

EPARK

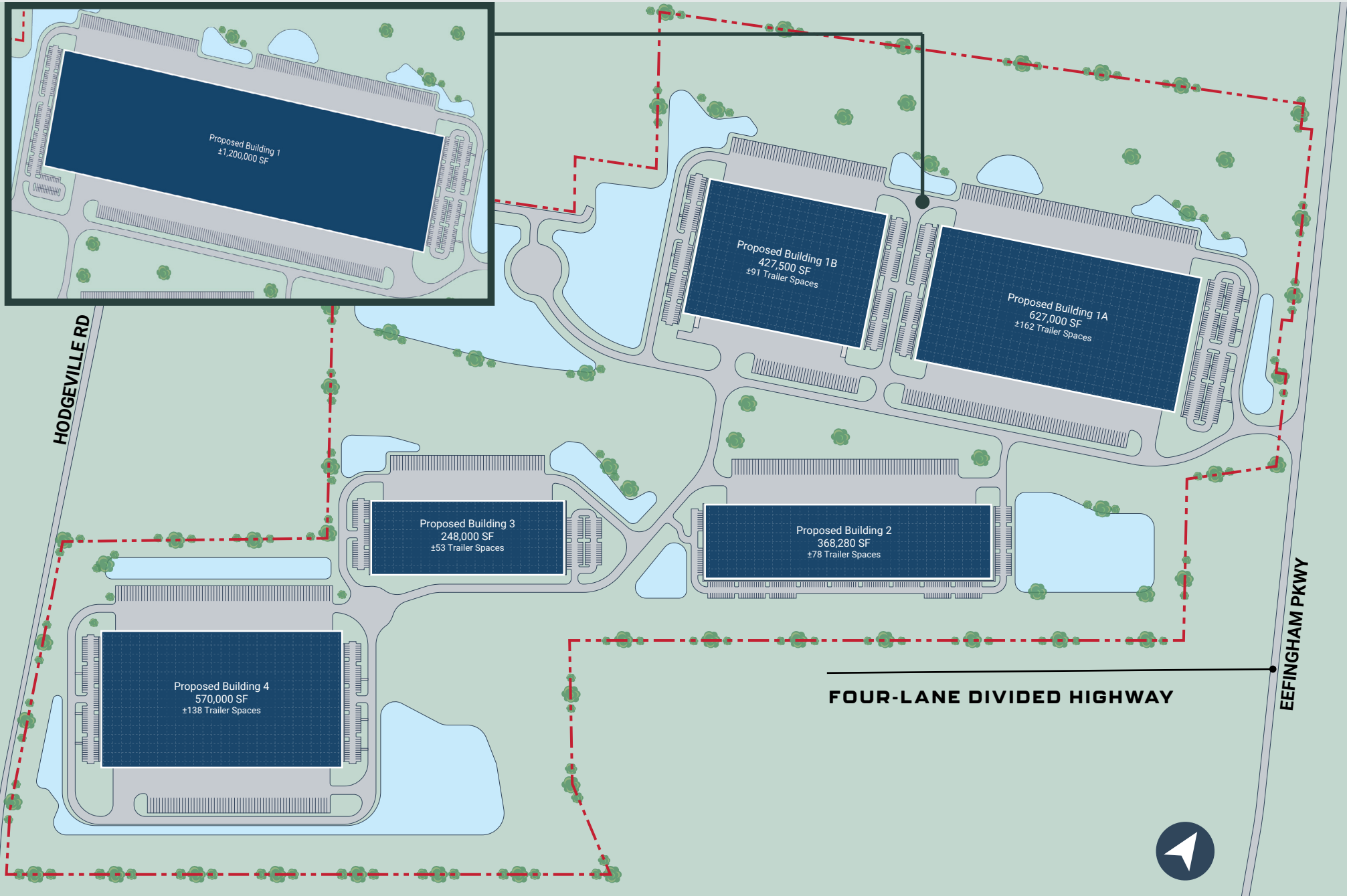
EFFINGHAM PARKWAY | RINCON, GA 31326

- + ±2.4 MSF CLASS A INDUSTRIAL PARK
- + ±50,000 UP TO 1,200,000 SF AVAILABLE FOR LEASE
- + 13 MILES FROM THE PORT OF SAVANNAH
- + SPEC CONSTRUCTION + BUILD-TO-SUIT

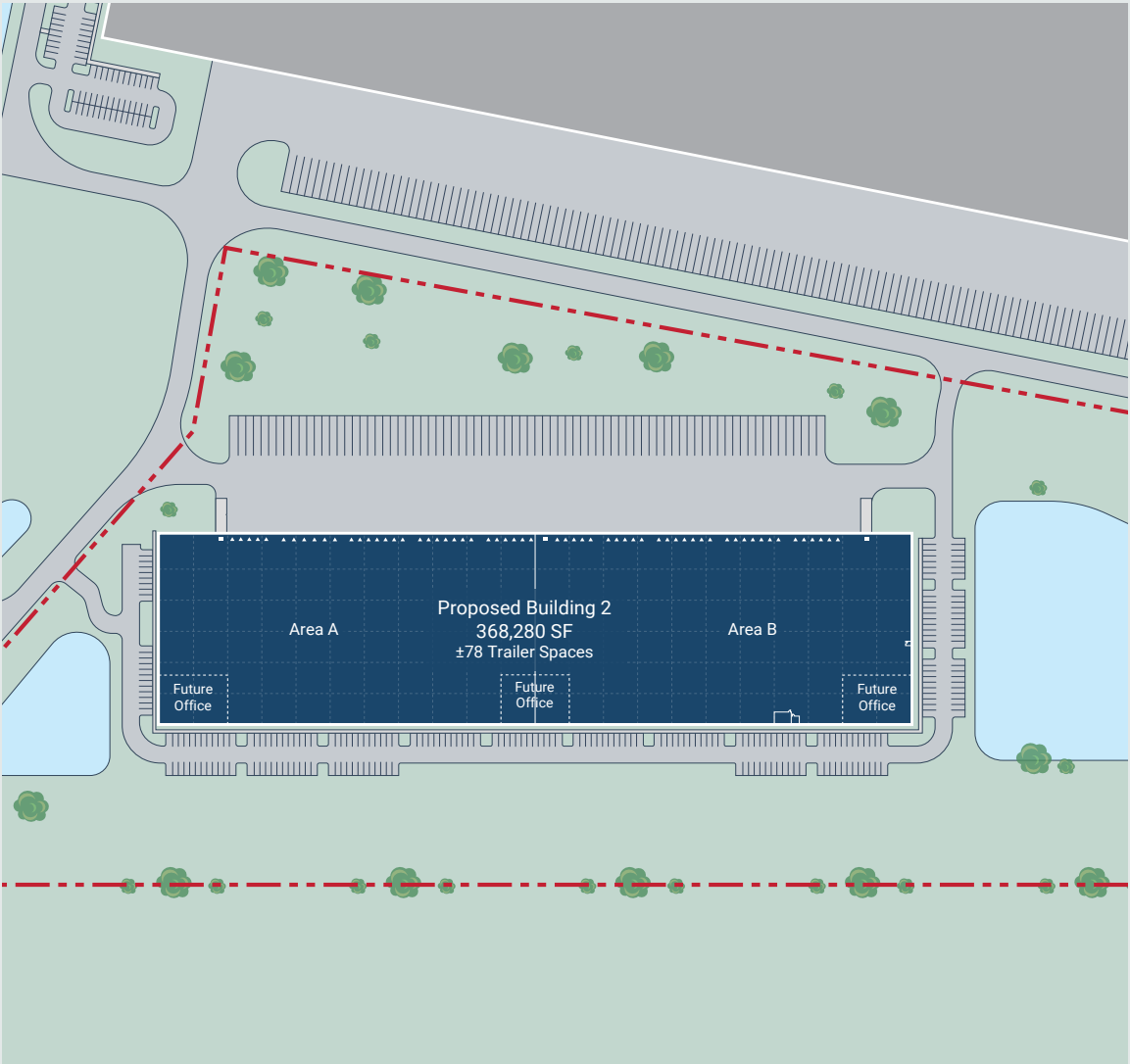
Site Plan

E PARK

ALTERNATIVE SITE PLAN TO BUILDINGS 1A + 1B (BUILDING 1 - 1,200,000 SF)



Building 2 | 100,000 UP TO 368,280 SF DELIVERING Q1 2027



BUILDING 2 SPECIFICATIONS	
Footprint:	368,280 SF
Trailer Parks:	±78
Auto Parks:	TBD
Clear Height:	36' high from first column
Bay Spaces:	16,740 SF each
Roof:	60mil TPO
Truck Courts:	185' concrete
Drive-ins:	2
Floor Slab:	7" reinforced
Dock Positions:	59 (18 with 35,000 lbs pit levelers) mechanical levelers at every other dock door
Electrical Service:	2,000 amp service at each end
Spec Office:	No

DRIVE TIME MAP

E PARK

FUTURE EFFINGHAM PARKWAY

Six-mile, four-lane divided highway that is delivering Spring 2026. Routes to the Port of Savannah will shorten providing more efficient access to Jimmy DeLoach Boulevard, Highway 21, Highway 30, and I-95.

HYUNDAI
MOTOR GROUP

LOCATION	DISTANCE
Interstate 16	10.1 miles 14 minutes
Interstate 95	5.8 miles 8 minutes
Garden City Terminal	13 miles 18 minutes
Ocean Terminal	17 miles 23 minutes
Downtown Savannah	17.9 miles 30 minutes
Savannah/Hilton Head Int'l Airport	10.9 miles 15 minutes
Norfolk Southern (NS) Intermodal	12.1 miles 16 minutes
CSX Intermodal	16.4 miles 22 minutes
Hyundai Motor Group Metaplant	13.9 miles 17 minutes

**SAVANNAH
HILTON HEAD
INTERNATIONAL**

**GARDEN CITY
TERMINAL**

OCEAN TERMINAL

SAVANNAH

Future Effingham Parkway

SEAMLESS CONNECTIVITY

This six-mile, four-lane divided highway will dramatically enhance connectivity, linking State Route 30 to Blue Jay Road and providing a swift, direct route to Jimmy DeLoach Boulevard and I-95, significantly reducing travel times and easing congestion on existing routes to the port. This project will reach completion in Spring 2026 in alignment with the delivery of Epark's Building 2 in Q4 2026.





The Port of Savannah

**3RD BUSIEST CONTAINER
PORT IN THE U.S**

\$3.2B

Total investments in its facilities 2015-2025

44%

of U.S. consumers and manufacturers are best served from the Port of Savannah

12-13M

Total Annual TEU capacity by 2032

#1

Garden City Terminal is the single largest container terminal in North America

#2

Largest East Coast port

8.6%

Container Trade Growth in FY 2025

5.7M

TEUs moved in FY 2025

2

Class I Railroads (CSX & Norfolk Southern) located on terminal

\$4.2B

Investment planned 2025-2035

2

Modern and deepwater terminals

\$122B

Annual economic impact

#1

Fastest growing container port in the Nation

#3

Busiest port in the nation

\$77B

2024 GDP towards the State of GA (9%)

37

Weekly vessel calls, the most on the East Coast

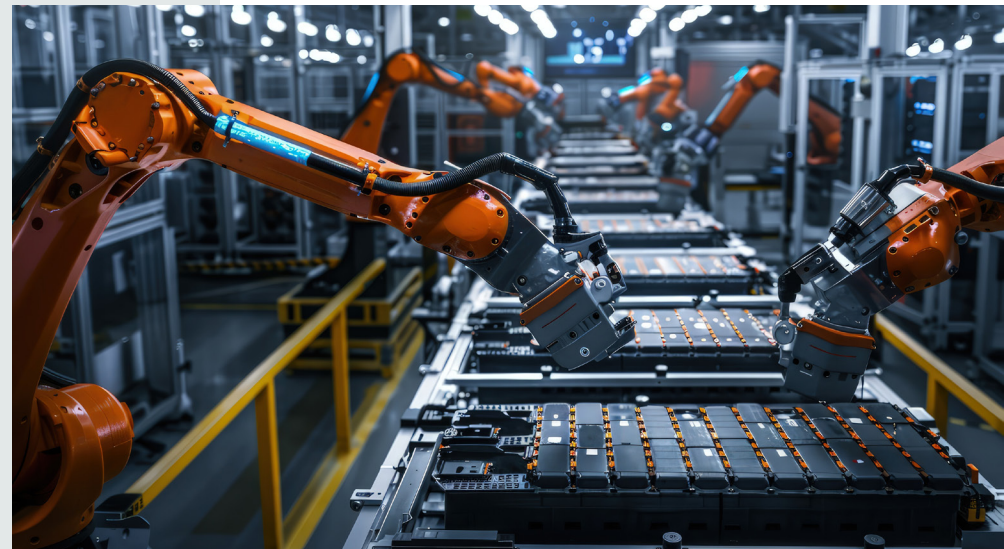
#1

Largest intermodal rail facility for a port authority in North America



Hyundai Motor Group Metaplant

- + The Hyundai Motor Group Metaplant America represents a monumental investment in Georgia, with a total of \$12.6 billion, including joint batter ventures. This makes it the largest single investment in the state's history.
- + HMGMA is projected to create 8,500 direct jobs at the plants by 2031, with broader impact of nearly 40,000 direct and indirect jobs throughout Georgia.
- + Located in Ellabell, Bryan County, Georgia, approximately 20-25 miles west of Savannah, the Metaplant is a state-of-the-art facility dedicated to mass-producing electric and hybrid vehicles for Hyundai, Kia, and Genesis brands.
- + HMGMA is an “intelligent manufacturing plant” that optimizes all production processes—from order collection to logistics—using AI and data, fostering a human-centered work environment with robotic assistance.
- + The plant has an initial annual production capacity of 300,000 vehicles, with plans to expand to 500,000 units. Production of the Hyundai IONIQ 5 and IONIQ 9 has already begun, with Kia models to follow in 2026.
- + HMGMA has already attracted significant investment from numerous suppliers, totaling over \$2.5 billion and creating an additional 6,900 jobs across 12 counties in Georgia. More suppliers are expected to locate in the region, offering substantial opportunities for related industrial businesses.
- + Situated along Interstate 16, the Metaplant benefits from excellent logistical connections, including proximity to the Port of Savannah. Infrastructure upgrades are planned, including widening US 280 and expanding I-16 interchanges.
- + The HMGMA project is expected to contribute \$4.6 billion in individual earnings annually to Georgia's economy. It signifies a transformational shift, establishing the Savannah region as an advanced manufacturing hub for clean transportation.





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