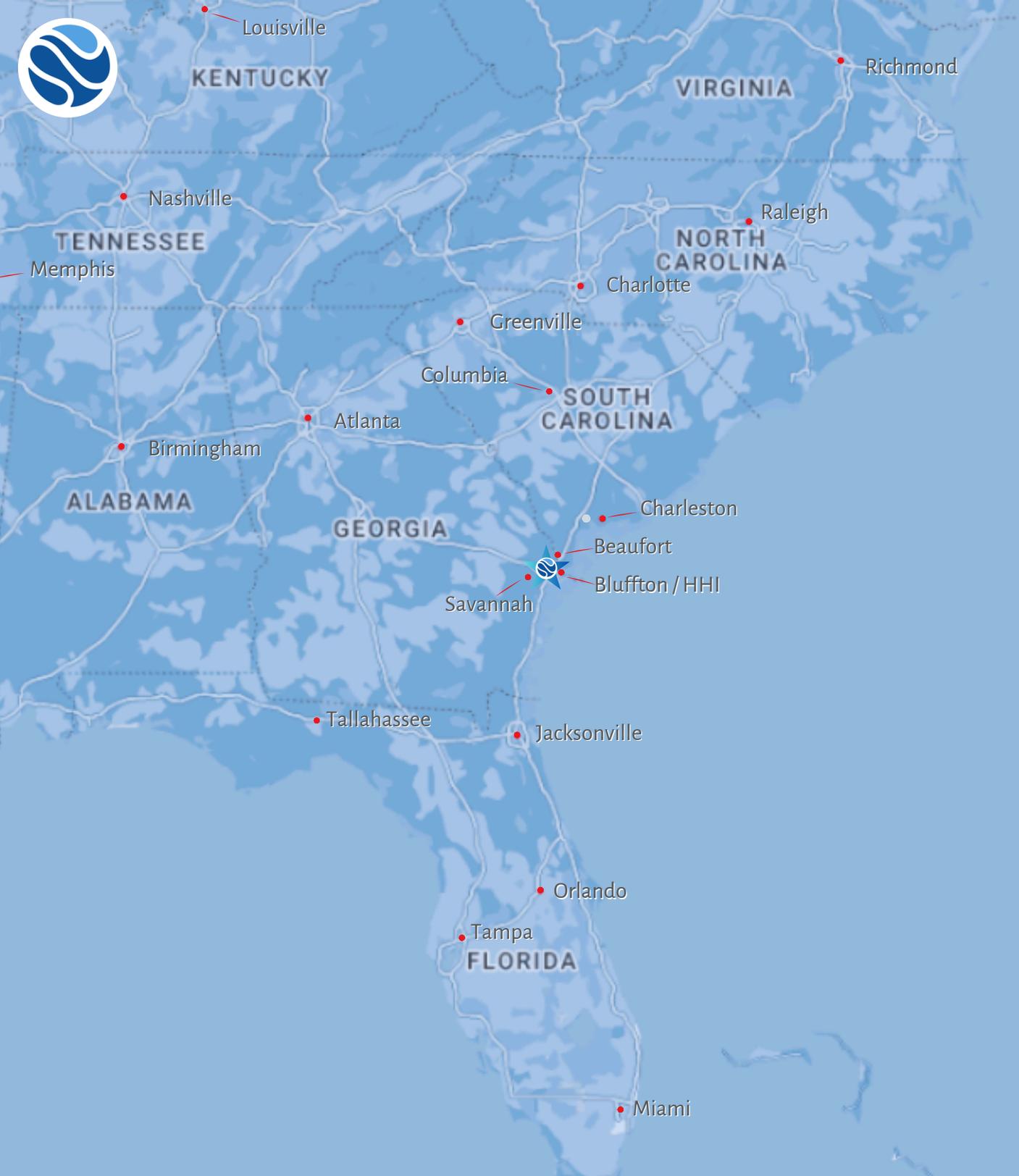
*Land can be tailored to any building or storage need





SITE FEATURES:	
TOTAL LAND AREA:	472 +- acres
UPLAND AREA:	47.5 +- acres
ZONING:	Industrial PDD
DRIVE TO PORT	10 Minutes
US CUSTOMS:	Port of Sav Entry Limits
ENTITLEMENTS:	Hardeeville, SC

PROPOSED BUILDING FEATURES:	
BUILDING (SF):	695,000
FOOTPRINT:	1088' x 520'
DOCK POSITIONS:	160 Doors, 4 Ramps
CLEAR HEIGHT:	40'
TRUCK PARKING:	290
EMPLOYEE PARKING:	232



Nearby markets:*

- Atlanta - 4 hrs
- Birmingham - 6 hrs
- Charleston - 2 hrs
- Charlotte - 3.5 hrs
- Columbia - 2.1 hrs
- Jacksonville - 2.1 hrs
- Louisville - 10.1 hrs
- Memphis - 10.1 hrs
- Miami - 8 hrs
- Nashville - 7.5 hrs
- Orlando - 4.2 hrs
- Raleigh - 4.8 hrs
- Tallahassee - 4.5 hrs
- Tampa - 5.2 hrs

*During peak driving times



PORT OF SAVANNAH

- The third largest container volume and the fastest-growing container port by TEU's in the U.S
- The Port's Garden City Terminal is the largest single container terminal in North America
- The Terminal covers 1,345 acres with 9,693 ft of contiguous berthing space and 36 ship-to-shore cranes with 42 additional Neo-Panamax cranes expected by 2028. The facility will be able to move nearly 1,300 containers per hour assuming all cranes are moving, and 14,000 truck moves daily. (7,000 containers in, 7,000 containers out)
- The \$1.4 billion Savannah Harbor Expansion Project (SHEP) has recently deepened its navigation channel from 42 feet to 47 feet, enabling larger and heavier vessels to call on the port
- Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- The Mason Mega Rail Project is now complete and operates as the largest on-dock intermodal rail facility for a port authority in North America, doubling the Port of Savannah's rail lift capacity to 1 million TEU's per year
- The Port of Savannah ended fiscal year 2022 in June with a record breaking 5.76 million TEU's, an 8% increase over fiscal year 2021:
 - 1.5M TEU's in Q1 FY 2023 (July-September) an increase of 9.6% year over year
 - Garden City Terminal West Project will add another 1M TEU's of container yard capacity in phases during 2023 and 2024
 - Capacity will increase by 60% to 9.5M TEU's by 2025

STRATEGIC DISTRIBUTION HUB

- Multimodal hub fueled by proximity to the Port of Savannah, regional interstate system linking the area to Atlanta and Florida, and Class I rail service from both Norfolk Southern and CSX
- Located on the I-95 corridor with direct access to the Florida markets, the Carolinas, the Eastern seaboard and Atlanta population center via I-16
- Largest concentration of break bulk import distribution centers on the East Coast
- Home to Fort Stewart, the largest US Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor force
- Skilled workforce of more than 453,000 within a 60-mile radius, fueled in part by Georgia Southern University, nearby Fort Stewart and Hunter Army Airfield, and other colleges, universities, and industry ecosystems such as aerospace

Source: Georgia Port Authority



SOUTH CAROLINA BUSINESS INCENTIVES

- *PORT LOGISTICS* is located within an Opportunity Zone which allows owners tremendous tax benefits. This project yields a wide range of tax benefits for owners to leverage their investment while also contributing to positive growth in the Hardeeville community
- Potential FILOT (Fee in lieu of taxes) property tax abatement program in place. This allows the owner to fix property taxes for 30 years based on a function of direct capital investment
- Jasper County, SC is a Tier III County that provides a Jobs Tax Credit of \$21,250 per new job created
- South Carolina has one of the lowest corporate income tax rates (5%) in the Southeast along with numerous credits and methods to reduce and eliminate corporate income tax liability
- Potential opportunity to be within the Foreign-Trade Zone 104. This lowers the costs of U.S. based operations engaged in international trade thus providing a secure, efficient, and profitable way to compete effectively in domestic and global markets
- Like Georgia's effective Quick Start workforce training program, South Carolina has ReadySC as their platform which creates incredible opportunities for new and expanding companies
- The sites are located in a vast labor pool from Chadum, Jasper, and Beaufort County, shortening the commutes of those traveling to Savannah for employment. There is also a strong military presence due to the proximity of MCAS Beaufort, Parris Island, and Hunter Army Base which together transition around 2,000 soldiers into the civilian workforce annually



SCIOLOGIS

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