

# 550 WESTPORT BOULEVARD

Building D | Ellabell, GA 31308



**FOR LEASE** | 456,000 SF

**BILLY SNOWDEN, SIOR**

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**WILLIE CANDLER**

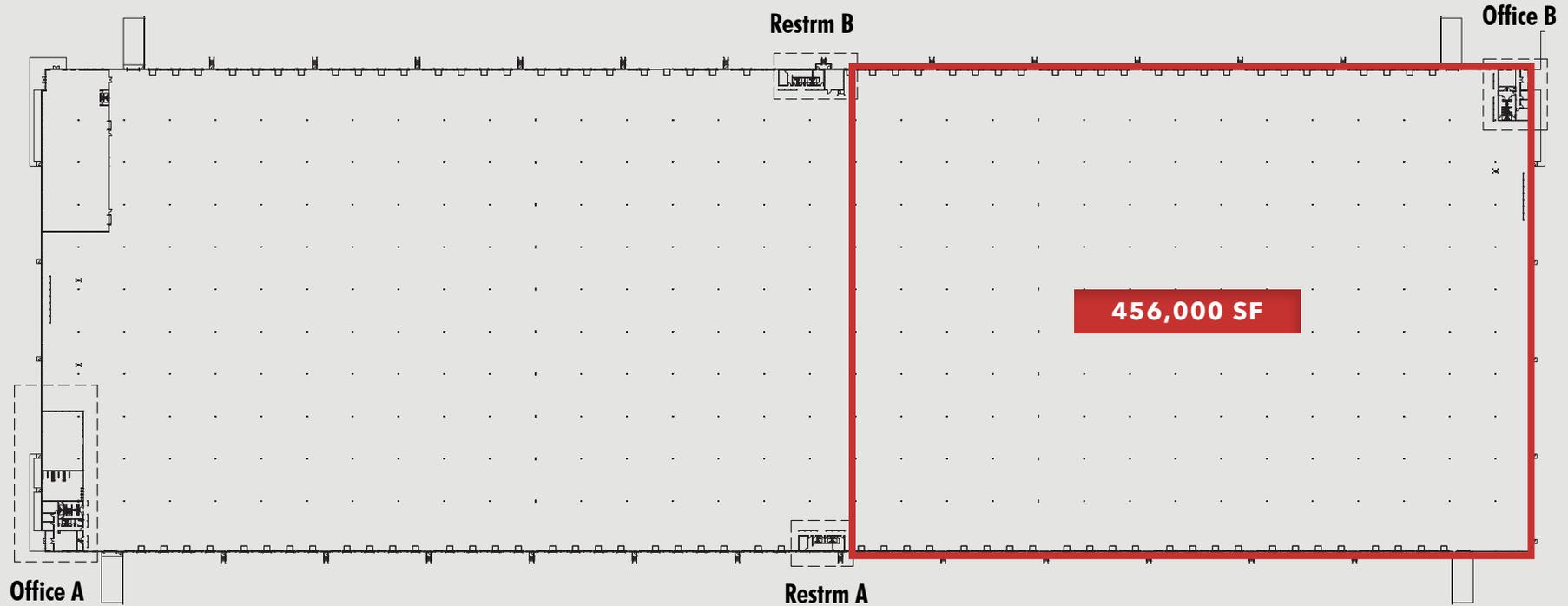
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**KATE HUNT**

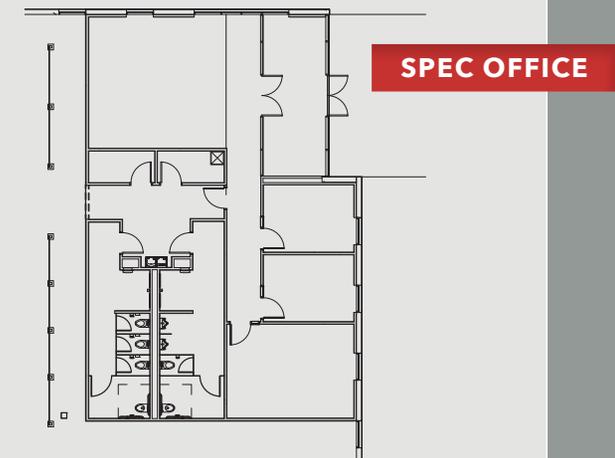
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# PROPERTY HIGHLIGHTS



- **TOTAL BUILDING SF** | 1,004,340 SF
- **AVAILABLE SF** | 456,000 SF
- **SPEC OFFICE SF** | 2,500 SF
- **LIGHTING** | LED 30' Candles
- **CLEAR HEIGHT** | 40' Clear
- **DOCK HIGH DOORS** | 92 (9'x10') with 46 pit levelers
- **DRIVE IN DOORS** | 2 (14'x16')
- **COLUMN SPACING** | 54'W x 50'D
- **SPEED BAYS** | 60'
- **BUILDING DEPTH** | 570'
- **TRUCK COURT** | 185'
- **TRAILER PARKING** | 259 Spots
- **AUTO PARKING** | 57 Spaces



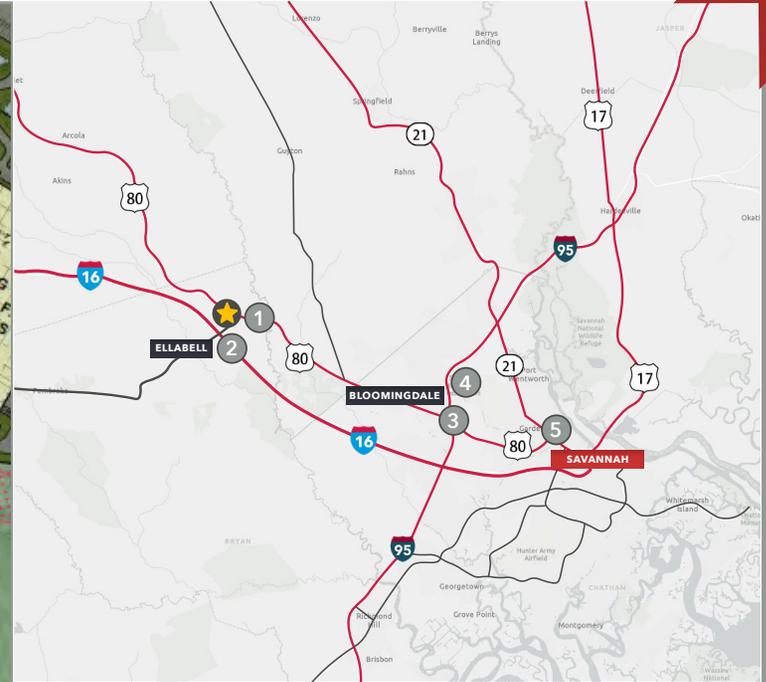
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# LOCATION OVERVIEW



## INCENTIVES & AVAILABLE WORKFORCE

- Military Zone job tax credit: \$3,500 per job for five years; usable against income tax and payroll withholding
- Ports activity job tax credit bonus
- Tax reductions on land, buildings, machinery & equipment\*
- Level 1 Freeport exemption (including e-commerce inventory)
- Foreign Trade Zone No. 104 service area
  
- 214,327 potential hires in Savannah MSA; 365,126 within 60 minutes
- ~3,500 transitioning soldiers annually from Fort Stewart & HAAF
- Non-union industrial base in Bryan County
- Workforce recruiting and training support: Georgia DOL, Quick Start, Savannah Technical College, WorkSource Coastal, Army Soldier for Life, USO

## KEY DISTANCES

- ★ SUBJECT SITE
- ① Highway 80 | 0.2 mi
- ② Interstate 16 | 2.9 mi
- ③ Interstate 95 | 14.4 mi
- ④ Savannah/Hilton Head Airport | 16.7 mi
- ⑤ GA Ports Authority | 22.1 mi

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# CORPORATE NEIGHBORS



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