

SCIOLOGIS:

LAND SITE ENTITLED FOR INDUSTRIAL DEVELOPMENT SERVING THE SAVANNAH PORTS

FOR SALE OR LEASE

PORT LOGISTICS - 500,000 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



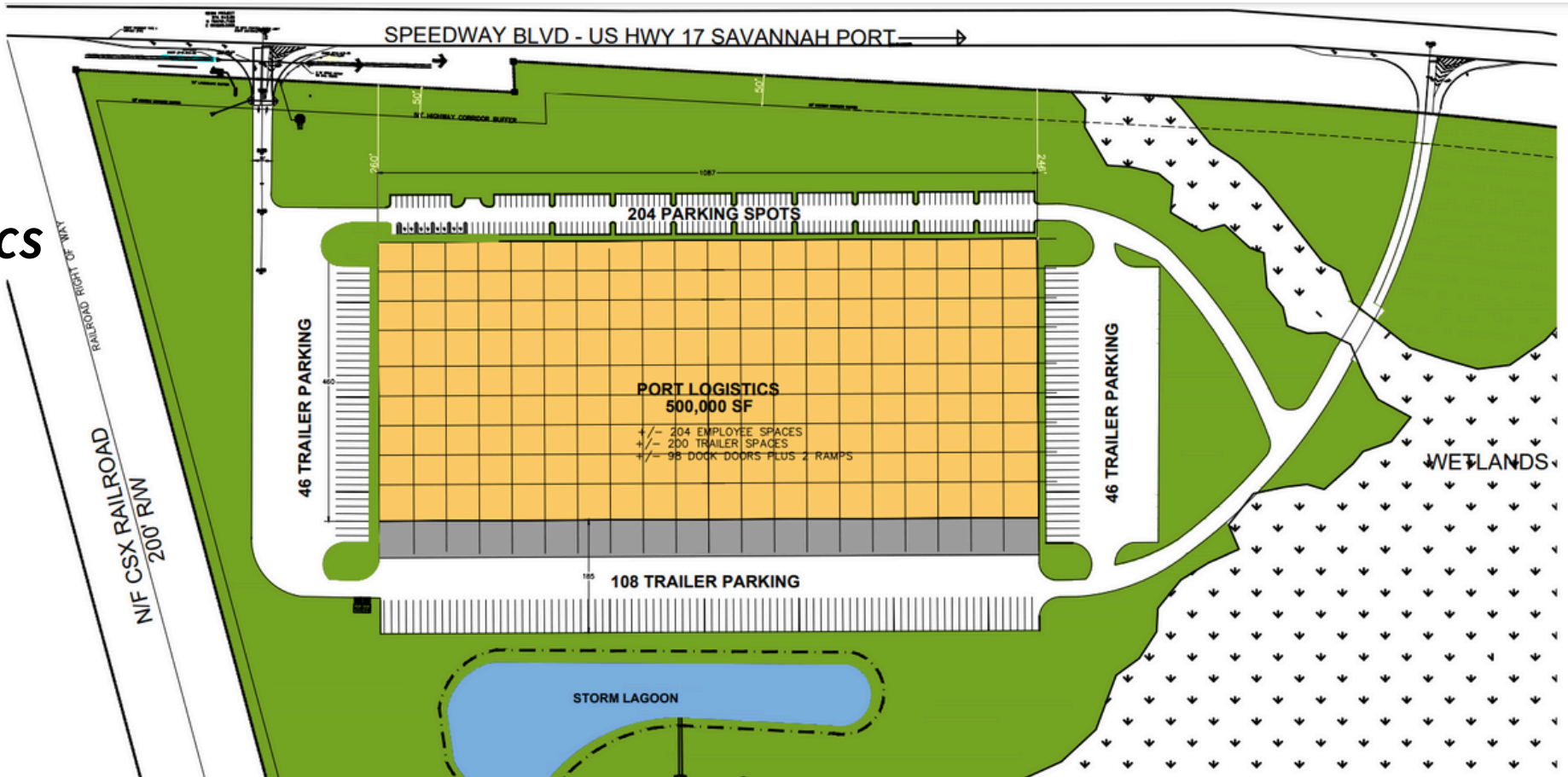
FULLY ENTITLED FOR INDUSTRIAL USES



SCIOLOGIS



**PORT
LOGISTICS**

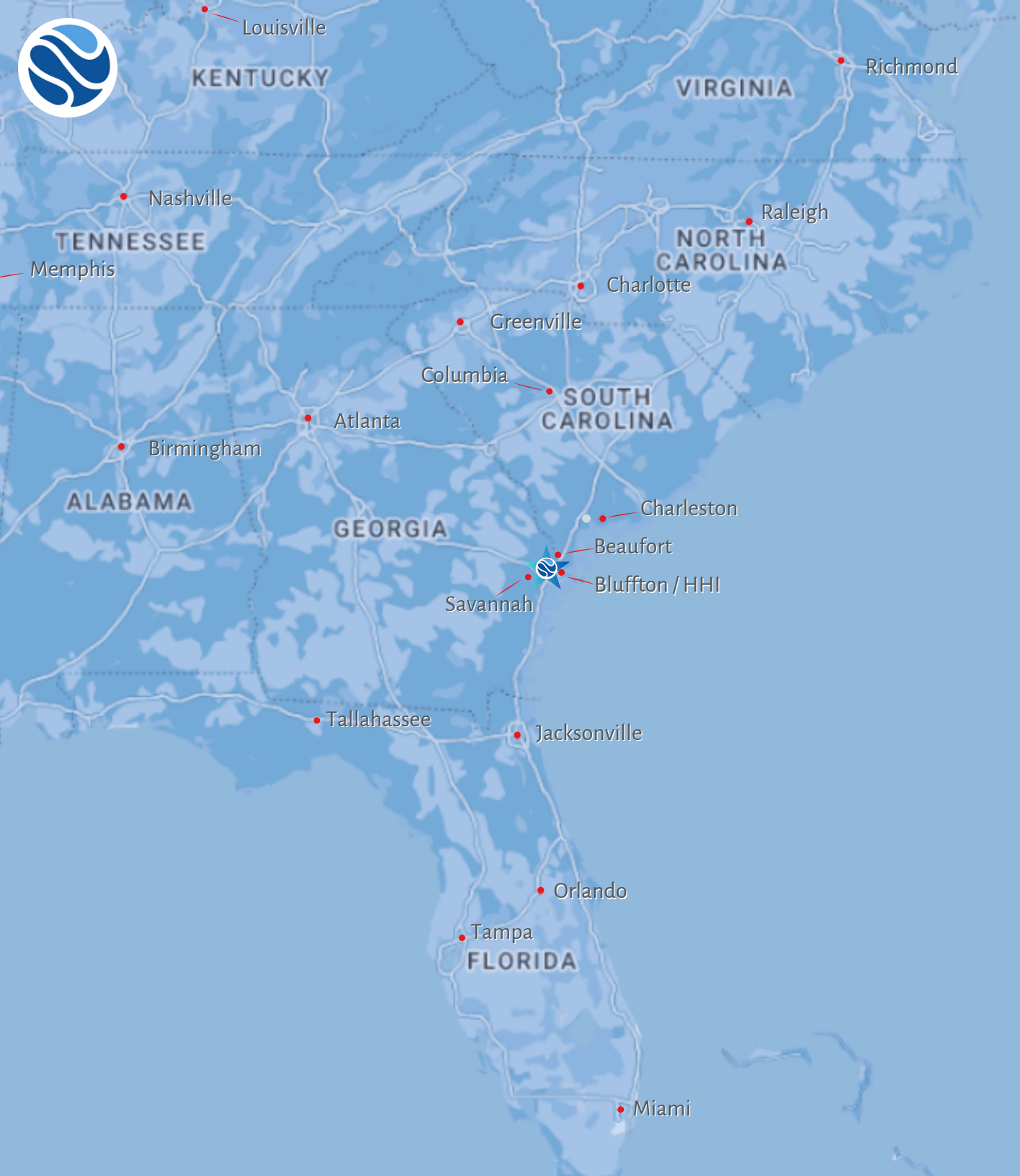


SITE FEATURES:

TOTAL LAND AREA:	70 +- acres
UPLAND AREA:	47.5 +- acres
ZONING:	Industrial PDD
DRIVE TO PORT	10 Minutes
US CUSTOMS:	Port of Sav Entry Limits
ENTITLEMENTS:	Jasper County Development Agreement

PROPOSED BUILDING FEATURES:

BUILDING (SF):	500,000
FOOTPRINT:	1087' x 460'
DOCK POSITIONS:	98 Doors, 2 Ramps
CLEAR HEIGHT:	40'
TRUCK PARKING:	200
EMPLOYEE PARKING:	204



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



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