

**HMG** Metaplant  
America



For Sublease

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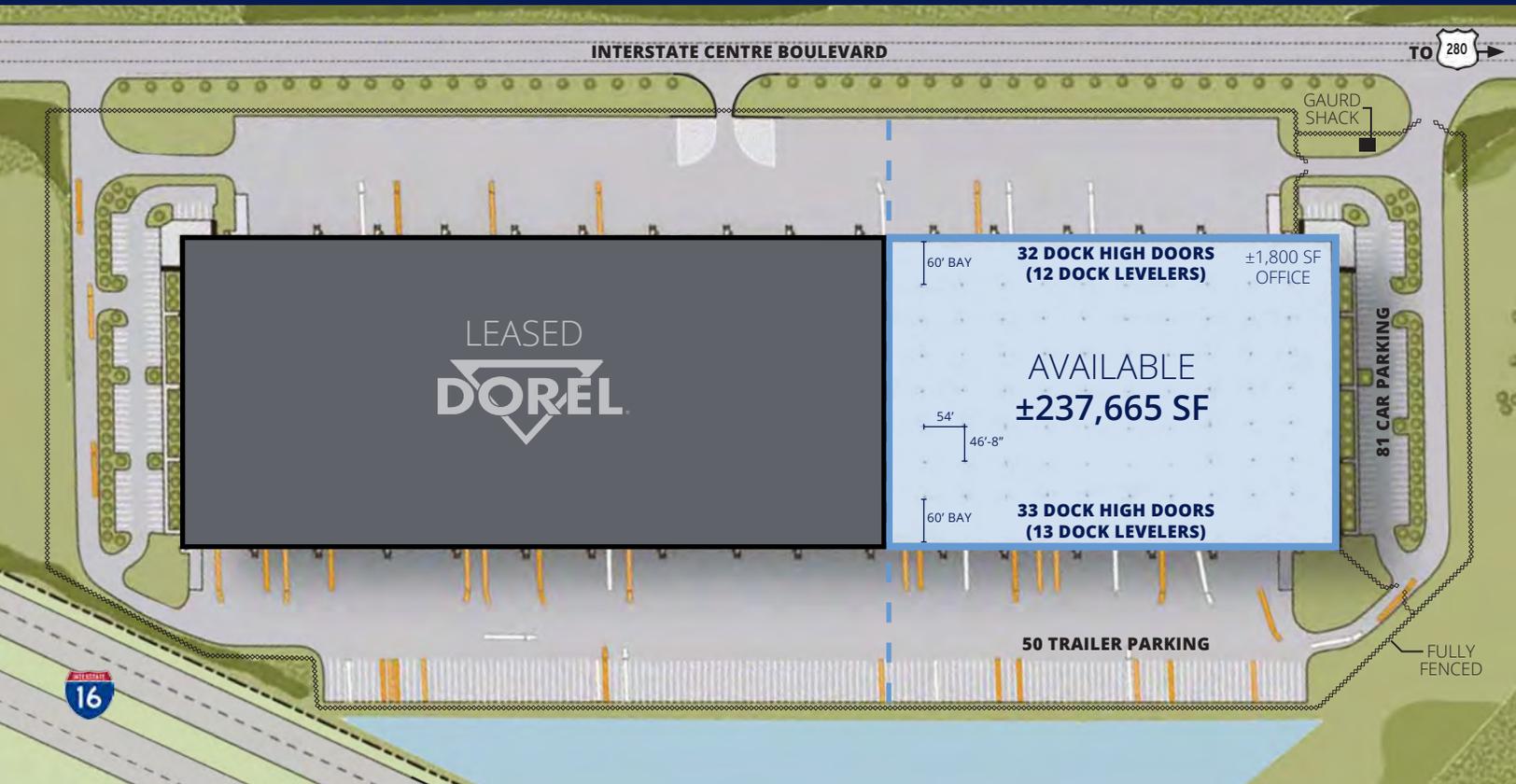
## Interstate Centre II

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



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

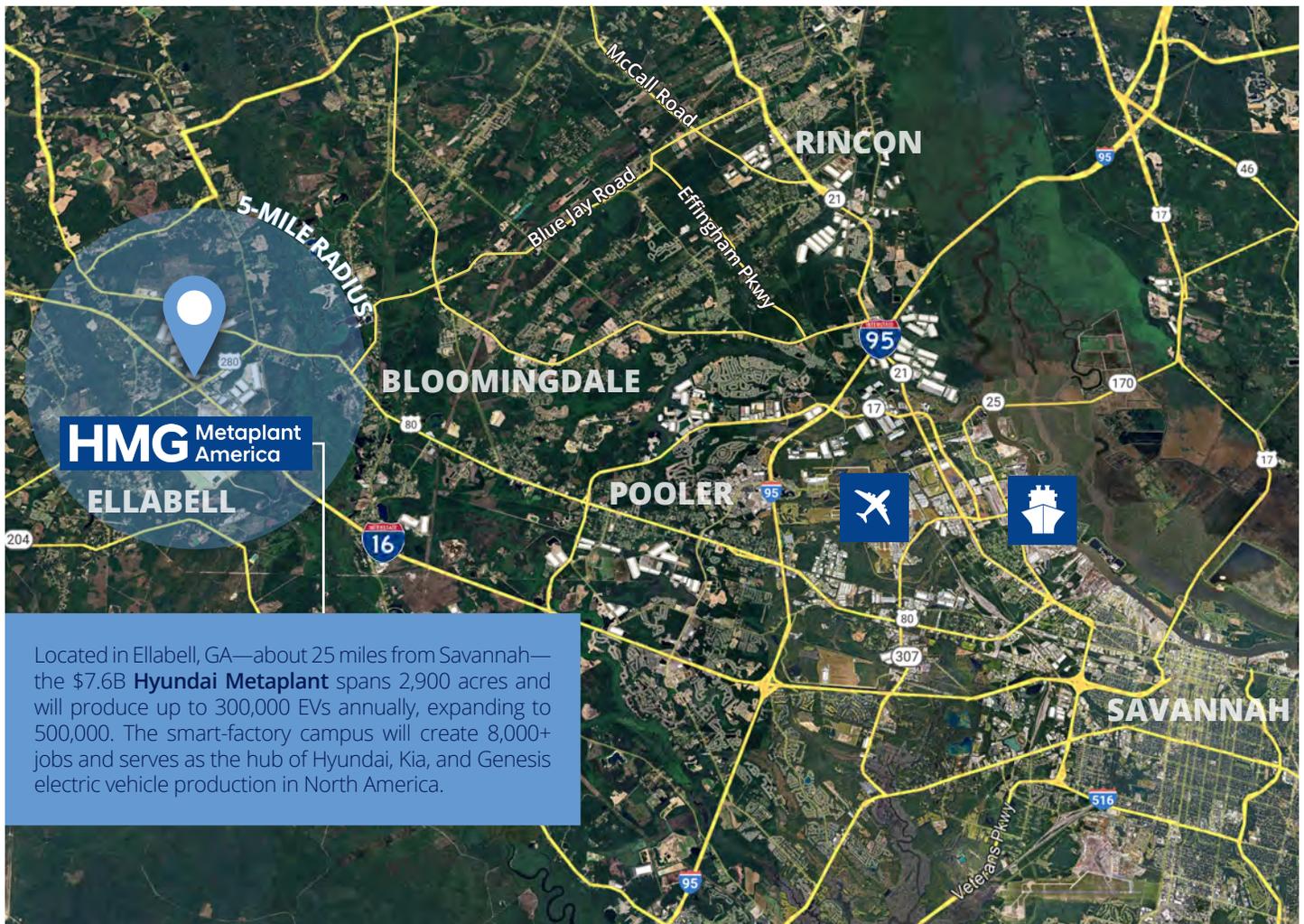
## State Incentives

- 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

**235,577**





## 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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## Contact

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