

**BUILD - TO - SUIT OPPORTUNITY**

# BELFAST CROSSING

1727 BELFAST KELLER RD.  
RICHMOND HILL, GA  
BRYAN COUNTY

- » Best in Class
- » 395,376 SF rear-load
- » For Sale or Lease
- » Oversized Truck Court
- » Rail Served Potential
- » Georgia Power Substation Adjacent



## PROPERTY OVERVIEW

# 395,376 SF BEST IN CLASS, REAR-LOAD WAREHOUSE

Belfast Crossing is a new Class A, rear-load designed warehouse located in Richmond Hill, a thriving industrial submarket 30 miles south of the Georgia Ports Authority Garden City Terminal. As designed, the building will boast best-in-class building specs suites for modern industrial users including a single building with 36'-42' clear height, 58 dock high doors, 2 drive-in doors, 240' truck court depth, ±129 trailer parking spaces and ±173 auto parking spaces. The developer can also revise the design to meet any specific Tenant requirements.

Directly across from a Georgia Power substation and located within Belfast Commerce Park, Bryan County's newest Class A+ industrial park just off Interstate 95. Belfast Crossing is ideally positioned to serve a wide range of 3PL and port-related users.

Belfast Crossing can be delivered within 12-14 months of lease execution.

## CORPORATE NEIGHBORS



## AT A GLANCE

### Address

1727 Belfast Keller Road, Richmond Hill, GA 31324

### Building Size

395,376 SF (divisible to 100,000 SF)

### Office Area

≤2,500 SF

### Site Area

46.58 acres

### Clear Height

36' - 42'

\*Building size and specifications flexible based on Tenant needs.

# CONCEPTUAL SITE PLAN

1727 Belfast Keller Road, Richmond Hill, GA 31324



## PROPERTY SPECS

Building Size	395,376 SF (divisible to 100,000 SF)
Building Dimensions	1040' x 380'
Office Area	≤2,500 SF
Site Area	46.58 acres
Clear Height	36'
Loading	Rear-load
Employee Parking	±173
Trailer Parking	±129
Column Spacing	52' x 60'
Dock Doors	58
Drive-in Doors	2
Floor	7", 4,000 PSI unreinforced
Sprinkler	ESFR
Electrical	2,500 AMP, 277/480 V – 3 phase
Lighting	25FC with motion sensors; installed per racking plan
Roof	45-mil TPO white membrane



# BELFAST – CORRIDOR OF GROWTH



# LOCATION & INCENTIVES OVERVIEW

Belfast Crossing is ideally located in Bryan County, one of five counties that make up the Savannah MSA. I-16 crosses the northern part of the county, I-95 runs through the southern part, and its well connected to global markets – less than 30 minutes from Savannah-Hilton Head International Airport and the Port of Savannah. Hyundai Motor Group opened its first fully dedicated electric vehicle and battery manufacturing plant on the Bryan County Mega-Site just 30 minutes north of Belfast Crossing. The Development Authority and Georgia Department of Economic Development offer a number of incentive programs to companies locating to the Region:

## STATE INCENTIVES

- Military Zone – State job tax credit of \$3,500 per job for 5 years
- Quick Start workforce training
- State corporate and income job tax credits
- Ports activity job and tax credit bonus
- Sales and use tax exemptions on machinery and equipment
- Elimination of sales and use tax on energy used in manufacturing
- Inventory tax exemption

## COUNTY INCENTIVES

- Ad valorem tax abatement
- Personal property tax abatement
- 100% Freeport exemption
- Assistance with local permitting
- Pre-approved and within Foreign Trade Zone 104
- Discretionary incentives based on job creation, wages and investment
- Customized workforce training and mentoring programs

## ACCESSIBLE & GROWING WORKFORCE

Bryan County is home to over 20,000 adult workers and is the fastest growing county in the tri-county MSA, projected to increase 10.4% by 2025 or 6.5% faster than the nation. The tri-county Savannah MSA supports widespread workforce expansion, placing in the top 25% of all US metro areas for projected 5-year growth. Easily accessible from Interstate 95 and Highway 17, a 30-minute commute shed from Belfast Crossing extends into two MSA (Savannah, GA and Hinesville, GA) and penetrates 71% of the urban center's workforce. It's also surrounded by Forth Stewart (20 miles) and Hunter Army Airfield (19 miles) which has over 4,000 military members transition to the civilian workforce every year.







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