

# SCIOLOGIS:

LAND SITE ENTITLED FOR INDUSTRIAL  
DEVELOPMENT SERVING THE SAVANNAH  
PORTS

# FOR SALE OR LEASE

*PORT LOGISTICS - 565,000 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



Port Logistics 47.5 +/- Upland Acres

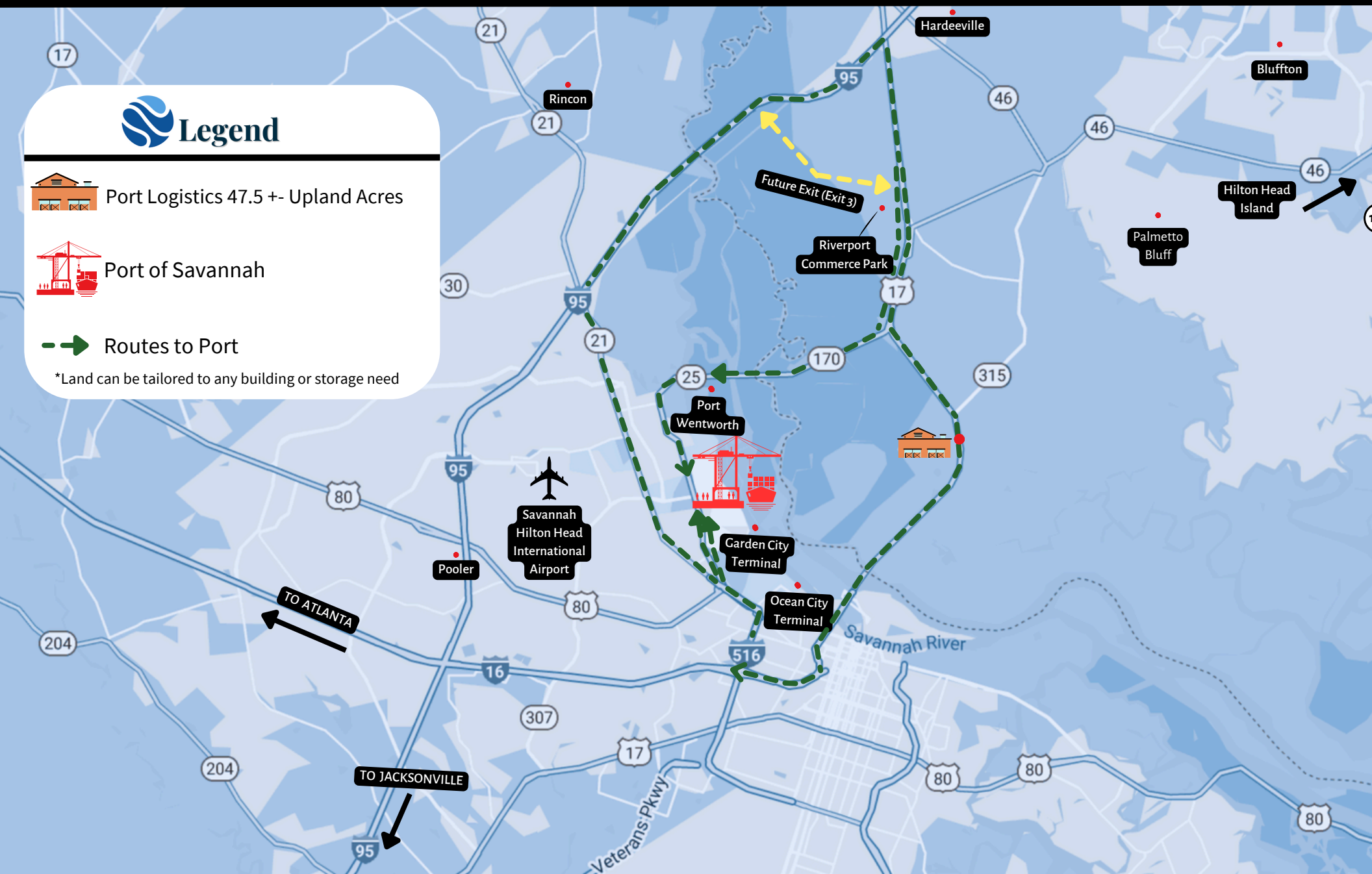


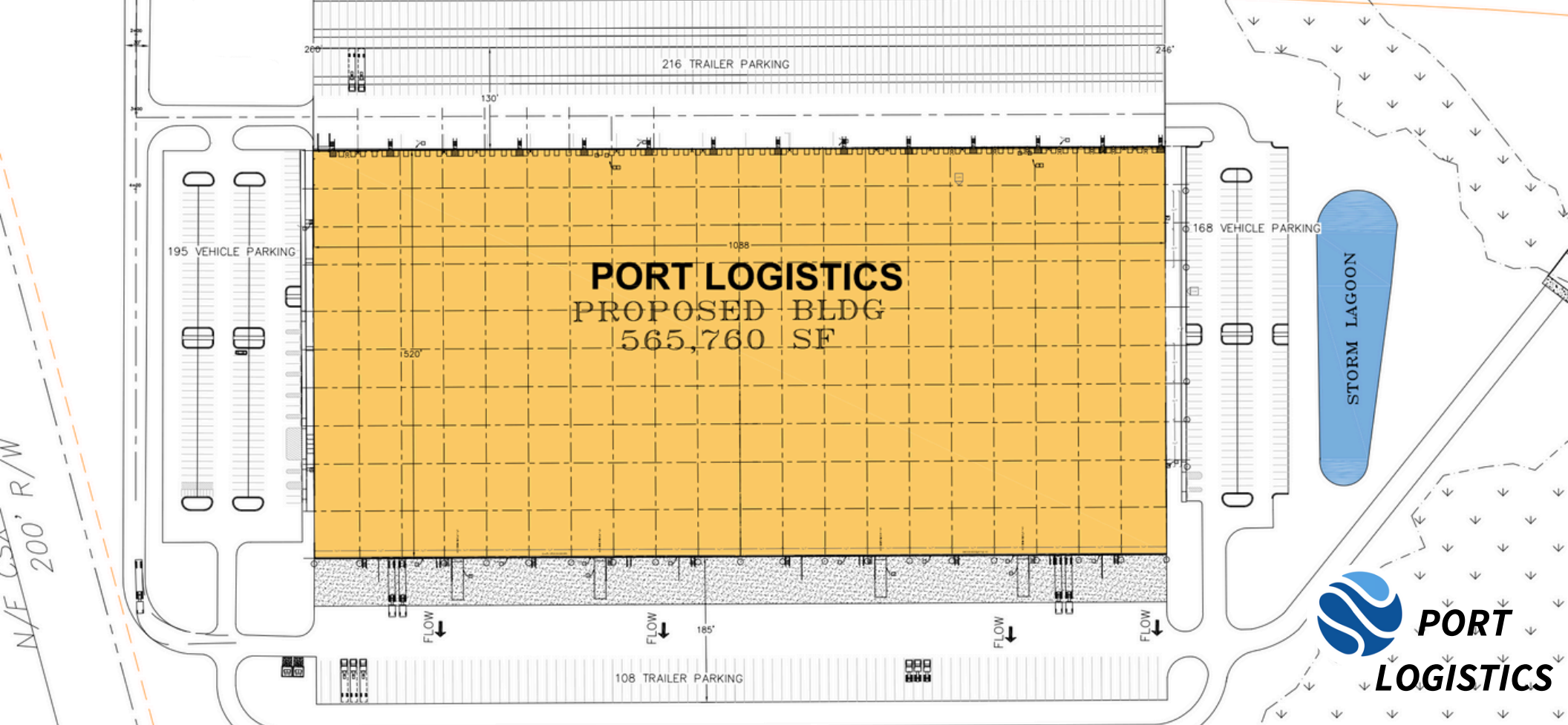
Port of Savannah



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): 565,000**

FOOTPRINT: 1088' x 520'

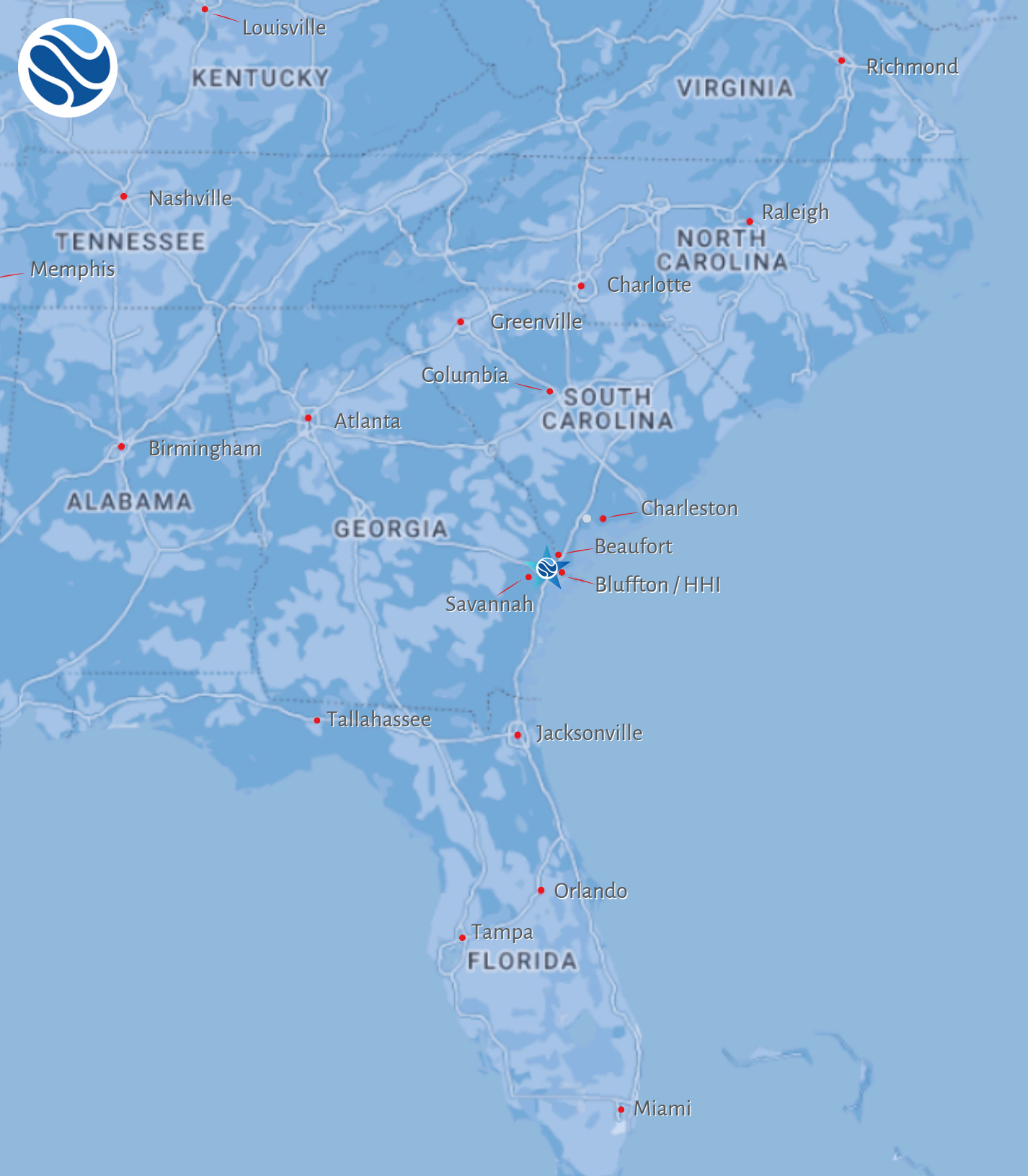
DOCK POSITIONS: 160 Doors, 4 Ramps

CLEAR HEIGHT: 40'

TRUCK PARKING: 324

EMPLOYEE PARKING: 364





## 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

**For more information, please contact:**



**Managing Partner**

Herb Chase

[Herb@scilogis.com](mailto:Herb@scilogis.com)

310-415-0451



**Managing Partner**

Jim Strecansky

[jim@strecansky.com](mailto:jim@strecansky.com)

843-247-0221



**Associate**

Michael Chase

[Michael@scilogis.com](mailto:Michael@scilogis.com)

310-415-0451



**Project Manager**

Jack Chase

[Jack@scilogis.com](mailto:Jack@scilogis.com)

310-924-4894

