

FOR LEASE

4.2MM SF CLASS A INDUSTRIAL PARK

RIVERPORT COMMERCE PARK

CONCEPTUAL PLAN



DEVELOPMENT PLAN

1	+/- 153,000 SF	DELIVERED JUL 2020	100% LEASED
2	+/- 608,000 SF	DELIVERED JUN 2022	100% LEASED
3	+/- 329,000 SF	DELIVERED FEB 2021	100% LEASED
4	+/- 206,000 SF	DELIVERED SEPT 2022	100% LEASED
5	+/- 130,436 SF	EXPECTED AUG 2023	
6	+/- 402,491 SF	EXPECTED JULY 2023	
7	+/- 791,259 SF	EXPECTED JAN 2024	
8	+/- 456,000 SF		
9	+/- 1,214,000 SF		
10	+/- 73,800 SF		

Total +/- 4,364,000 SF

35,000 SF UP TO 2,000,000 SF CONTIGUOUS | BUILD TO SUIT + SPEC CONSTRUCTION

9.5 Miles from Port of Savannah | RiverPortCommerce.com

CBRE

RIVERPORT COMMERCE PARK

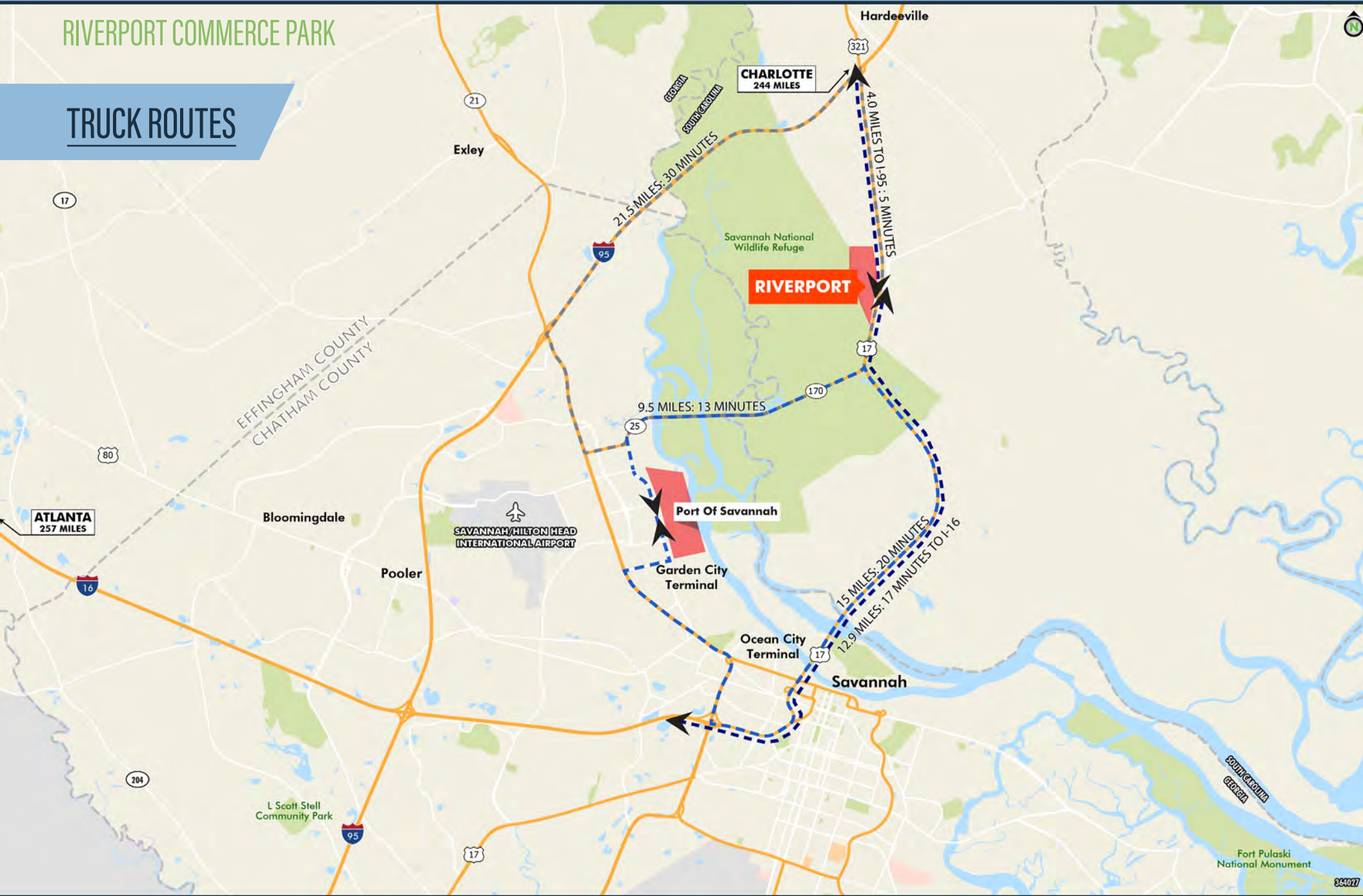


STRATEGIC ADVANTAGES

- **13 Minute Drive Time** to GPA (9.5 miles) with 1 Traffic Light via Houlihan Bridge
- **10 Year Corporate Income Tax Moratorium** for companies creating 100 new full-time jobs if 90% of taxpayer's statewide investment is in Jasper County
- **Job Tax Credits** of \$3,750 per job, per year+ \$1,000 for the Multi-County Industrial Park Designation
- **No Inventory Tax**
- **Fee-in-Lieu of Taxes Agreement in Place. 30 year term.** Property Taxes Fixed at Levels Equal to or Below Properties in Close Proximity to GPA on Georgia Side of Savannah River
- **Competitive Incentives** for Distribution Tenants, not just Manufacturing
- **Abundant and Highly-Motivated Workforce** Who Will Find Shorter Commute and More Predictable Compensation Appealing
- **Zoned** for Distribution & Manufacturing
- **Adjacent to currently inactive CSX Rail**
- Can Accommodate **Yard Space or Large Parking Requirements**
- **Palmetto Breeze Commuter Bus Service with Building Specific Stops**
- **Located in a Qualified Opportunity Zone.** OZs Offer Tax Deferral AND Elimination on Future Tax Obligation for Operating Businesses

RIVERPORT COMMERCE PARK

TRUCK ROUTES



RIVERPORT COMMERCE PARK

QUALIFIED INDUSTRIAL LABOR SUMMARY - RIVERPORT

	30 MILE RADIUS	45 MILE RADIUS	60 MILE RADIUS
POPULATION	632,413	724,292	793,983
PROJECTED POPULATION GROWTH (5 YEAR)	7.3%	6.5%	6.4%
LABOR FORCE	311,455	352,489	384,850
OVERALL UNDEREMPLOYMENT	43,859	50,145	55,021
BLUE COLLAR UNDEREMPLOYMENT	11,210	13,098	14,596
PRODUCTION & DISTRIBUTION UNDEREMPLOYMENT	6,824	7,915	8,616
OVERALL MANUFACTURING UNDEREMPLOYMENT	2,517	3,139	3,352

MAJOR SOUTHEAST US POPULATION CENTERS	2018 TOTAL POPULATION	DRIVE TIME FROM RIVERPORT (HOURS)
Jacksonville, FL MSA	1,653,676	2.2
Charlotte - Concord - Gastonia, NC-SC MSA	2,804,107	3.5
Greenville - Anderson - Mauldin, SC MSA	968,785	3.5
Atlanta - Sandy Springs - Roswell, GA MSA	6,339,977	3.8
Orlando - Kissimmee - Sanford, FL MSA	2,765,430	4.2
Raleigh, NC MSA	1,516,098	4.5
Birmingham - Hoover, AL MSA	1,202,607	6
Nashville - Davidson - Murfreesboro - Franklin, TN MSA	2,120,262	7.5
Memphis, TN - MS - AR MSA	1,406,236	9.7
Louisville/Jefferson County, KY - IN MSA	1,351,945	9.8

RIVERPORT COMMERCE PARK

CONTACT INFORMATION

WILLIAM LATTIMORE, SIOR
912.596.7019
william.lattimore@cbre.com

CBRE, INC
300 Drayton Street Suite 100
Savannah, GA 31401
+1 912 228 3528
cbre.us/savannah

www.riverportcommerce.com

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_April2019

CBRE