

±15 - 200 ACRE INDUSTRIAL LAND SITES

Colliers



Build to Suit | Sale or Lease

Bryan County Business Center Highway 80, Ellabell, GA 31308

Land Sale | Build to Suit Lease | Build to Suit Sale

- ±15 - 200 Acre Industrial Land Sites
- Located in the booming Highway 280 corridor of north Bryan County, just minutes from Interstate-16 (±4 miles)
- Tremendous industrial growth in the corridor with the new **\$5.5 Billion Hyundai Motor Group's Electric Vehicle Manufacturing Plant** just a few miles away (±5 miles)
- ±23 miles from the Port of Savannah
- Zoned Heavy Industrial (I-2)
- Fully Entitled Land Sites

Pricing:

Please Inquire

Danny Chase, SIOR

Principal
Cell +1 912 604 4918
danny.chase@colliers.com

Colliers | Savannah

545 E York Street
Savannah, GA 31401
Main: +1 912 233 7111
colliers.com/savannah

Accelerating success.



Conceptual Master Plan

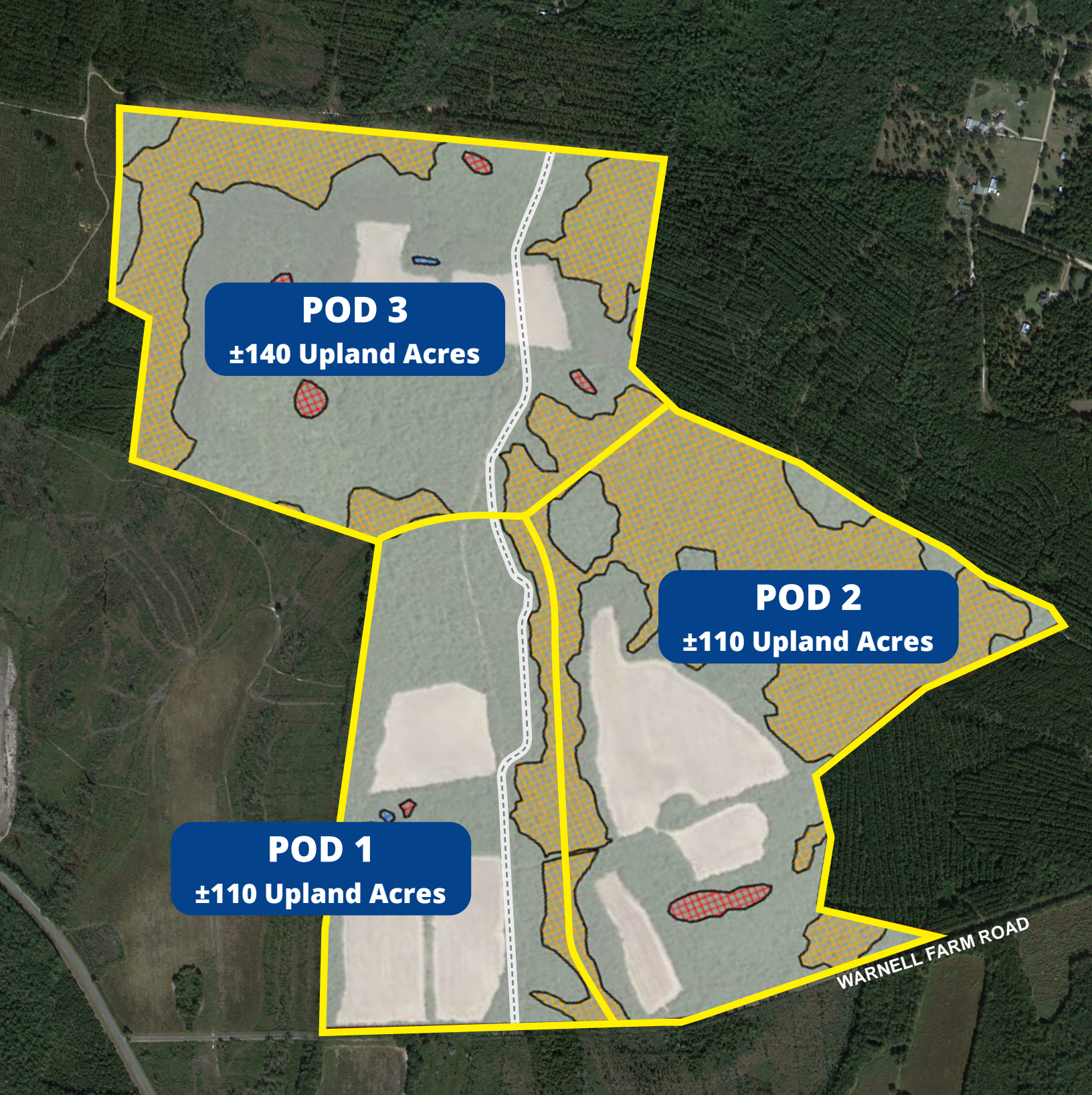
ENTITLED LAND SITES



10 Buildings
 Ranging from
 ±134,400 - ±908,900 SF



Loading Type
 Crossdock, Front-Load
 and Rear-Load



Preliminary Land Plan

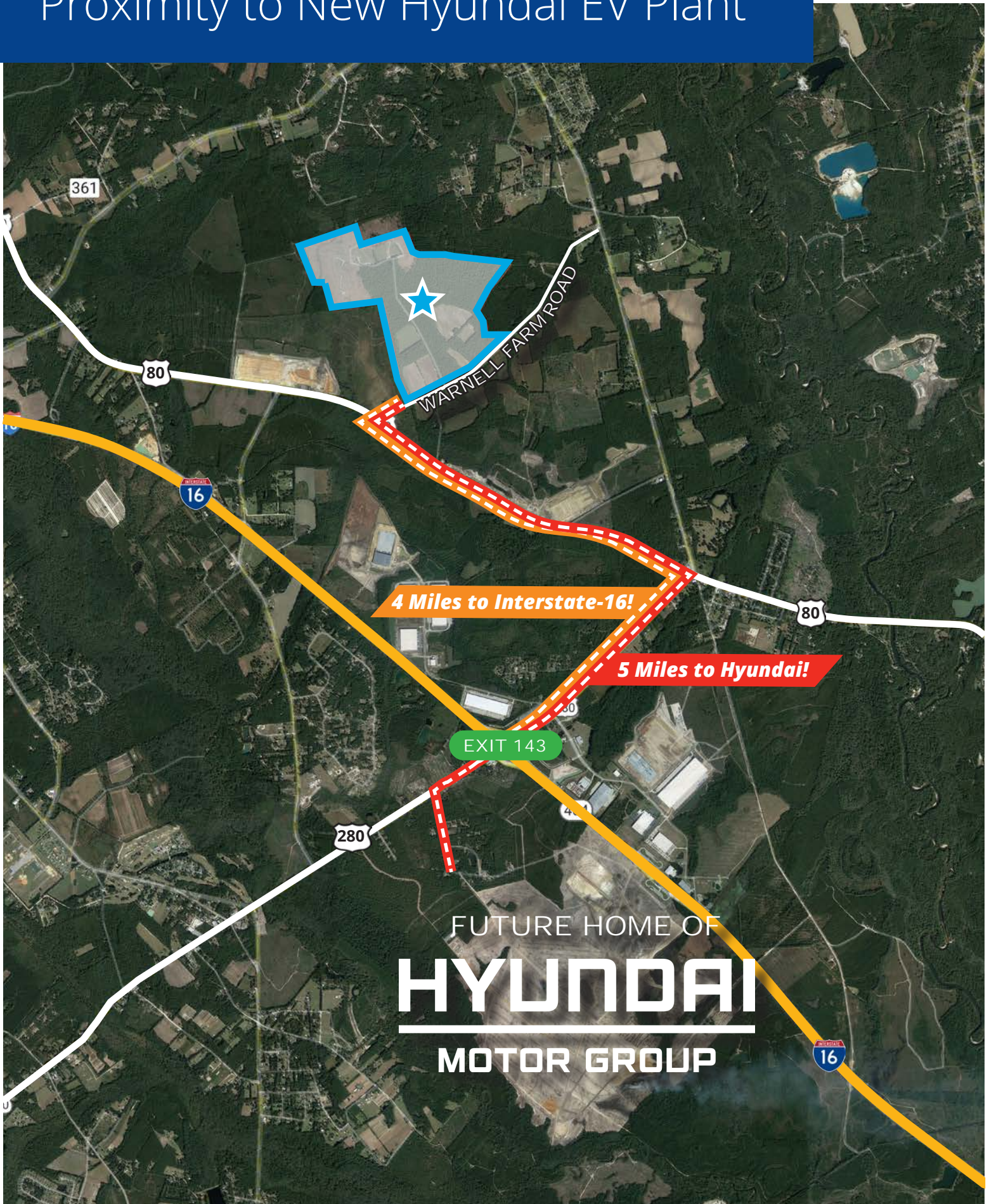
ENTITLED LAND SITES

POD 1
±130 Gross Acres
±110 Upland Acres

POD 2
±210 Gross Acres
±110 Upland Acres

POD 3
±204 Gross Acres
±140 Upland Acres

Proximity to New Hyundai EV Plant

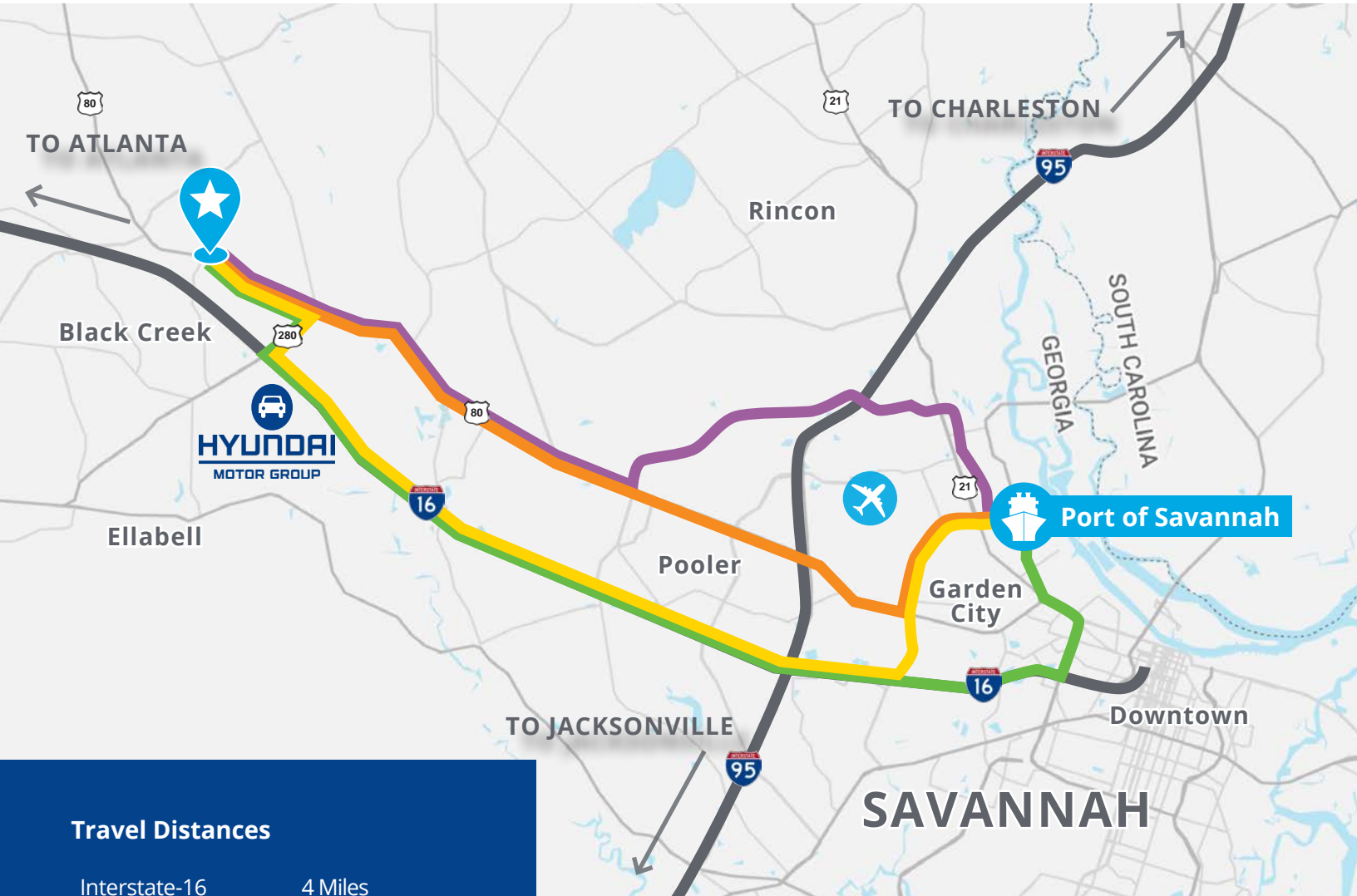


FUTURE HOME OF
HYUNDAI
MOTOR GROUP

Location Overview

Several Routes to the Port of Savannah

23.1 Miles
 23.5 Miles
 27.7 Miles
 30.5 Miles



Travel Distances

Interstate-16	4 Miles
Interstate-95	15.5 Miles
Savannah Airport	18.2 Miles
Port of Savannah	23.6 Miles
Charleston, SC	120 Miles
Jacksonville, FL	148 Miles
Atlanta, GA	222 Miles

Legend



Property Location



Port of Savannah



Routes to Port



Savannah Hilton Head International Airport



Hyundai Motor Group's \$5.5 Billion EV Plant



Interstates

Bryan County, Georgia

Bryan County, Georgia is not just an ideal place to settle and raise a family, it's also a great place to start and grow a business. Location and infrastructure are two of the county's greatest assets. Close proximity to major airports, Savannah's international seaport, as well as Interstates 16 and 95, make air, sea and ground transport easy and convenient. The community's pro-business approach allows companies to be operational in record time.

The Development Authority of Bryan County works to strengthen the economic climate and quality of life for county residents. Through various incentives, the Development Authority hopes to attract new business and retain those that already exist in the area.

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

- 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

Hyundai Motor Group's \$5.5 Billion State-of-the-Art Electric Vehicle Facility

Hyundai Motor Group will open its first fully dedicated electric vehicle (EV) and battery manufacturing facility at the Bryan County Mega Site, located two miles from Interstate West on the south side of Interstate 16. Hyundai Motor Group will invest \$5.54 billion in opening its first state-of-the-art U.S. smart factory and delivering an estimated 8,100 new jobs to Georgia's coastal region. Hyundai suppliers will invest approximately another \$1 billion in the project. Hyundai Motor Group expects to begin construction on the new facility in January 2023, with full production expected in the first half of 2025.

\$5.5B

Investment

8,100

New Jobs

16-17MM SF

Manufacturing Facility

300,000

Cars Produced Annually

January 2023

Beginning Construction

Only 5 Miles

from Bryan County Business Center

Port of Savannah



GEORGIA
PORTS

- Fastest growing port in the nation over the past 10 years
- 44% of the population is served by the Port of Savannah



Mason Mega Rail Yard will increase capacity by 2M TEUs each year

TEUs Moved by Georgia Ports Authority Each Year



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