



For Sublease

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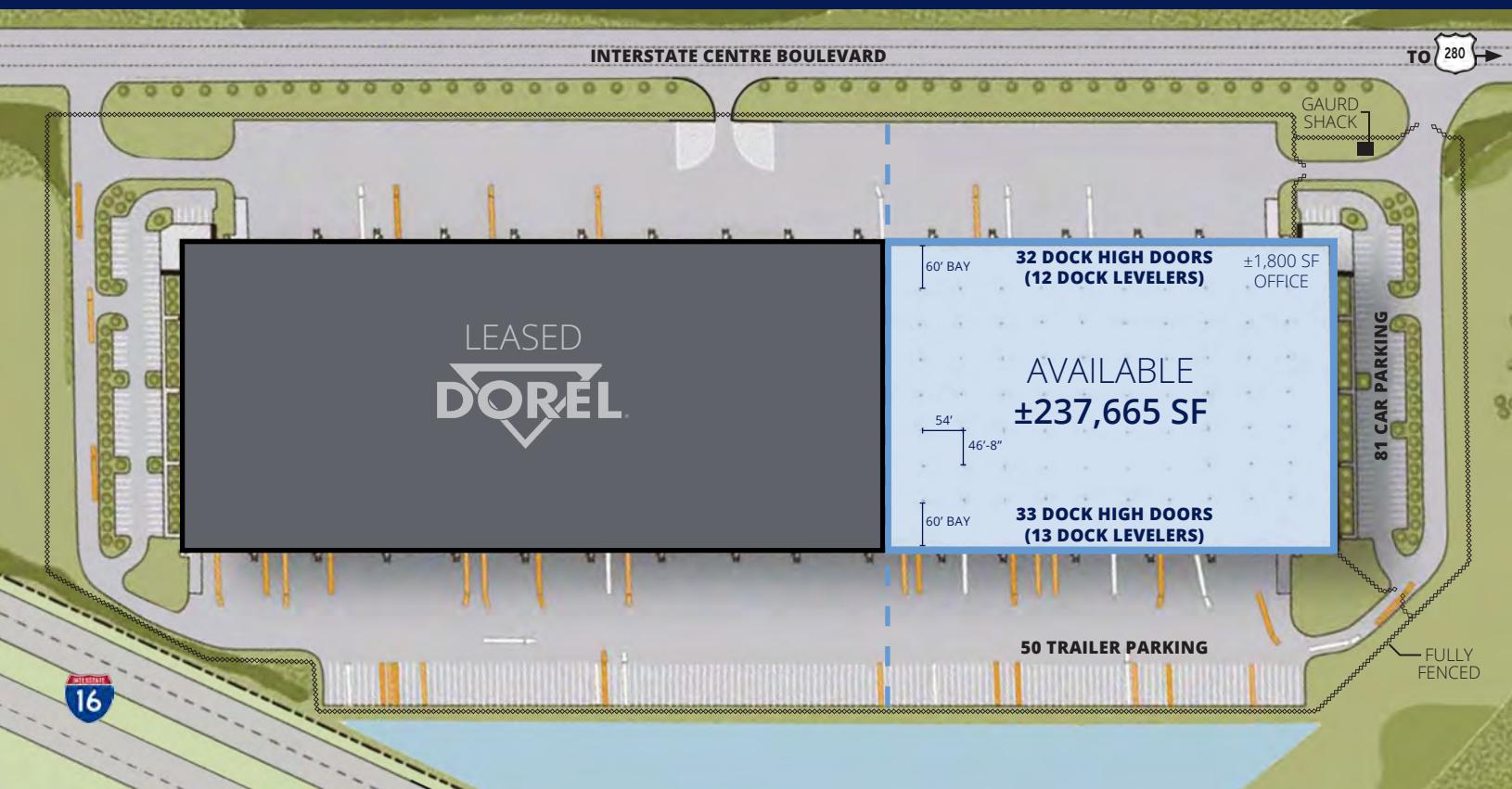
Interstate Centre II

951 Interstate Centre Boulevard
Ellabell, GA 31308

Class A Crossdock Space Available for Sublease –
Minutes from Hyundai Metaplant

- ±237,665 SF of Class A crossdock warehouse space available immediately for sublease
- Sublease term through January 31, 2028
- Less than 1 mile from Highway 280 / I-16 interchange, offering superior regional access
- Less than 2 miles from the Hyundai Metaplant, positioned within a high-growth industrial and logistics corridor

Specifications



Available Size	±237,665 SF	Office Size	±1,800 SF
Load Type	Crossdock	Column Spacing	54' x 46'-8"
Clear Height	32'	ESFR Sprinkler	Yes
Dock High Doors	65 (9' x 10')	Lighting	T-5 high efficiency
Drive-in Doors	2 (12' x 14')	Security	Fully fenced and gated with gaurd shack
Trailer Parking Spaces	50	Warehouse Slab	6" with 4000 PSI
Car Parking Spaces	81	Truck Court	190' & 150' deep, fully reinforced

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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.

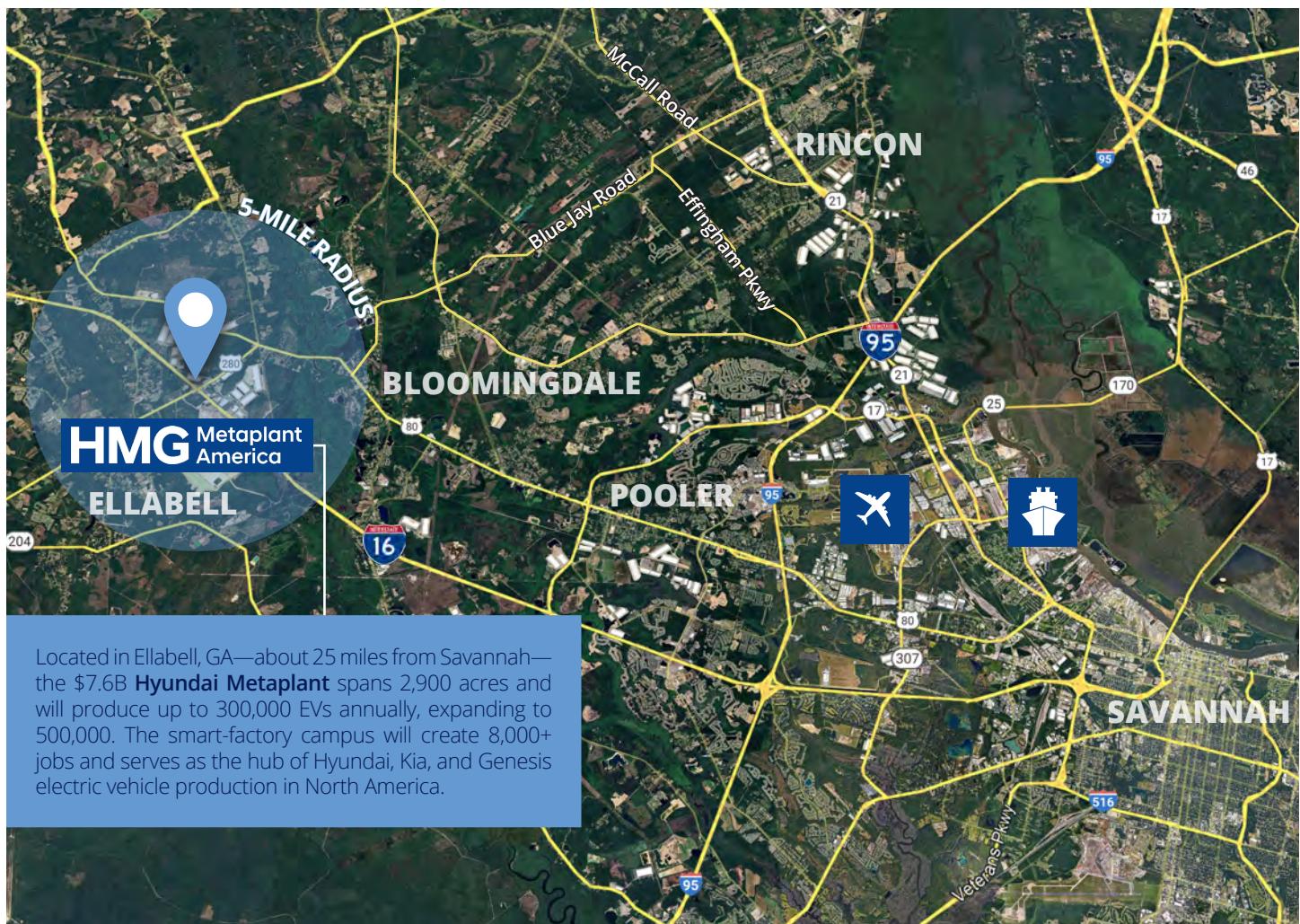
State Incentives

- 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 and job tax credit
- Ports activity job tax credit
- Sales and use tax exemptions on machinery and equipment
- Elimination of sales and use tax on energy used in manufacturing
- Inventory tax exemption
- Expedited environmental permitting

Potential Hires Located within a 45-minute drive

365,126





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.

Location Overview

Travel Distances

Interstate-16 (Exit 143)	0.6 Miles
Hyundai Metaplant America	1.6 Mile
Highway 80	1.6 Miles
Savannah-Hilton Head Int'l Airport	22.0 Miles
Port of Savannah	23.0 Miles

Area Demographics (5-Mile Radius)

Total Population (2025)	11,745
Projected Population Growth Rate (2025-2030)	2.16%
Average Household Income	\$89,651
Daytime Employees	934
Number of Businesses	146

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