



For Lease

Lease Rate:

Please Inquire

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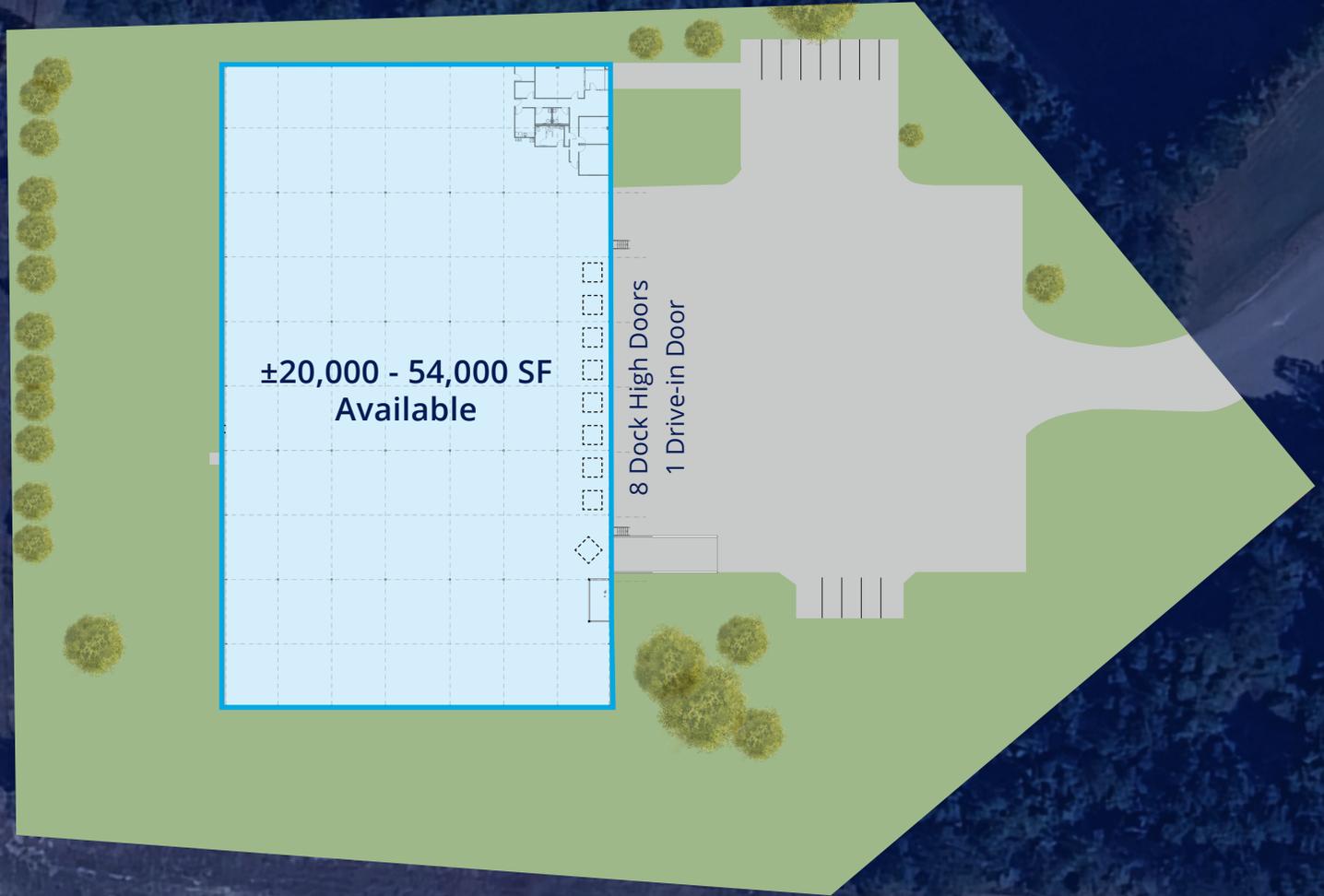
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Interstate Centre

1500 Oracal Parkway | Ellabell, GA 31308

- ±20,000 - 54,000 SF warehouse available for lease
- Located in Interstate Centre industrial park, a high growth industrial corridor with close proximity to Hyundai Metaplant
- Immediate access to Highway 280 / Interstate-16 interchange, offering superior regional access
- Incentive-rich industrial corridor, including Freeport exemption and potential tax abatements
- Available Now

Site Plan



Available Size ±20,000 – 54,000 SF

Office Size ±1,750 SF

Building Dimensions 180' x 300'

Structure 10' Concrete Tilt-Wall & Metal Wall Panels

Column Spacing 30' x 60'

Clear Height 25' at Eaves (30' at Center)

Dock High Doors Eight (8) 9' x 10'; each dock door has 35,000 lb. mechanical pit levelers, dock seals, dock light & dock power

Drive-in Door 16' x 14'

Employee Parking 7 Spaces

Trailer Parking 16 Spaces

Sprinkler ESFR

Power 480Y/277V, 3-Phase, 800 Amps

Lighting LED on Motion Sensor

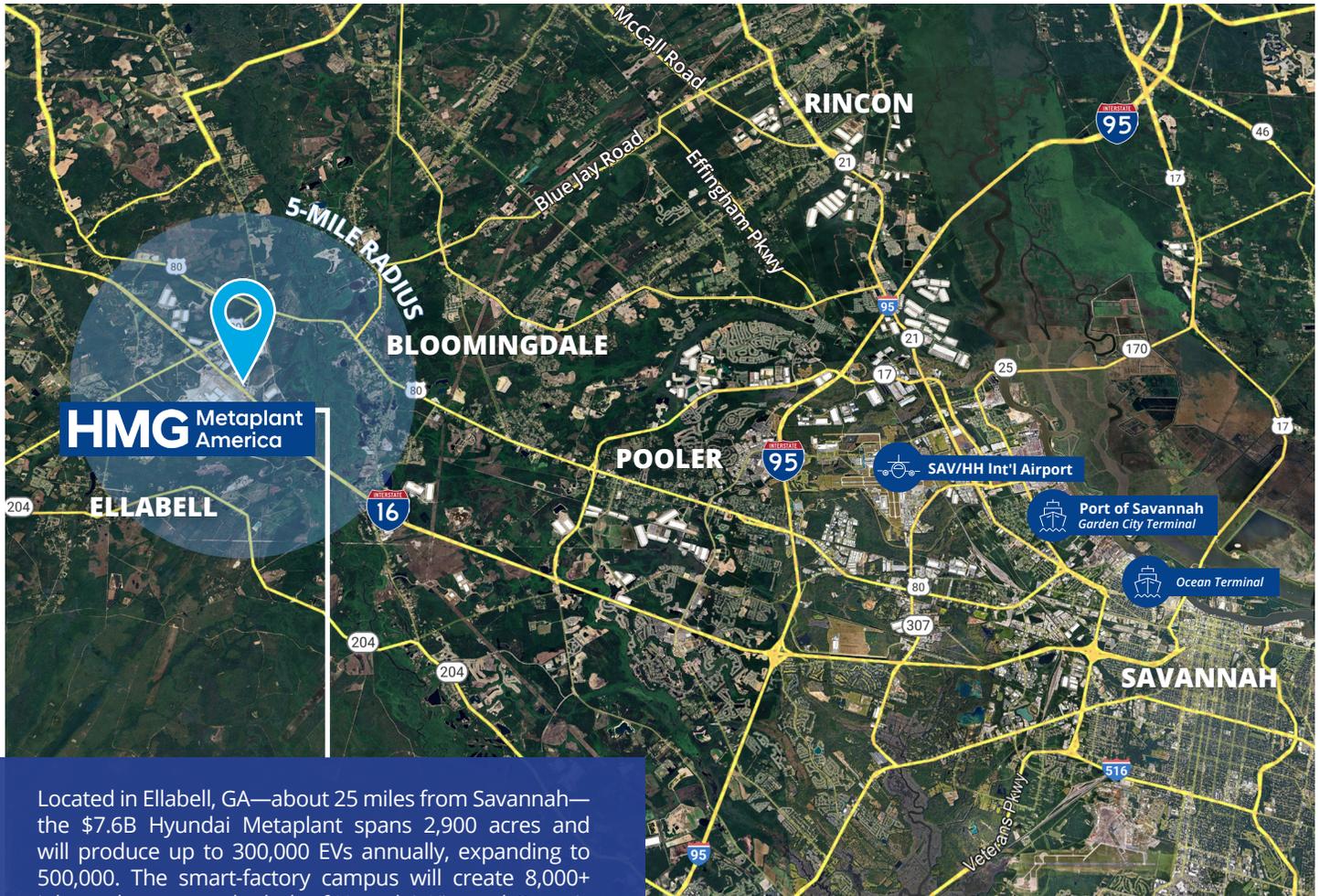
Battery Charging Stations ±3 Outlet Stations

Warehouse Floors 6" Reinforced Slab, 3,500 PSI

Property Images



Location Overview



Located in Ellabell, GA—about 25 miles from Savannah—the \$7.6B Hyundai Metaplant spans 2,900 acres and will produce up to 300,000 EVs annually, expanding to 500,000. The smart-factory campus will create 8,000+ jobs and serves as the hub of Hyundai, Kia, and Genesis electric vehicle production in North America.

Travel Distances

Interstate-16 (Exit 143)	5 Minutes	2.2 Miles
Hyundai Metaplant America	7 Minutes	3.0 Miles
Highway 80	5 Minutes	2.9 Miles
Savannah-Hilton Head Int'l Airport	25 Minutes	23.6 Miles
Port of Savannah	30 Minutes	24.1 Miles

Area Demographics (5-Mile Radius)

Total Population (2025)	11,570
Projected Population Growth Rate (2025-2030)	2.0%
Average Household Income	\$84,154
Daytime Employees	1,433
Number of Businesses	151

Area Overview

Local Incentives

- Graduated tax abatements (real & personal property)*
- Potential for fee waivers and/or reductions*
- 100% Freeport exemption
- Fast track local permitting*
- Foreign Trade Zone No. 104 service delivery territory
- Mentoring program

*Discretionary incentives considered based on factors including, but not limited to, jobs, wages, and investment.

State Incentives

- Military Zone state job credit:
\$3,500 per job, per year for 5-year period
Use of job tax credit against 100% of income tax liability with excess towards payroll withholding taxes
- Quick Start
- Customized workforce training
- Georgia's corporate income & job tax credit
- Ports activity job tax credit
- Sales and use tax exemptions on machinery & equipment
- Elimination of sales & use tax on energy used in manufacturing
- Inventory tax exemption
- Expedited environmental permitting

Potential Hires Located within
a 45-minute drive
221,971





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