



**HYUNDAI**  
MOTOR GROUP



117,420 SF

**VEYER**

SECO ECOPLASTIC

**GFA**



**I-16 Logistics Center**  
*11900 Highway 280, Ellabell, GA*

**New Class A Rear-load • 117,420 SF Available**

**FOR LEASE**



# 548,818 SF CLASS A REAR-LOAD

11900 Highway 280, Ellabell, GA

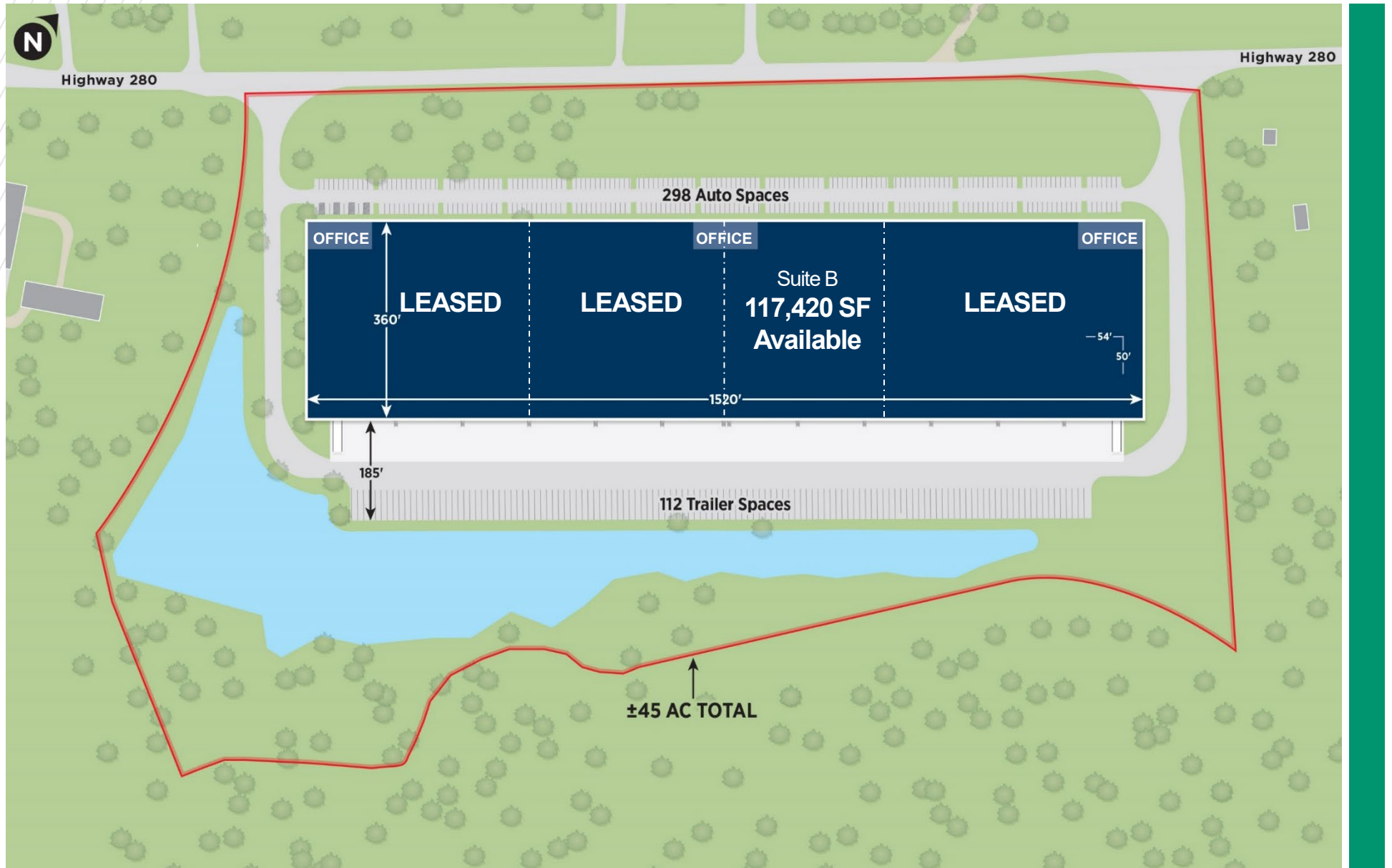
I-16 Logistics Center is a new Class A, rear-load speculative warehouse that is located 1-mile north of the new \$5.5B Hyundai Motor Group Electric Vehicle Metaplant and within 22 miles of the Georgia Ports Authority Garden City Terminal. I-16 Logistics is ideally situated to accommodate a multitude of Port-related tenants that require convenient access to the Ports as well immediate access to I-16 and I-95.

## BUILDING FEATURES

|                         |   |
|-------------------------|---|
| Building Size:          | 548,818 SF  |
| <b>Available Space:</b> | <b>117,420 SF</b>   |
| Building Dimensions:    | 1,520' x 360'   |
| Office Area:            | Build-to-suit   |
| Site Area:              | 52.5 acres  |
| Clear Height:           | 36'   |
| Loading:                | Rear-load   |
| Employee Parking:       | 298   |
| Trailer Parking:        | 112   |
| Column Spacing:         | 54'x50' with 60' speed bay                                    |
| Dock Doors:             | 92 total – delivered with 20 40,000lb mechanical pit levelers |
| Drive-in Doors:         | 2 with 20' ramps  |
| Floor:                  | 7", 4,000 PSI unreinforced                                    |
| Sprinkler:              | ESFR  |
| Electrical:             | 4,000 AMPS  |
| Lighting:               | LED trip lighting with motion sensors                         |
| Roof:                   | 45 mil TPO with R-15 over warehouse, R-25 over office         |

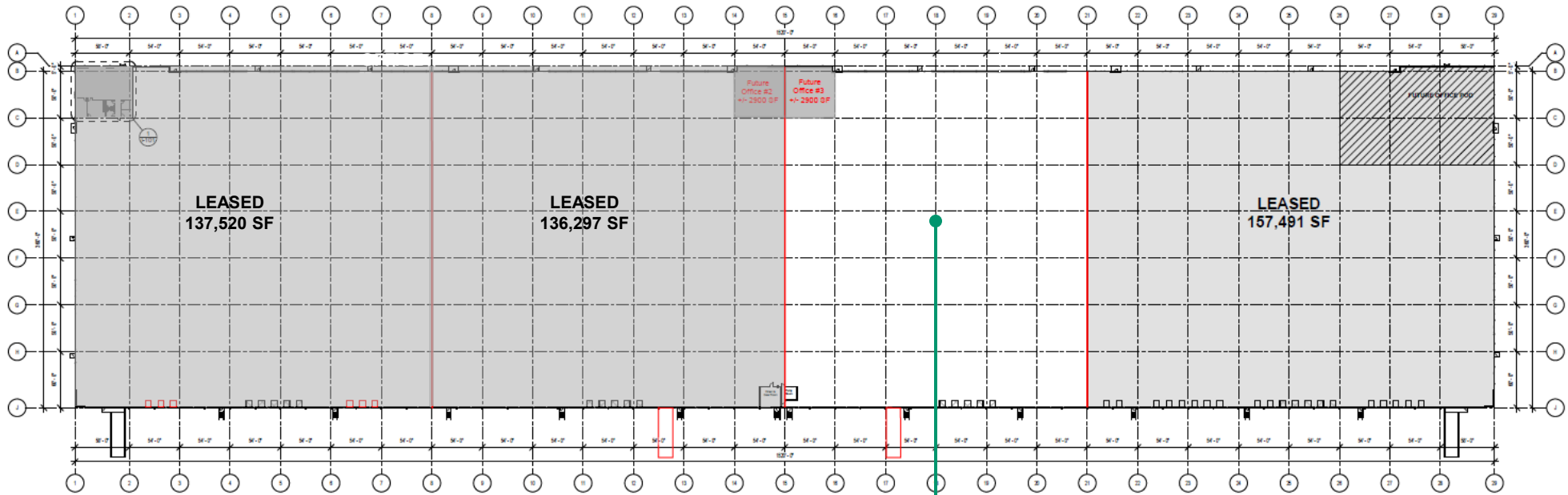


# SITE PLAN



# FLOOR PLAN

## 117,420 SF Available



Suite B  
±117,420



# LOCATION & INCENTIVES OVERVIEW

I-16 Logistics Center is ideally situated in Bryan County, one of five counties that make up the Savannah MSA. If you are looking for a strategically positioned location to expand or relocate your business, Bryan County, Georgia is a great choice. Interstate 16 crosses the northern part of the county and Interstate 95 runs through the southern part, plus its well connected to global markets – less than 30 minutes from Savannah-Hilton Head International Airport and the Port of Savannah. Hyundai Motor Group is underway on it's first fully dedicated electric vehicle and battery manufacturing plant on the Bryan County Mega-Site just 1-mile south of this new building, with the first vehicle delivering in early 2026. The Development Authority and Georgia Department of Economic Development offer a number of incentive programs to new companies locating in the Region:

## STATE INCENTIVES

Military Zone – State job tax credit of \$3,500 per job for 5 years

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Quick Start workforce training

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State corporate and income job tax credits

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Ports activity job and tax credit bonus

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Sales and use tax exemptions on machinery and equipment

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Elimination of sales and use tax on energy used in manufacturing

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Inventory tax exemption

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## COUNTY INCENTIVES

Ad valorem tax abatement

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Personal property tax abatement

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100% Freeport exemption

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Assistance with local permitting

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Pre-approved and within Foreign Trade Zone 104

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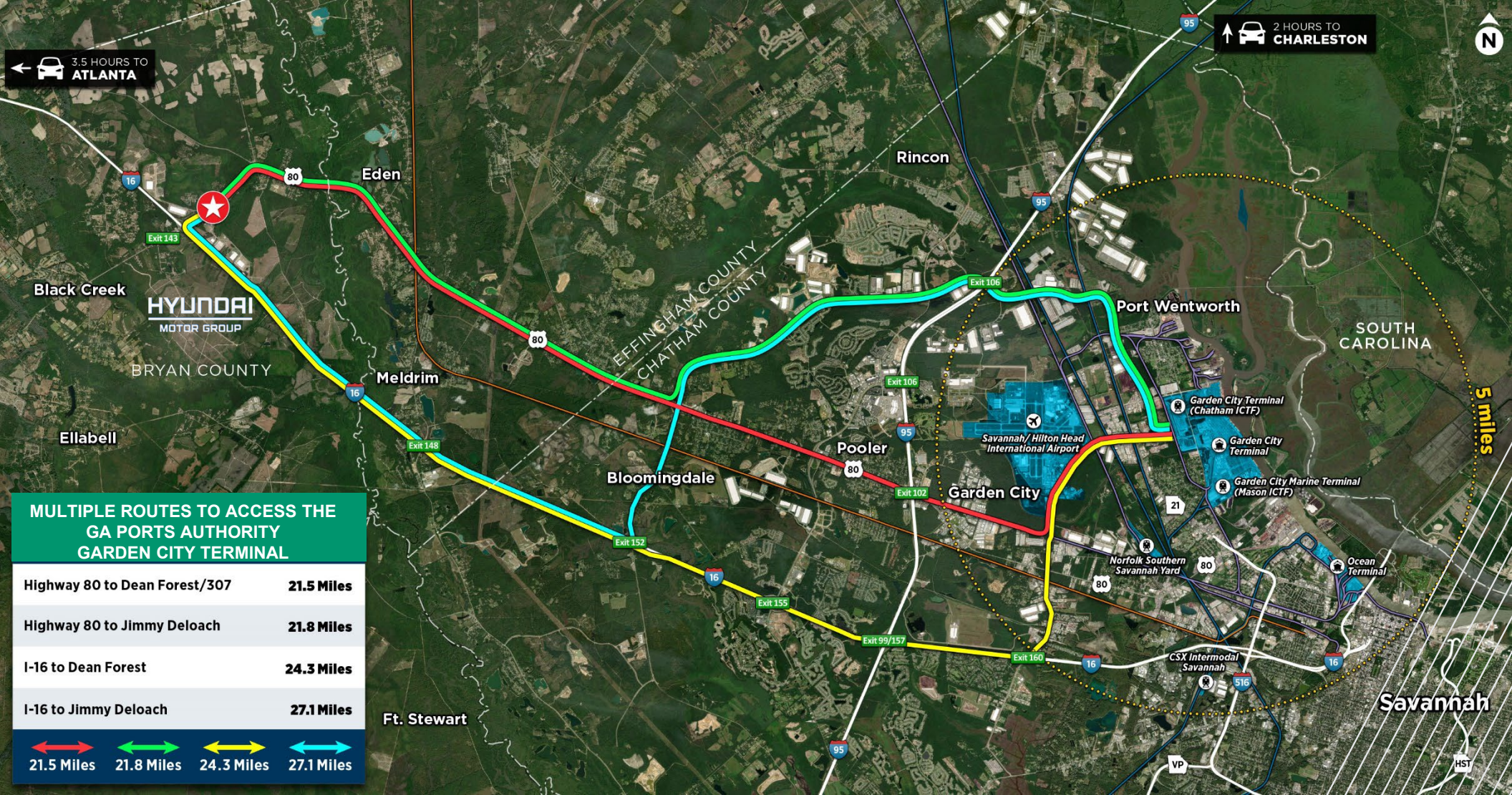
Discretionary incentives based on job creation, wages and investment

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Mentoring, customized job training programs

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**MULTIPLE ROUTES TO ACCESS THE GA PORTS AUTHORITY GARDEN CITY TERMINAL**

|                               |                   |
|-------------------------------|-------------------|
| Highway 80 to Dean Forest/307 | <b>21.5 Miles</b> |
| Highway 80 to Jimmy Deloach   | <b>21.8 Miles</b> |
| I-16 to Dean Forest           | <b>24.3 Miles</b> |
| I-16 to Jimmy Deloach         | <b>27.1 Miles</b> |

↔ 21.5 Miles   
 ↔ 21.8 Miles   
 ↔ 24.3 Miles   
 ↔ 27.1 Miles

**FOR MORE INFORMATION, CONTACT:**

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