

InterstateWest

SAVANNAH | BRYAN COUNTY | GEORGIA

HMG Metaplant
America

NEW \$7.6 BILLION EV FACILITY
2 MILES AWAY

Burlington

Building B

HYUNDAI
GLOVIS

**±264,533 SF Remaining
Available Now!**



Danny Chase, SIOR
Principal
OFFICE 912 662 8012
danny.chase@colliers.com

David Sink, SIOR
Principal
OFFICE 912 662 8010
david.sink@colliers.com



Interstate West Summary

- Class A, 515 AC industrial park within Interstate Centre
- Located 1 mile from I-16/Highway 280 interchange
- 2 miles to the Hyundai Metaplant
- 22 miles to the Port of Savannah



STATE OF THE ART
CLASS A BUILDINGS



IMMEDIATE ACCESS
TO INTERSTATE 16



ONLY 2 MILES FROM
HYUNDAI METAPLANT



PORT OF SAVANNAH
LESS THAN 30 MIN.



290,000+ POTENTIAL
HIRES WITHIN 45 MIN.



SAVANNAH AIRPORT
LESS THAN 30 MIN.



NEIGHBORING COMPANIES

HYUNDAI
MOTOR GROUP

Burlington

ORAFOL

Blue Bell

ASC
AGRI SUPPLY
"Since 1962"

Loves

GFA
TOTAL LOGISTICS SOLUTION

KISS

SECO ECOPLASTIC

VEYER

WebstaurantStore

preci-dip

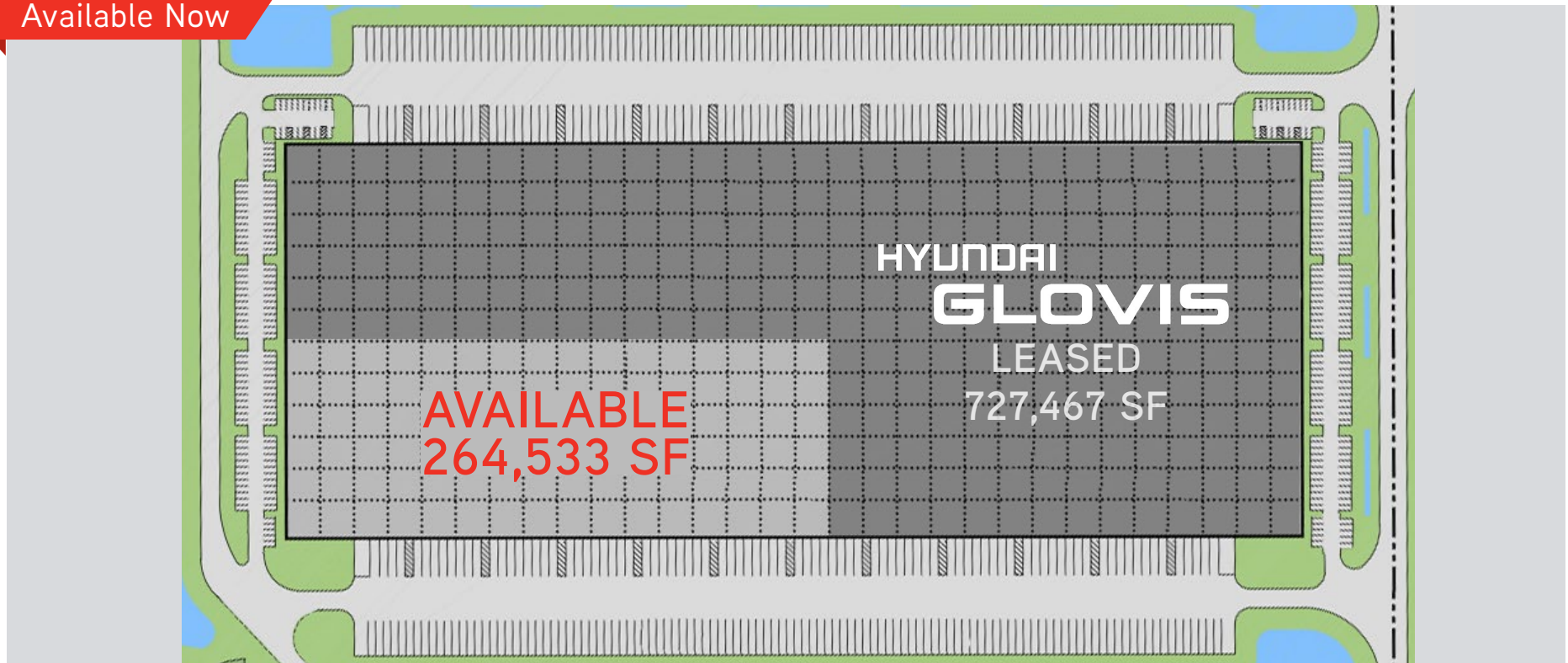
WEST PENN
TESTING GROUP

DANIEL
DEFENSE

vm INNOVATIONS

ROOMS
TO GO

Available Now



Building Specs

Available Space Size	264,533 SF	Trailer Parking	62
Space Dimensions	310' x 640'	Car Parking	53
Office	Build to Suit	Truck Court	185'
Column Spacing	53'-4" x 50' with 60' Speed Bays	Sprinkler	ESFR
Clear Height	40'	Roof	45mil TPO
Dock Doors	51	Slab	7", Reinforced
Dock Levelers	25 (40,000 lb. Hydraulic)	Lighting	LED high-bay lighting, clerestory at every other bay
Drive-in Doors	1	Electrical	3,000 amp service





Port of Savannah

Savannah is home to the Port of Savannah the largest single-container terminal in North America. Operated by the Georgia Ports Authority and specializing in break bulk, containers, RoRo, heavy-lift and project cargo, the port is comprised of two modern, deepwater terminals: Ocean Terminal and Garden City Terminal.

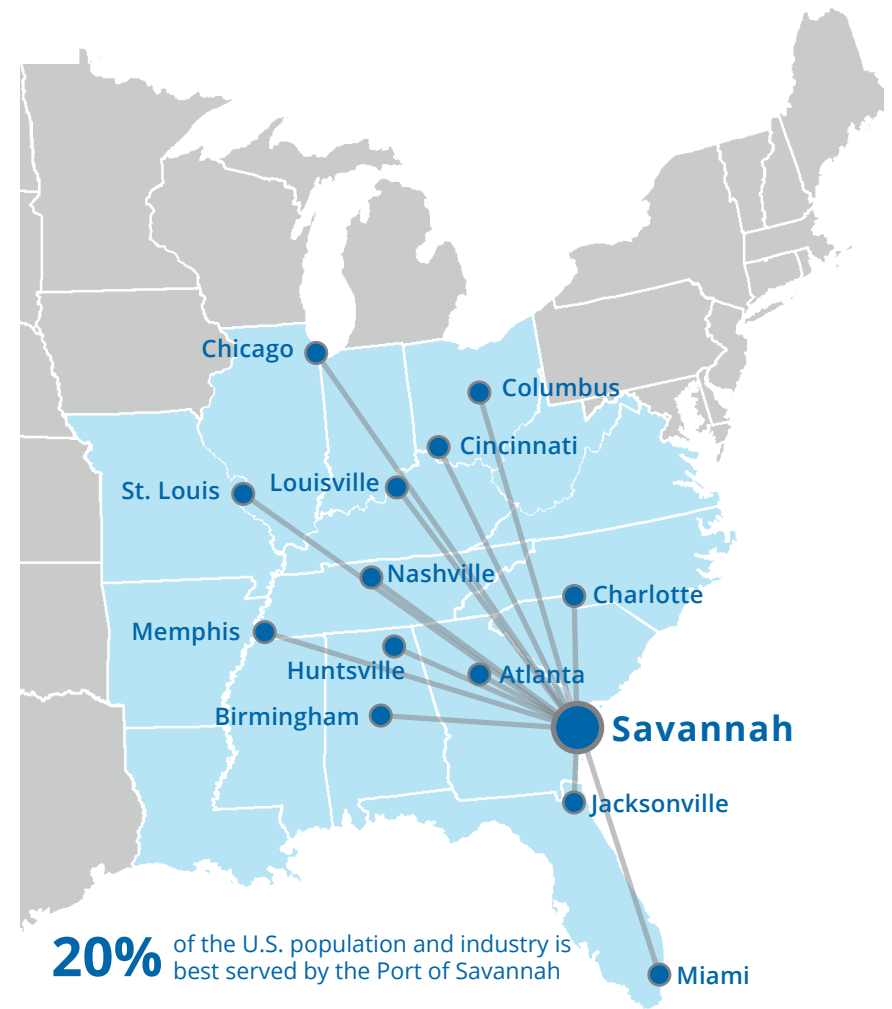
The Port of Savannah is the fastest-growing and third-largest port in the nation, with 20% of the U.S. population and industry best served by the port of Savannah.

FACTS & STATS

- > Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- > Largest single-container terminal in North America
- > 60% of all vessels calling on Savannah are Neopanamax
- > Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- > Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)

2024 TOP 5 U.S. PORT GATEWAYS

1. LA/Long Beach	19,947,076 TEUs
2. NY/New Jersey	8,697,767 TEUs
3. Savannah	5,545,557 TEUs
4. Houston	4,139,991 TEUs
5. Virginia	3,523,512 TEUs



Hyundai Motor Group's \$7.6 Billion State-of-the-Art Electric Vehicle Facility

Hyundai Motor Group opened 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. As the largest economic development project in Georgia history, Hyundai Motor Group will invest \$7.6 billion in opening its first state-of-the-art U.S. smart factory and along with its suppliers, they will be delivering an estimated 15,000 new jobs to Georgia's coastal region. Hyundai Motor Group began construction on the new facility in January 2023, with production beginning in October 2024.

HIGHLIGHTS

\$7.6B

Investment

15,000

New Jobs

16-17MM SF

Manufacturing Facility

January 2023

Construction Began

300,000

Cars Produced Annually

Only 2 Miles

from Interstate West



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.

STATE INCENTIVES

- > [Quick Start](#) - workforce training program, free to any qualified company
- > 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
- > Military Zone state job tax credit - companies will receive \$3,500 per job per year for a five year period (min. job threshold is two)

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.

Contact us:

Danny Chase, SIOR
Principal
OFFICE 912 662 8012
danny.chase@colliers.com

David Sink, SIOR
Principal
OFFICE 912 662 8010
david.sink@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.

