

±96-ACRE MASTER PLANNED INDUSTRIAL PARK
HARDEEVILLE, SC



GATEWAY
Commerce Park



FOR LEASE
34,000 SF to 330,480 SF

Spec and Build-to-Suit Warehouse Space



**CUSHMAN &
WAKEFIELD**

**GILBERT &
EZELLE**

GATEWAY Commerce Park

OVERVIEW

Gateway Commerce Park is a ±96 acre Class A Industrial Park just off I-95 at Exit 5 in Hardeeville, SC. It is located just 17 miles north of the Port of Savannah, the Nation's 3rd largest and fastest growing container terminal.

HIGHLIGHTS

- » **Building size ranges from 34,000 SF to 330,480 SF**
 - Building 1: ±330,480 SF
 - Building 2: ±118,800 SF
 - Build-to-Suit Options for Sale or Lease
- » Interstate frontage with exposure to over 59,100 cars per day
- » Multiple routes to the Georgia Ports Authority
- » 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
- » No Inventory Tax
- » Competitive incentives for manufacturing and distribution tenants
- » Zoned for Light Industrial
- » Located in a Qualified Opportunity Zone, which offers tax deferral and limitation on future tax obligation for operating Businesses



**96-ACRE CLASS A
INDUSTRIAL PARK**



**WITHIN 17 MILES OF THE
GA PORTS AUTHORITY**



**SPEC AND BUILD-TO-SUIT
WAREHOUSE SPACE**



**BUILDING SIZE RANGES
FROM 34,000 SF TO
330,480 SF**



**LOCATED IN A QUALIFIED
OPPORTUNITY ZONE**

GATEWAY COMMERCE PARK

Building Two

Size	118,800 SF
Dimensions	210' x 540'
Clear	32'
Loading	Rear-Load

Building One

Size	330,480 SF
Dimensions	370' x 864'
Clear	36'
Loading	Cross-Dock

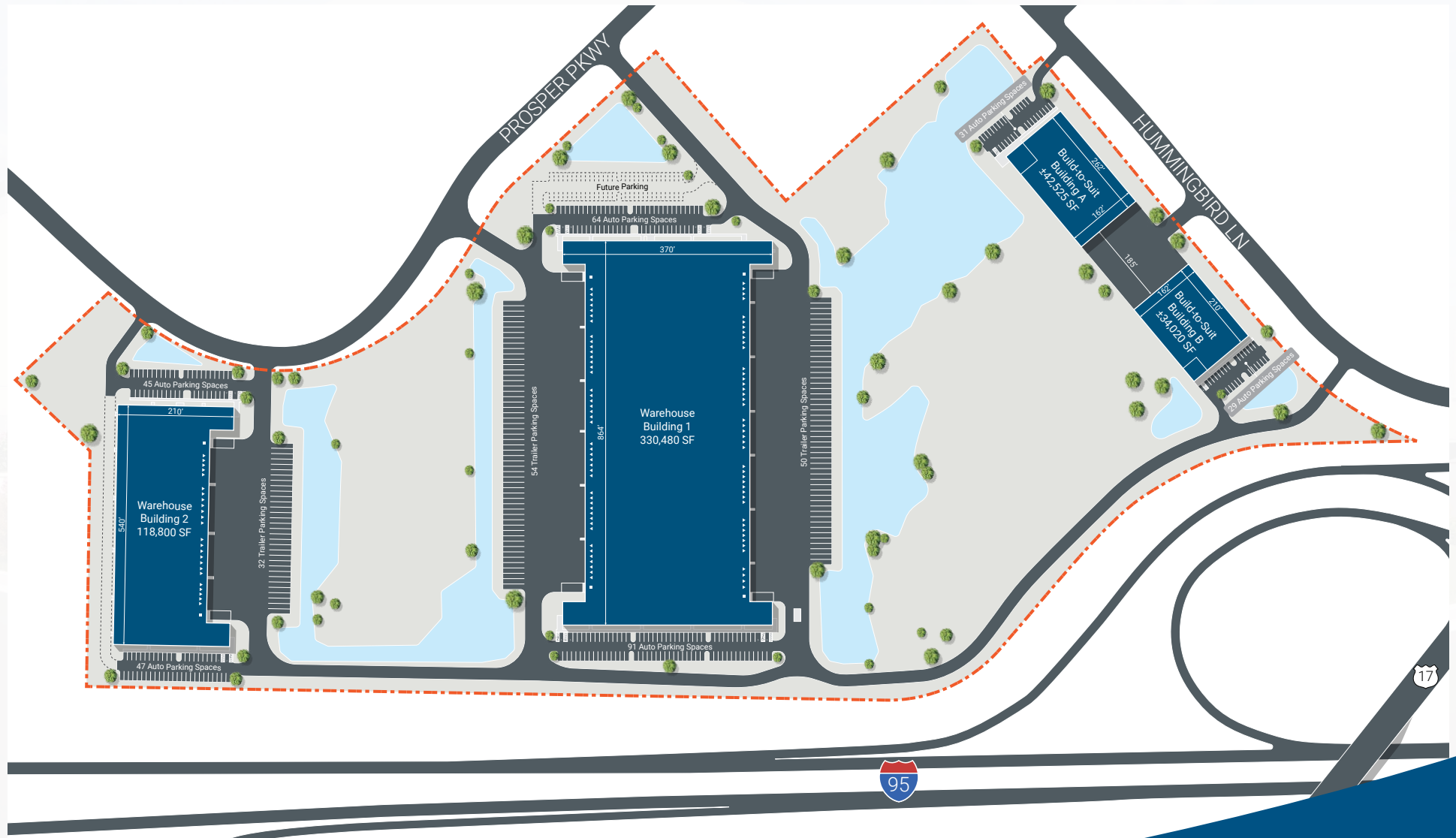
Savannah

KEY DISTANCES

Savannah	9 Miles
Georgia Ports Authority	17 Miles
I-16	19 Miles
Charleston	90 Miles

PARK PLAN

Spec and Build-to-Suit Warehouse Space



BUILDING ONE



330,480 SF
Size



36'
Clear
Height



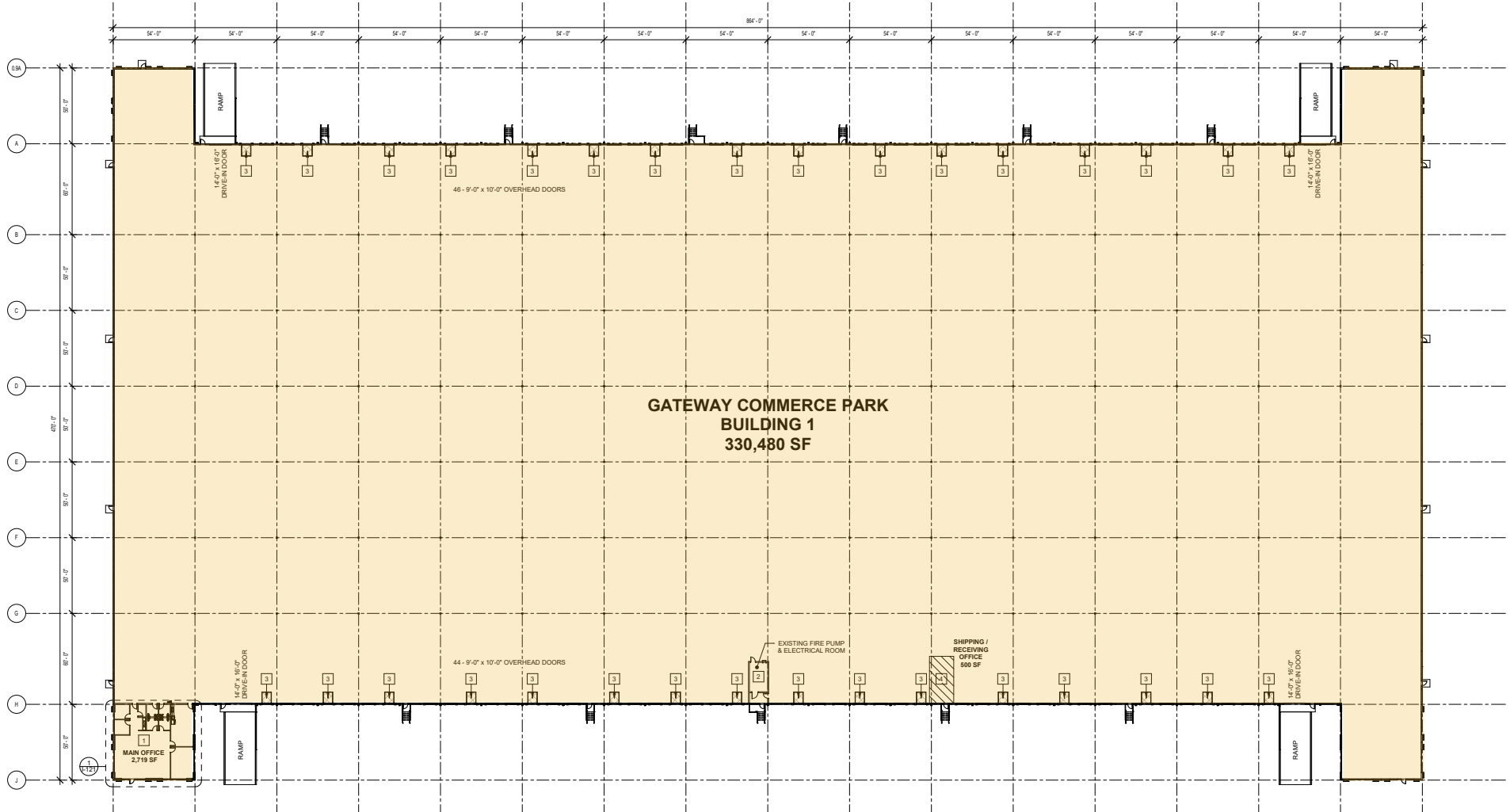
90
Dock High
Doors



4
Drive In
Doors



CROSS-DOCK
Loading



BUILDING ONE



330,480 SF
Size



36'
Clear
Height



90
Dock High
Doors

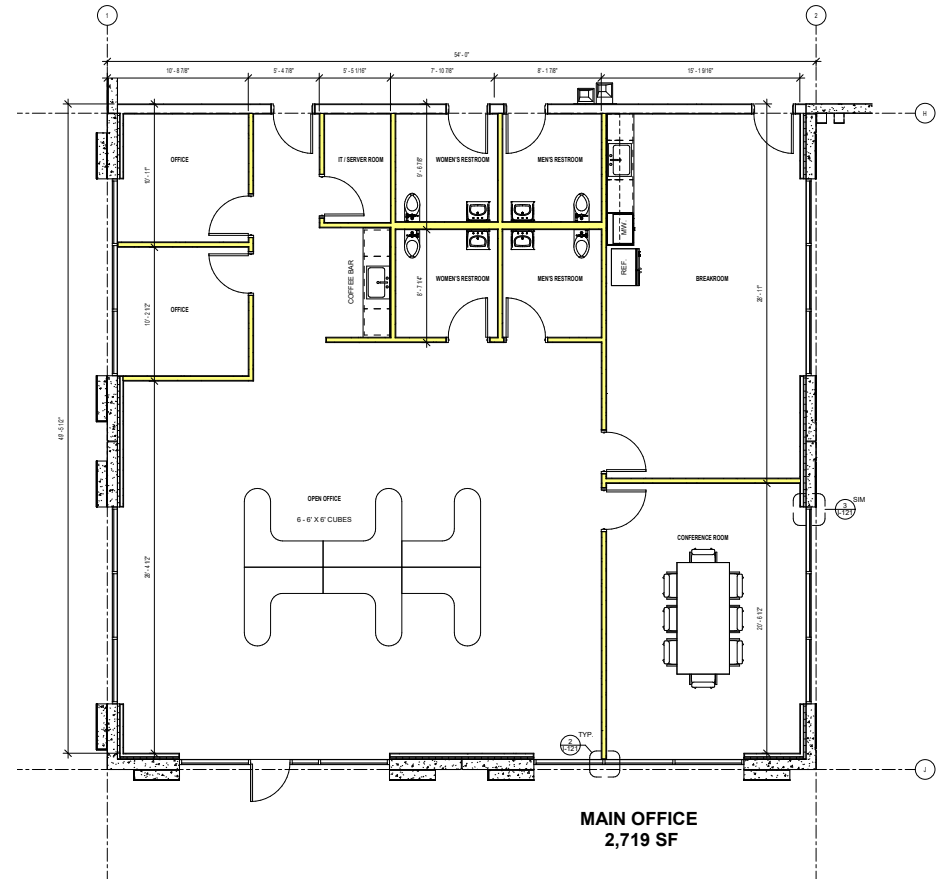
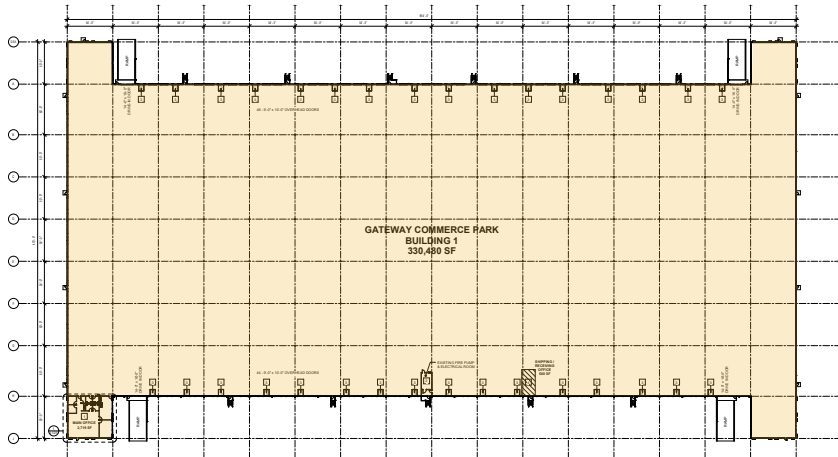


4
Drive In
Doors



CROSS-DOCK
Loading

SPEC OFFICE 2,719 SF



1 ENLARGED OFFICE FLOOR PLAN
SCALE: 1/4" = 1'-0"





BUILDING TWO



118,800 SF
Size



32'
Clear
Height



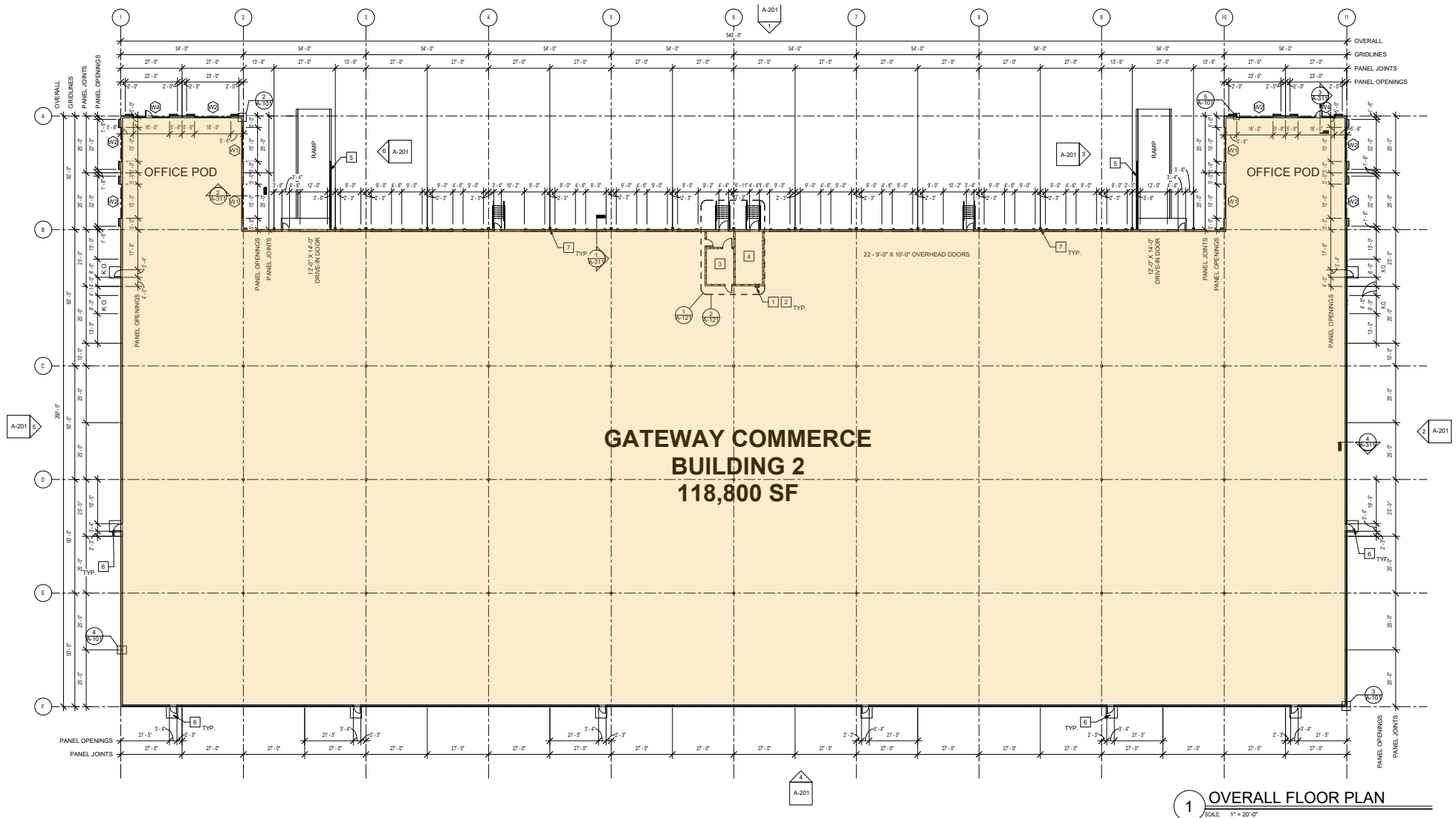
22
Dock High
Doors

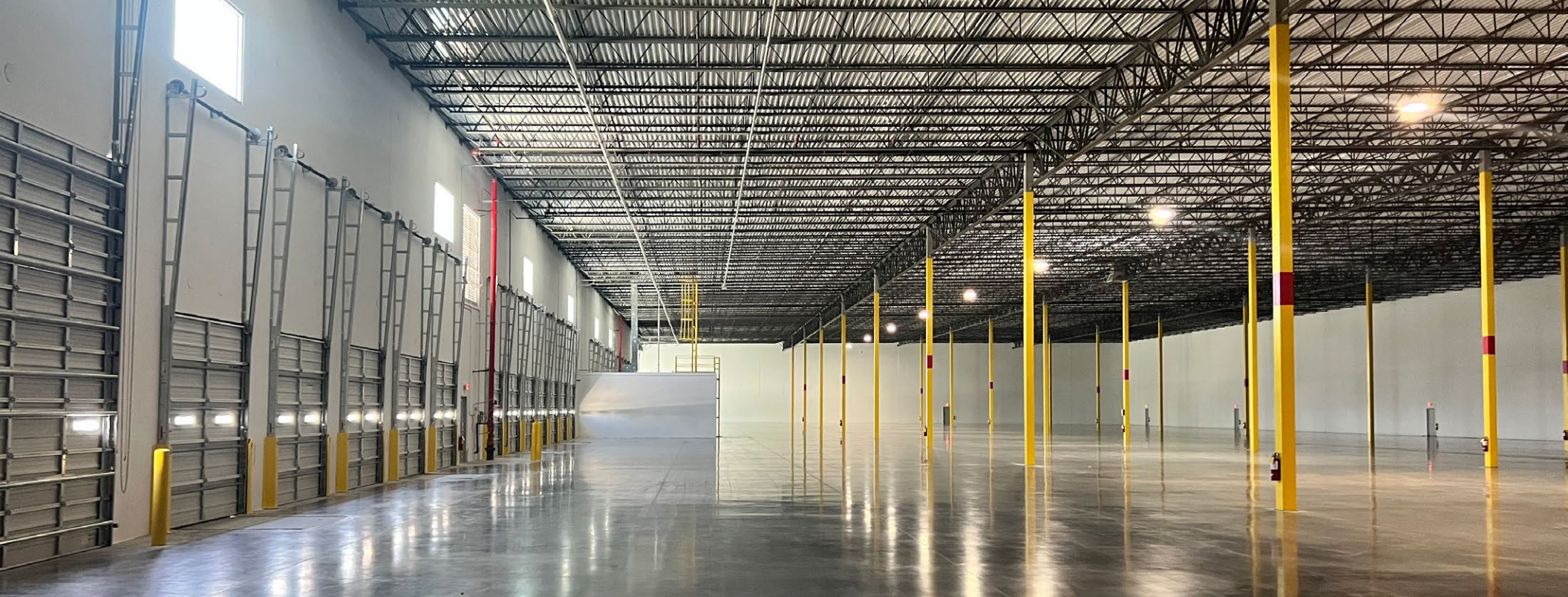


2
Drive In
Doors



REAR-LOAD
Loading





BUILD-TO-SUIT

FOR SALE OR LEASE



34,000-43,000 SF
Proposed
Size



28'
Clear
Height



6-10
Dock High
Doors

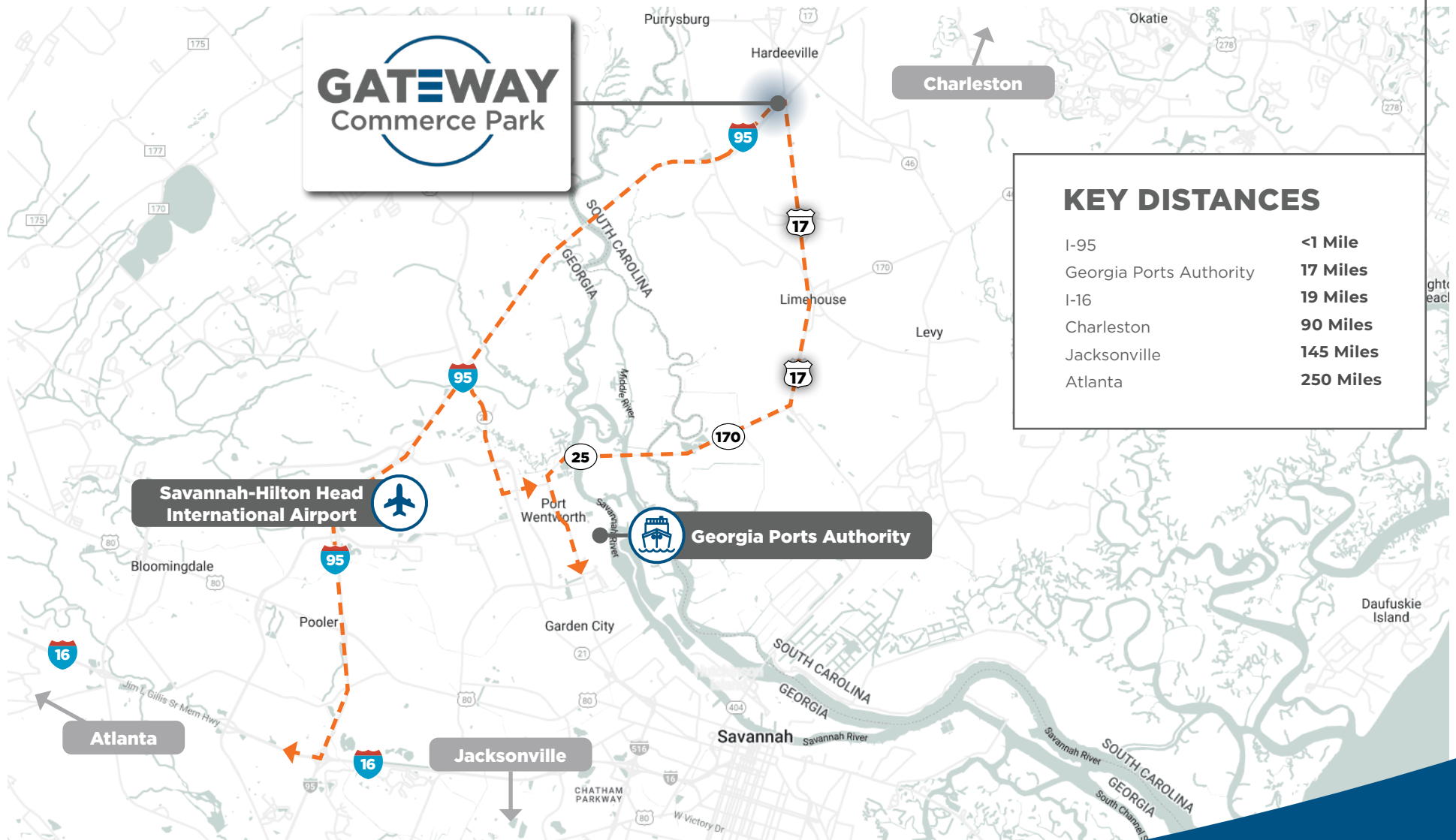


1-2
Drive In
Doors



LOCATION

Hardeeville, SC



GATEWAY

Commerce Park

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