

FOR LEASE | KOMAR TRACT

DISTRIBUTION SERVICES

BUILD-TO-SUIT

NORTH BRYAN COUNTY, GA



TOTAL OF 480,000 SF



INTERSTATE CENTRE II, PHASE II
BRYAN COUNTY, GA



SHOVEL READY SITE



24 MILES FROM THE PORT OF
SAVANNAH. 1.7 MILES TO I-16. 2.5
MILES TO THE HYUNDAI
METAPLANT



OUR TEAM

William Lattimore, SIOR

Senior Vice President
+1 912 596 7019
william.lattimore@cbre.com

Preston Andrews

Vice President
+1 912 484 1510
preston.andrews@cbre.com

CBRE

EXECUTIVE SUMMARY

THE OFFERING

CBRE, as the exclusive broker, is pleased to offer this property for a lease.

- ▶ 480,000 SF (1333' x 360')
- ▶ 103 Trailer Parks
- ▶ 210 Auto Parks
- ▶ Shovel-Ready Site

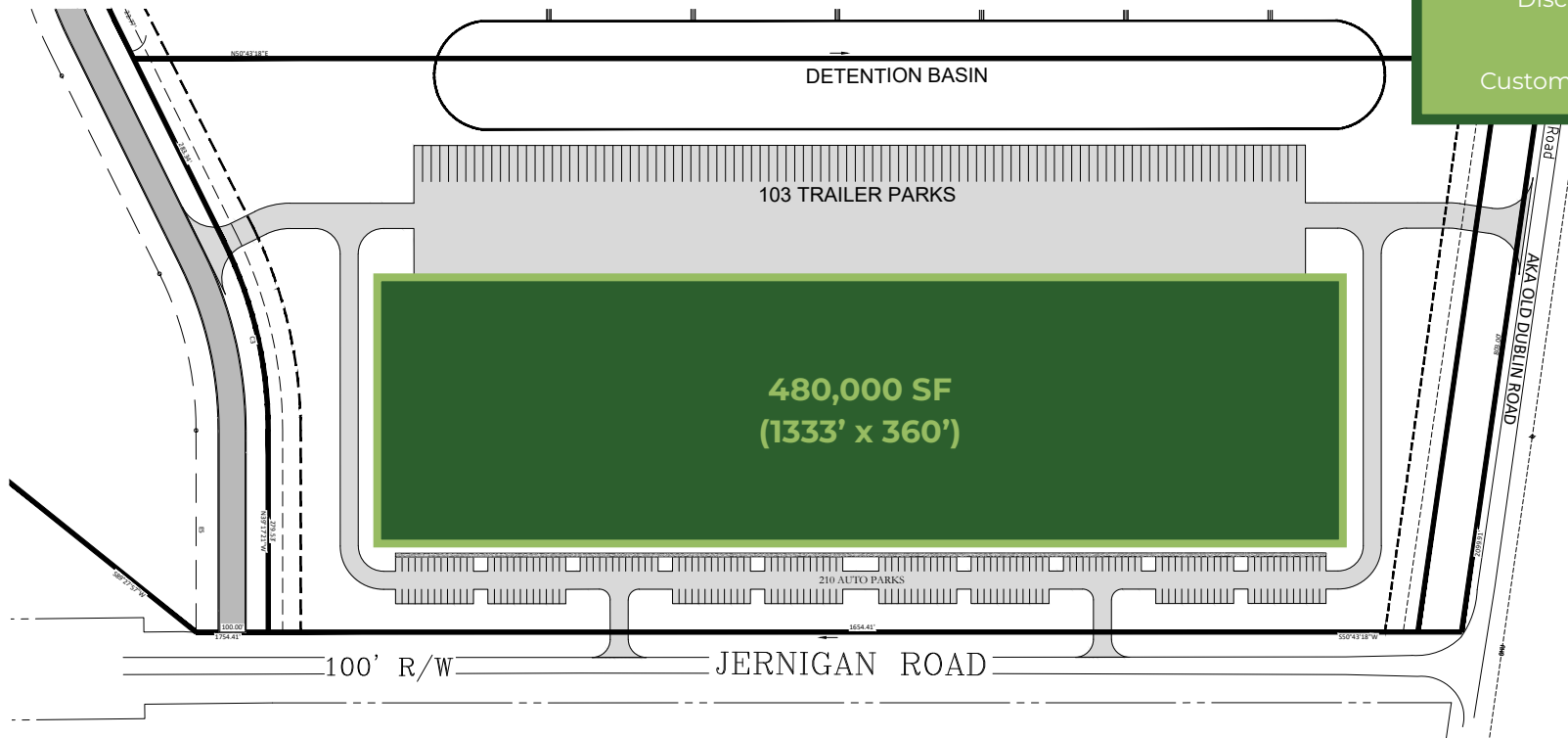
- ▶ Dock Doors: Build-to-Suit
- ▶ Office Space: Build-to-Suit
- ▶ 24 Miles from the Port of Savannah
- ▶ 1.7 Miles to I-16
- ▶ 2.5 Miles to the Hyundai Metaplant

- ▶ Lease Rate: Please Contact

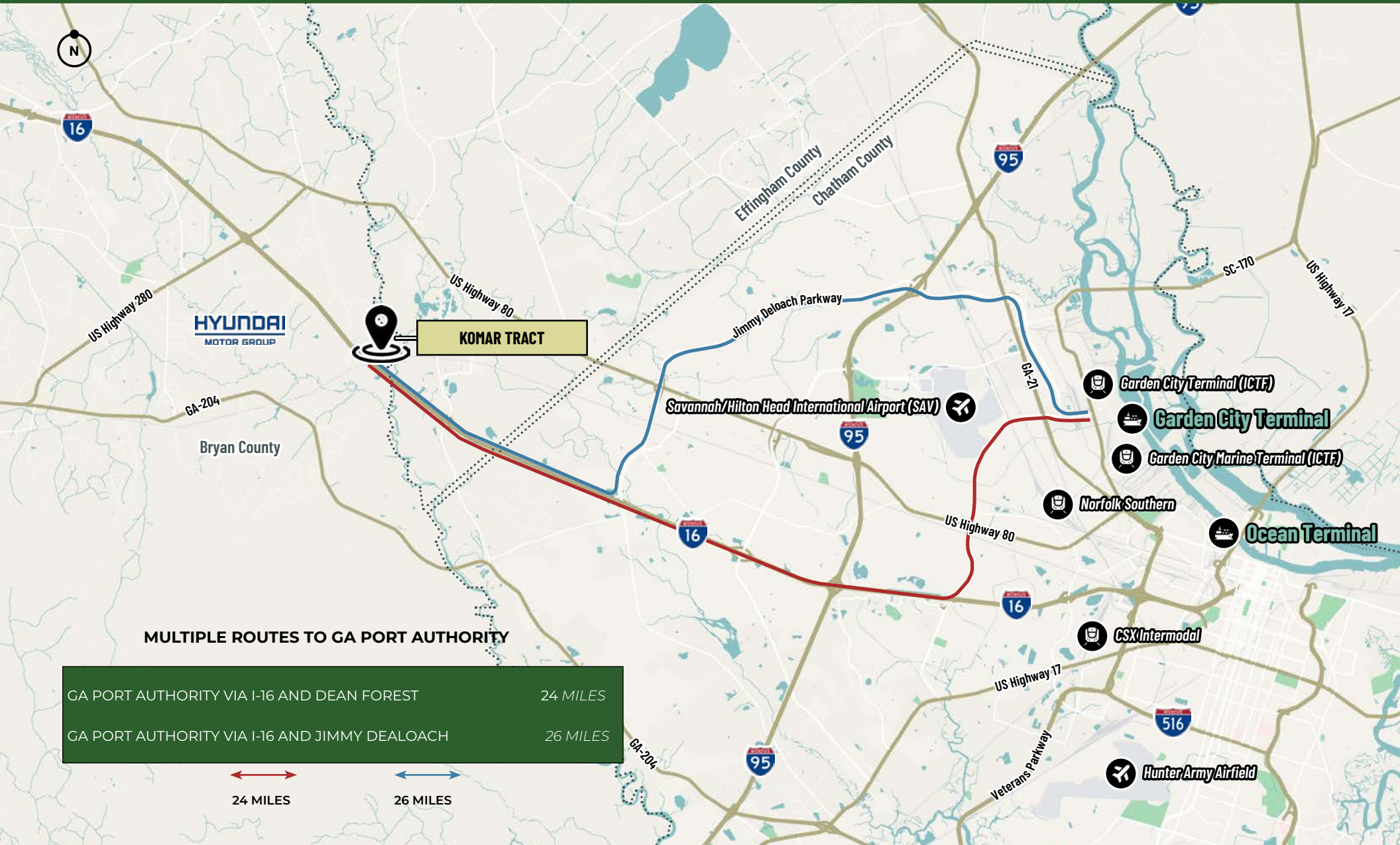
COMPETITIVE INCENTIVES AVAILABLE

- 100 % Freeport Tax Exemption
- Military Zone State Job Tax Credit
- Ports Activity State Job Tax Credit
- Foreign Trade Zone No. 104
- Discretionary Real and Personal Tax Abatements

Customized Workforce Training Programs



LOCATION



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, 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 U.S. Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor

PORT OF SAVANNAH

- The 4th largest port 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 Georgia Ports Authority and Governor Brian Kemp announced the completion of the Savannah River deepening in early April which will allow ships to carry an additional 1,000 containers worth of cargo. This increases the capacity of an already highly efficient port
- Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- From the GPA January 2023 - Renovations to Berth 1 at Garden City Terminal are nearing completion. The project will give Savannah four berths for vessels carrying 16,000+ twenty-foot equivalent container units, and three additional berths. The improvements will increase the port's annual berth capacity by 25 percent.
- GPA has handles nearly 5.9M TEU's in 2022. A 5% increase YOY
- Savannah Harbor Expansion Project completed March 2022
- In its West Expansion Project, the Georgia Ports Authority is developing 92 acres adjacent to the Mason Mega Rail Terminal. Housing approximately 40 rubber-tired gantry cranes and adding 750,000 twenty-foot equivalent container units of annual capacity, the development will be commissioned in 2023.

SAVANNAH GEORGIA

THE MOST LOGISTICS FRIENDLY CITY IN THE NATION

Named “the most logistics friendly city in the nation” by Logistics Today, Savannah is internationally recognized as a superior transportation hub. Only a four-hour drive to major markets such as Atlanta, Orlando and Charlotte, Savannah’s infrastructure is anchored by the Port of Savannah, the fourth-largest US port in terms of TEU volume, handling nearly 5.9M TEUs in CY2022.

As the fastest growing port in the nation, the Port of Savannah’s efficiency, coupled with entitled industrial land in close proximity to GPA (within 25 miles), gives Savannah edge over Charleston and other competing markets. Every major carrier calls on Port of Savannah - 36 weekly calls (the most on the east coast). And with CSX Transportation and Norfolk Southern on terminal, the Port of Savannah’s Garden City Terminal offers the fastest East Coast connections to/from Atlanta, Tennessee, Alabama, Louisiana, and Texas.

GEORGIA PORT AUTHORITY: AN ECONOMIC ENGINE

510,000+

FULL AND PART-TIME JOBS

\$140 BILLION

IN SALES (12% OF STATE TOTAL SALES)

\$59 BILLION

IN STATE GDP (9% OF GA TOTAL GDP)

\$33 BILLION

IN INCOME (6% OF GA TOTAL PERSONAL INCOME)

9.3%

OF U.S. CONTAINERIZED TRADE

10.5%

OF U.S. CONTAINERIZED EXPORTS

20%

OF U.S. EAST COAST CONTAINERIZED TRADE

STATE OF GA

NATIONWIDE

PORT OF SAVANNAH

A RECORD OF GROWTH

2022 RECORDS

- Total Tonnage - Record 42.4 millions tons
- Container Tonnage
- Container/TEU Throughput
- Intermodal Rail

OPERATING STATUS

YoY Container Volume	4.97%
• 5.5 Millions TEUs	+278,968 TEUs
• Laden Imports	+2.56%
• Laden Exports	-2.41%
• Empties	+16.81%
Total Container Tonnage - 5.5 M Units	+4.97%
Average Turn Times	40 Min

% GROWTH

#4 AND FASTEST GROWING

PORT	2012 TEUs	2022 TEUs	10-YEAR CAGR
Los Angeles	8,077,714	9,911,159	+1.9%
Long Beach	6,045,663	9,133,657	+2.2%
NY/NJ	5,529,909	9,493,664	+3.2%
Savannah	2,966,213	5,892,131	+5.2%
Houston	1,934,845	3,974,901	+1.3%

PORT OF SAVANNAH: PLANNING FOR THE FUTURE

The Port of Savannah has made a number of investments to ensure its continued growth following the Panama Canal expansion. The Port of Savannah has invested \$1 billion in capital investment over past 10 years, planning for \$2.5 billion in the next 10 years.

SAVANNAH HARBOR EXPANSION PROJECT

- The largest port improvement project in the U.S.
- The long-awaited dredging of the 38-mile stretch of the Savannah River that leads to the harbor was completed in March 2022
- The project deepens the inner harbor from 42' to 47' and doubles throughput capacity to eight million TEUs by 2028

MASON MEGA RAILROAD PROJECT

- The project will deliver the largest on-dock intermodal rail facility for a port authority in North America
- 100,000 feet of new rail will double capacity to 1 million TEUs
- New capacity has been operational since December 2019 NS Yard and December 2020 CSX Yard

THE SAVANNAH RIVER CHANNEL

ORIGINAL DEPTH
42 ft (12.8 m) MLW

OUTER CHANNEL
49 ft (14.9 m)

TIDAL RANGE (TWICE DAILY)
7.5 ft (2.3 m)

BRIDGE VERTICAL CLEARANCE
185 FT (56.4 m) at MHW
High Level, Fixed-Span Design

CURRENT DEPTH
47 ft (14.3 m) MLW

CURRENT DEPTH
500 ft (152.4 m)

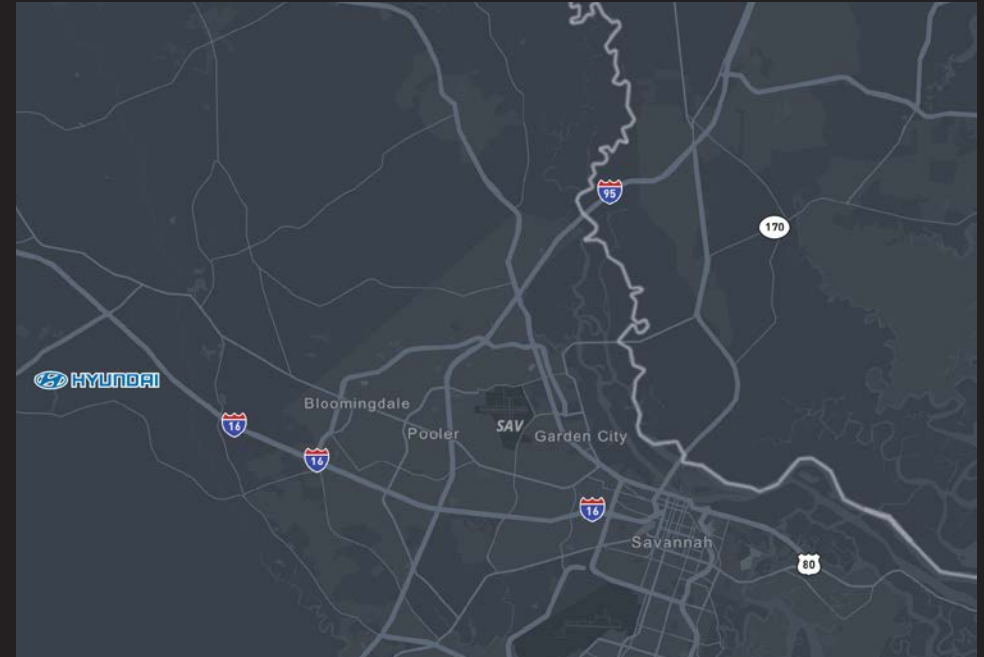
TURNING BASINS
5, with largest 1500 ft x 1600 ft
(457.2 x 487.7 m)

BRIDGE HORIZONTAL CLEARANCE
Unrestricted

HYUNDAI METAPLANT

SAVANNAH, GA

- ▶ Hyundai Motor Group is underway on the construction of a \$5.5 billion manufacturing facility in Bryan County, roughly 27 miles outside of Savannah
- ▶ Largest economic development project in Georgia history, creating 8,100 direct jobs
- ▶ The 3,000 acre "Megasite" will include approximately 17 million square feet of space between its electric vehicle assembly plant and electric vehicle battery plant
- ▶ The assembly facility is expected to come online in January 2025 and will be Hyundai's first exclusively electric vehicle in the U.S. with the capacity to manufacture 300,00 vehicles per year
- ▶ Hyundai will generate thousands of indirect jobs as suppliers start to construct manufacturing operations in the area
- ▶ At least five suppliers (Ecoplastic Corp., Aspen Aerogels, Joon Georgia Inc., Seoyon E-HWA, & Hyundai Mobis) have already announced plans for production plants
- ▶ Investment figures total \$1.9B, creating 3,400+ additional jobs



HIGHLIGHTS

- ▶ Hyundai EV Plant is the largest economic development the state has ever seen - a \$5.5B investment creating 8,100 jobs
- ▶ Five suppliers have announced plans to create manufacturing facilities to support operations at the Hyundai EV Plant - total investment figures are nearly \$1.8B, creating 2,800 additional jobs
- ▶ New suppliers will produce significant increases in tenant demand, further limiting today's historically low vacancy rate in the future

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DISTRIBUTION SERVICES

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+1 912 596 7019
william.lattimore@cbre.com

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