

July 2024 Aerial

Building 1  
1,244,571 SF  
April 2025 Delivery

Building 2  
594,552 SF  
September 2024 Delivery

Building 3  
276,062 SF  
Delivered

# Dorchester

## Commerce Park

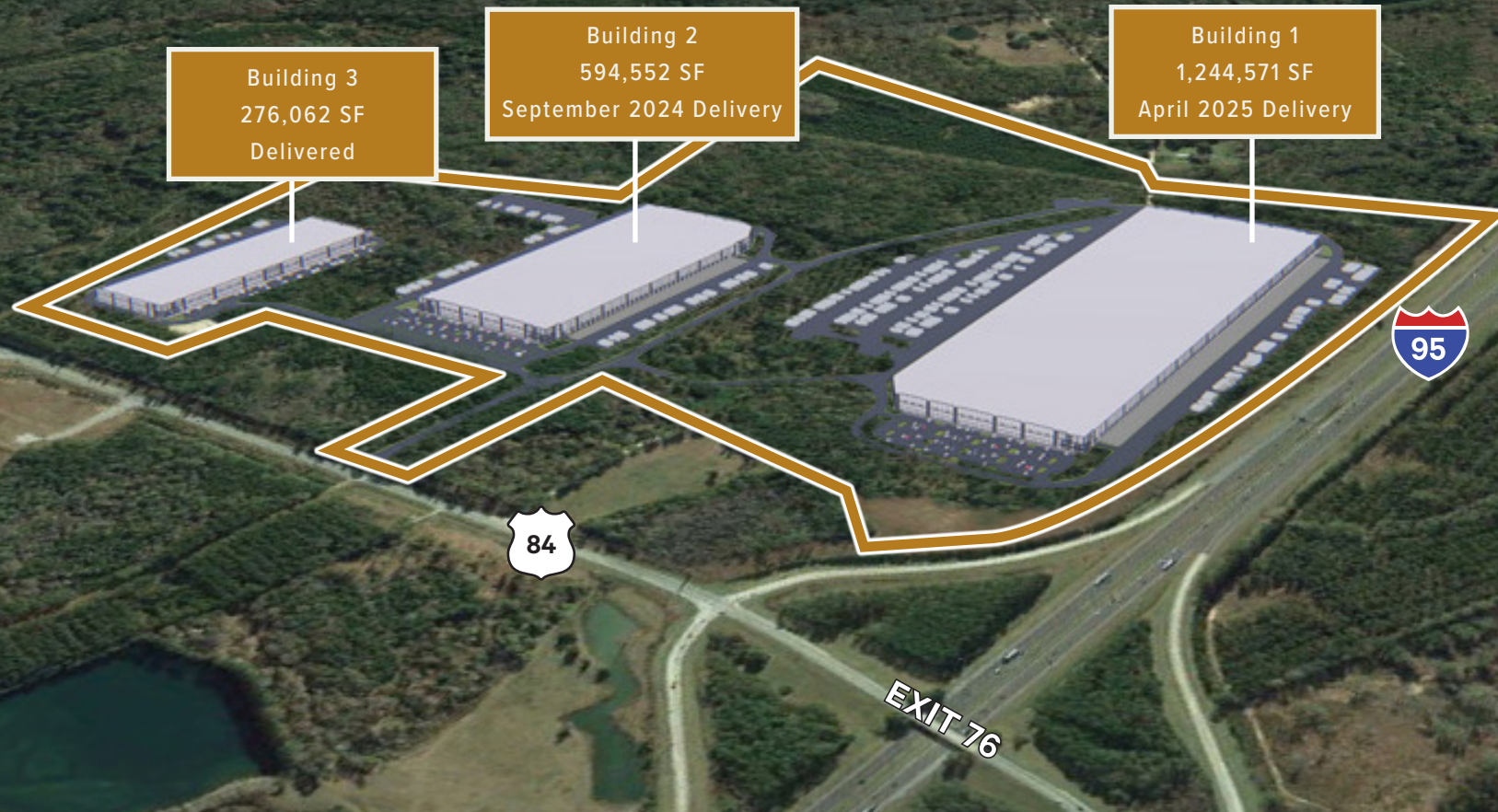
Liberty County, I-95 @ Exit 76

For Sale or Lease





# PROJECT HIGHLIGHTS



- ▶ Dorchester Commerce Park Phase I
- ▶ Southeast Quadrant of I-95 & Exit 76 (Liberty County, GA)
- ▶ 1,244,571 SF, 594,552 SF & 276,062 SF For Lease
- ▶ 33 Miles to Port of Savannah
- ▶ 95 Miles to Jacksonville, FL
- ▶ Class A Distribution Development
- ▶ Attractive Incentives Available from Liberty County Development Authority (LCDA)
- ▶ Available Real and Personal Property Tax Abatements (see next page)
- ▶ Military Zone Taxes Credits (\$17,500 per Job Tax Credits for Qualifying Wages)
- ▶ No Inventory Tax / Savannah Foreign Trade Zone
- ▶ Liberty Co. is home to Fort Stewart with 3,600-4,800 soldiers exiting per year to enter workforce with 10,000 military spouses living in or adjacent to Liberty County
- ▶ Federal Work Opportunity Tax Credit Program



# REAL PROPERTY TAX ABATEMENT

## PROJECT CLASSIFICATION

EMPLOYMENT	DC/E-COMMERCE/WAREHOUSE	MANUFACTURING
50-99	10 Years @ 100%	<b>15 Years</b> 10 Years @ 100% Year 11 @ 80 % Year 12 @ 60 % Year 13 @ 40 % Years 14 & 15 @ 20%
100-249	<b>15 Years</b> 10 Years @ 100% Year 11 @ 80% Year 12 @ 60% Year 13 @ 40% Years 14 & 15 @ 20%	<b>20 Years</b> 15 Years @ 100% Year 16 @ 80% Year 17 @ 60% Year 18 @ 40% Years 14 & 12 @ 20%
250+	15 Years @ 100%	20 Years @ 100%

# PERSONAL PROPERTY TAX ABATEMENT

## PROJECT CLASSIFICATION

EMPLOYMENT	DC/E-COMMERCE/WAREHOUSE	MANUFACTURING
50-99	5 Years @ 100%	<b>10 Years</b> 5 Years @ 100% Year 6 @ 80 % Year 7 @ 60 % Year 8 @ 40 % Years 9 & 10 @ 20%
100-249	<b>10 Years</b> 5 Years @ 100% Year 6 @ 80% Year 7 @ 60% Year 8 @ 40% Years 9 & 10 @ 20%	<b>15 Years</b> 10 Years @ 100% Year 11 @ 80% Year 12 @ 60% Year 13 @ 40% Years 14 & 15 @ 20%
250+	10 Years @ 100%	15 Years @ 100%

# BUILDING 3

130 DORCHESTER VILLAGE ROAD  
MIDWAY, GA 31320



276,062 SF (DIVISIBLE)



36' CLEAR



DELIVERED



1,415 SF SPEC OFFICE



FOR SALE OR LEASE

## BUILDING 3 FEATURES

- ESFR Sprinklers
- Dock High Doors: 28 Built | 29 Future | 57 Total
- Drive in Doors: 2
- Auto Spaces: 132
- Trailer Spaces: 32
- Roof: 45 Mil White TPO with R-25 Insulation
- Slab Construction: 7" Unreinforced | 4,000 PSI
- Vapor Barrier: 15 Mil Vapor Barrier  
Under the Slab at Potential Office Areas
- Electrical: 2000 Amps 480/277V
- Column Spacing: 52'-0" x 50'-0" - 52'-0" x 60'-0" speed bay



# Dorchester

Commerce Park | Building 3

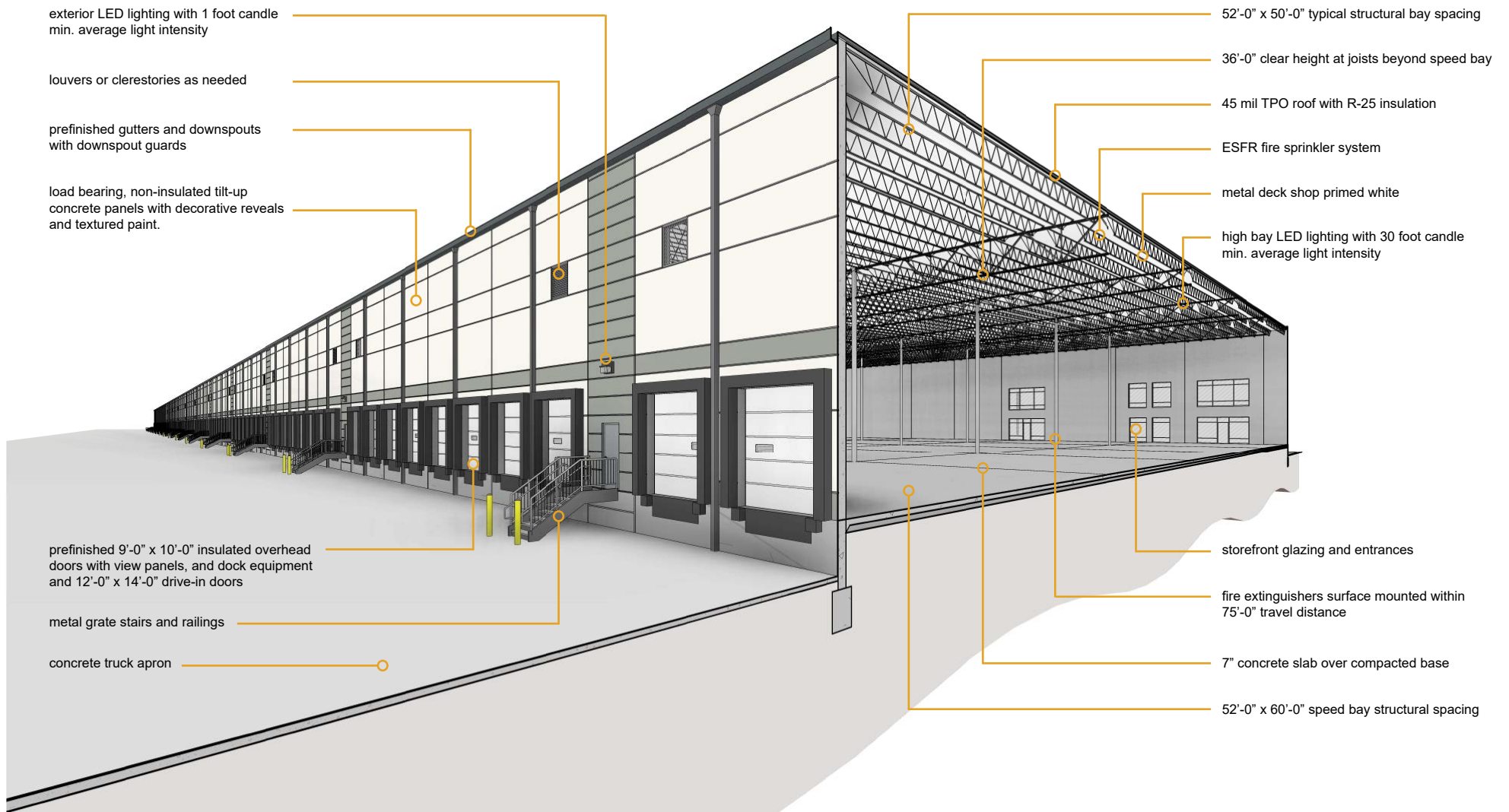


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# SECTION EXHIBIT

## BUILDING 3



# BUILDING 2

122 DORCHESTER VILLAGE ROAD  
MIDWAY, GA 31320



594,552 SF (DIVISIBLE)



40' CLEAR



133 TRAILER SPACES



SEPTEMBER 2024 DELIVERY



FOR SALE OR LEASE

## BUILDING 2 FEATURES

- 2,268 SF Spec Office
- Dock High Doors: 60 Built | 66 Future | 126 Total
- Drive in Doors: 4
- Auto Spaces: 300
- Trailer Spaces: 133
- Roof: 45 Mil White TPO with R-25 Insulation
- Slab Construction: 7" Unreinforced | 4,000 PSI
- Vapor Barrier: 10,000 SF of 15 Mil Vapor Barrier  
Under the Slab at Each Building Corner
- Electrical: 4000 Amps 480/277V
- Column Spacing: 52'-0" x 50'-0" - 52'-0" x 60'-0" speed bay



# Dorchester

Commerce Park | Building 2

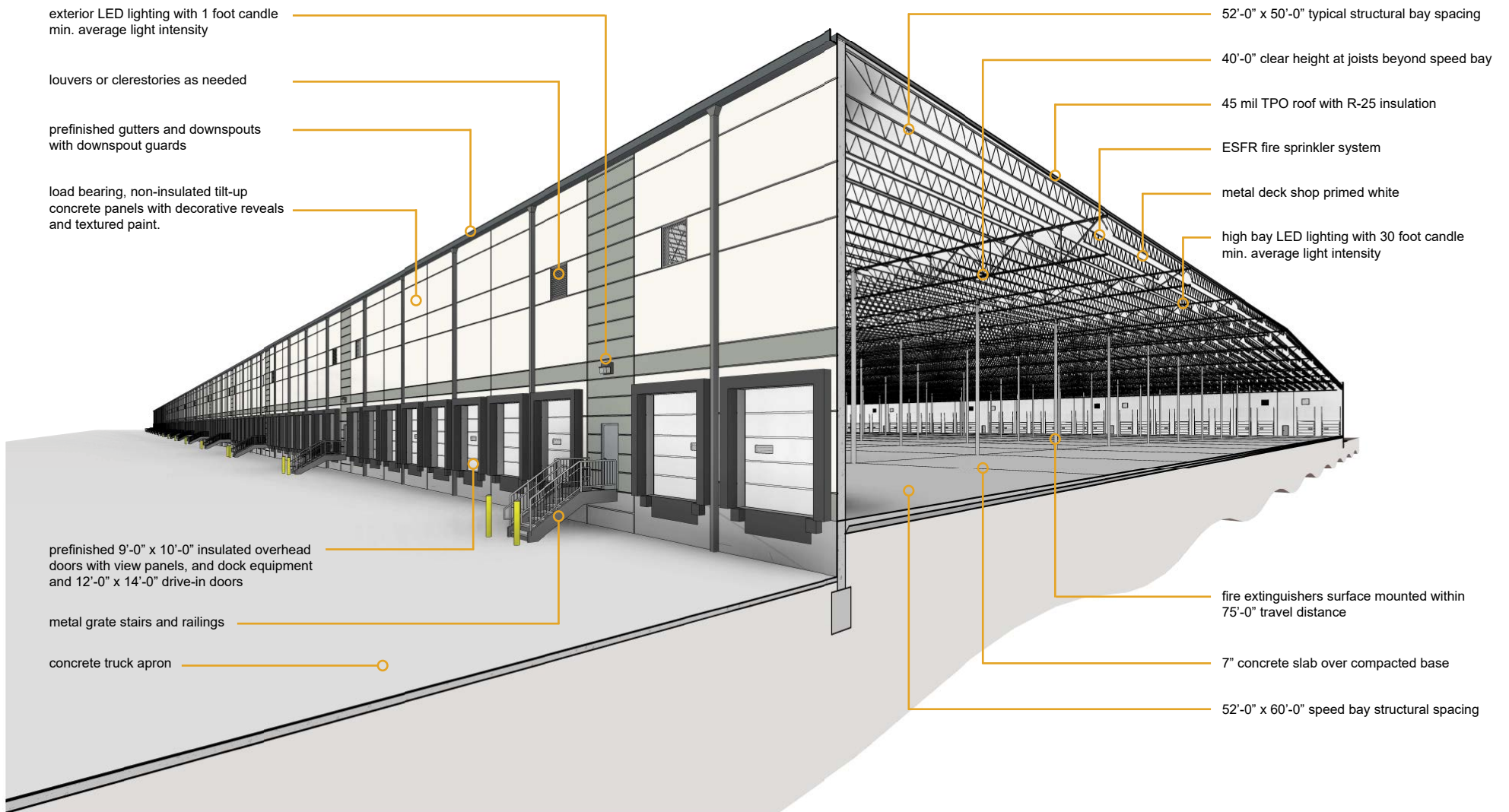


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# SECTION EXHIBIT

## BUILDING 2





# BUILDING 1

325 DORCHESTER VILLAGE ROAD  
MIDWAY, GA 31320



1,244,571 SF



I-95 VISIBILITY



UP TO 566 TRAILER SPACES



APRIL 2025 DELIVERY



FOR SALE OR LEASE

## BUILDING 1 FEATURES

- 2,268 SF Spec Office
- Dock High Doors: 125 Built | 113 Future | 238 Total
- Drive in Doors: 4
- Auto Spaces: 458
- Trailer Spaces: 213 built (this location includes opportunity for future trailer parking)
- Roof: 45 Mil White TPO with R-25 Insulation
- Slab Construction: 7" Unreinforced | 4,000 PSI
- Vapor Barrier: 10,000 SF of 15 Mil Vapor Barrier Under the Slab at Each Building Corner
- Electrical: 4000 Amps 480/277V Services
- Column Spacing: 54'-0" x 50'-0" - 54'-0" x 70'-0" speed bay



# Dorchester

Commerce Park | Building 1

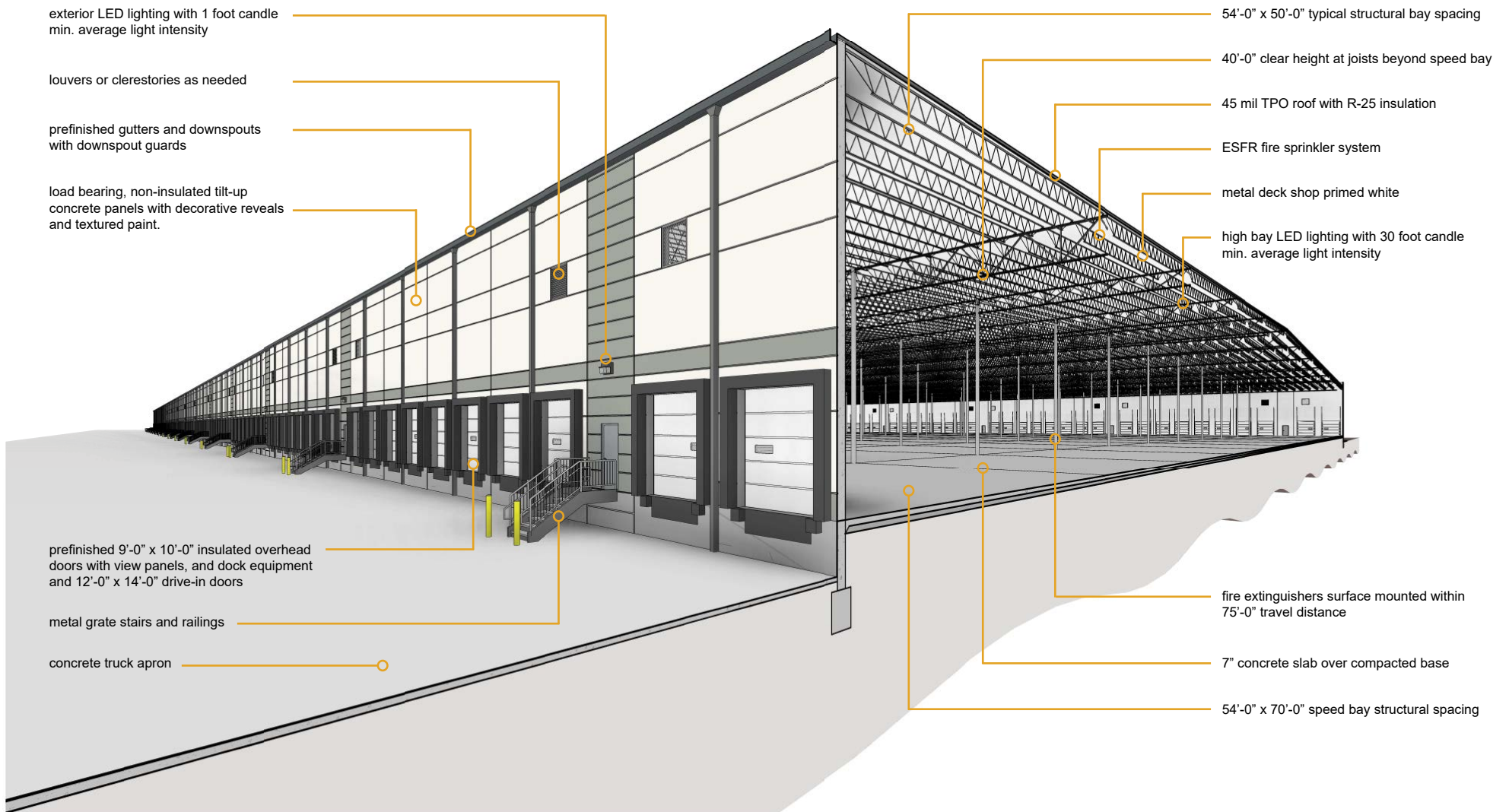


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# SECTION EXHIBIT

## BUILDING 1





# SURROUNDING TENANTS





# SITE LOCATION





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# Dorchester

## Commerce Park

**William Lattimore, SIOR**

Executive Vice President

+1 912 596 7019

[william.lattimore@cbre.com](mailto:william.lattimore@cbre.com)

**Preston Andrews**

First Vice President

+1 912 484 1510

[preston.andrews@cbre.com](mailto:preston.andrews@cbre.com)



FLINT  
DEVELOPMENT

**CBRE**

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