



savills

400 Rocky Road Register, GA 30452

359,680 SF

Total Buildings SF

335,755 SF

Ground Floor SF

89.92 AC

Available

Equipment

Available

Call for Pricing

Pricing

Available

Newly Constructed
Manufacturing Facility

Offering Overview

Savills, on behalf of Aspen Aerogels, the Owner, is pleased to exclusively offer for sale or lease a new, state-of-the-art manufacturing facility shell consisting of 274,940 SF, and central utility plant consisting of 60,815 SF ground level space with an additional 23,925 square foot second floor space (359,680 SF total | 335,755 SF Ground Floor SF) on an approximately 90-acre site.

The building was initially designed to produce aerogel thermal insulating material but is flexible to be adapted for a vast host of advanced manufacturing uses, or a smaller data center with 38MW of distribution level utility equipment onsite, on pallets, and ready for install. Georgia Power controls a substation that services the site with a 25 MW bank that has some remaining capacity. There is additional room for expansion of capacity at the substation or the site.

The facility boasts advanced construction infrastructure managed by **Turner Construction**. The permitted master plan for the manufacturing facility is pictured below.

Offering Highlights

- State-of-the-art manufacturing design
- Utility Equipment onsite can distribute approximately 38 MW of power; equipment is not wired.
- Located 53 miles from the Port of Savannah on I-16, less than 200 miles from Atlanta and Hartsfield-Jackson Airport.
- Access to a deep labor pool and manufacturing-friendly local and state government.

Proposed building with full expansion for reference only



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Manufacturing Plant Overview

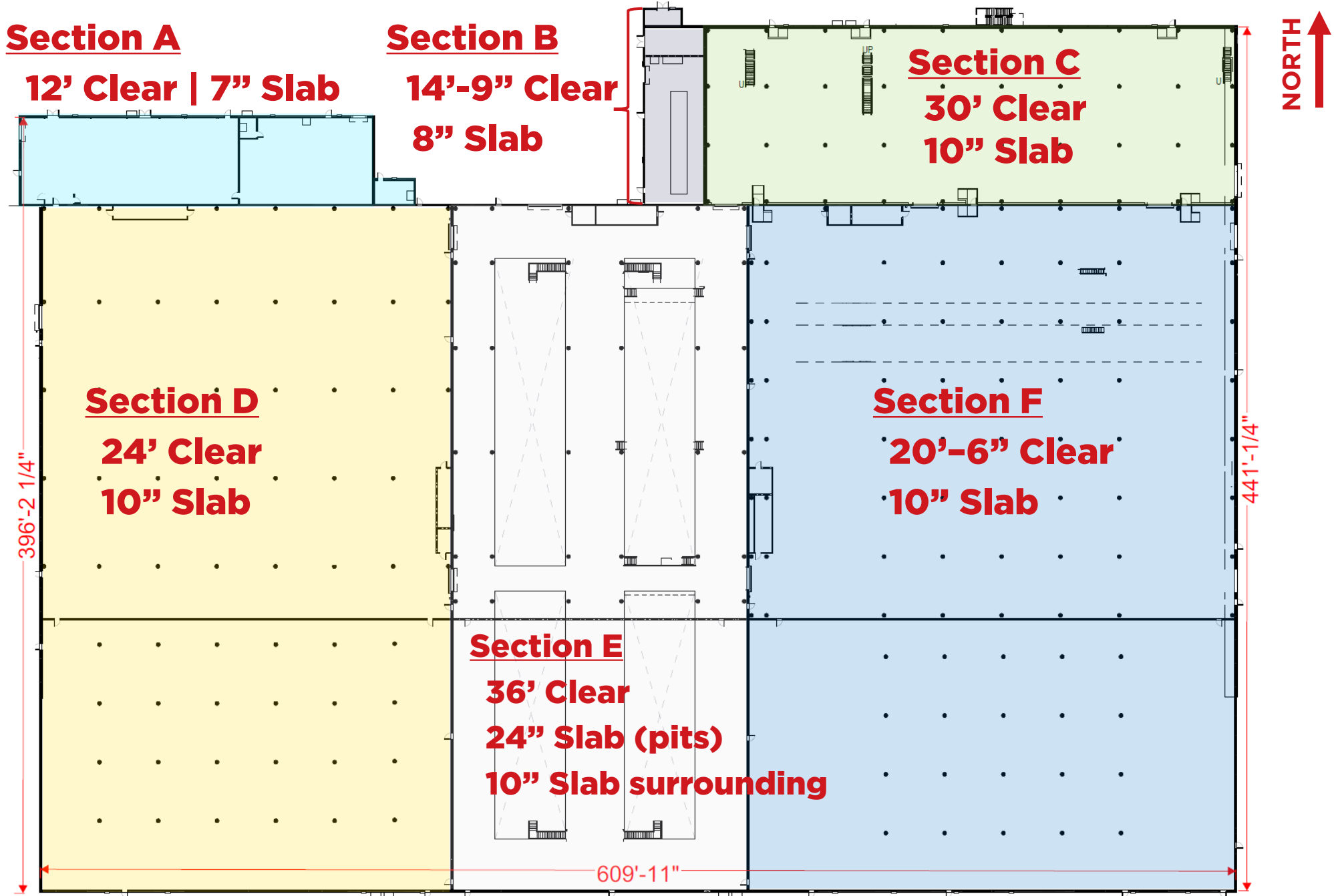
Building Size	274,940 SF
Land	89.92 AC
Floor slab	10" typical 24" in extractor pits 1'-3" in equipment load areas
Walls	Precast concrete construction
Roof structure	PVC Roof R-25ci Completed 2025 20-year warranty on the roof
Cranes	Three (3) Three (3) ton Kone cranes on-site but have not been installed.
Column spacing	35' X 45' 40' X 50' and 30' X 30'
Drive in doors	Four (4) 16' X 16'
Clear height	Varies Typical 20'-6", 24', 36'
Manufacturing Plant Dimensions	Approximately 411'-1/4" x 609'-11"
Fire protection	Equipment available, onsite, partially installed ESFR
Office/Restrooms	To suit
Parking	Unpaved, finished to suit / user specifications
Zoning	Heavy Industrial with Conditions



Equipment Onsite Available

Utility Equipment	Distribution transformers and switchgear on-site, but not wired able to distribute 38 MW.
Air Handlers & HVAC	Equipment available, onsite, not installed See appendix for specs on HVAC AHUs.
Boilers	Two (2) Cleaver-Brooks Firetube boilers <ul style="list-style-type: none"> • Steam Up to 150 psi • Hot Water up to 1125 psig • 800 HP • 27,000 MBH
Chillers	Two (2) 1650 Ton York chillers
Cooling Towers	Two (2) Marley Cooling Towers <ul style="list-style-type: none"> • 49,327 MBH
Backup Generator	One (1) Cummins Backup Generator <ul style="list-style-type: none"> • 2MW
Processing equipment	Processing equipment is also available and marketed by a 3 rd party. Please call to inquire.

Manufacturing Plant Floor Plan



Central Utility Plant (CUP)

Building Size 84,740 SF
60,815 SF 1st Floor
23,925 SF 2nd Floor

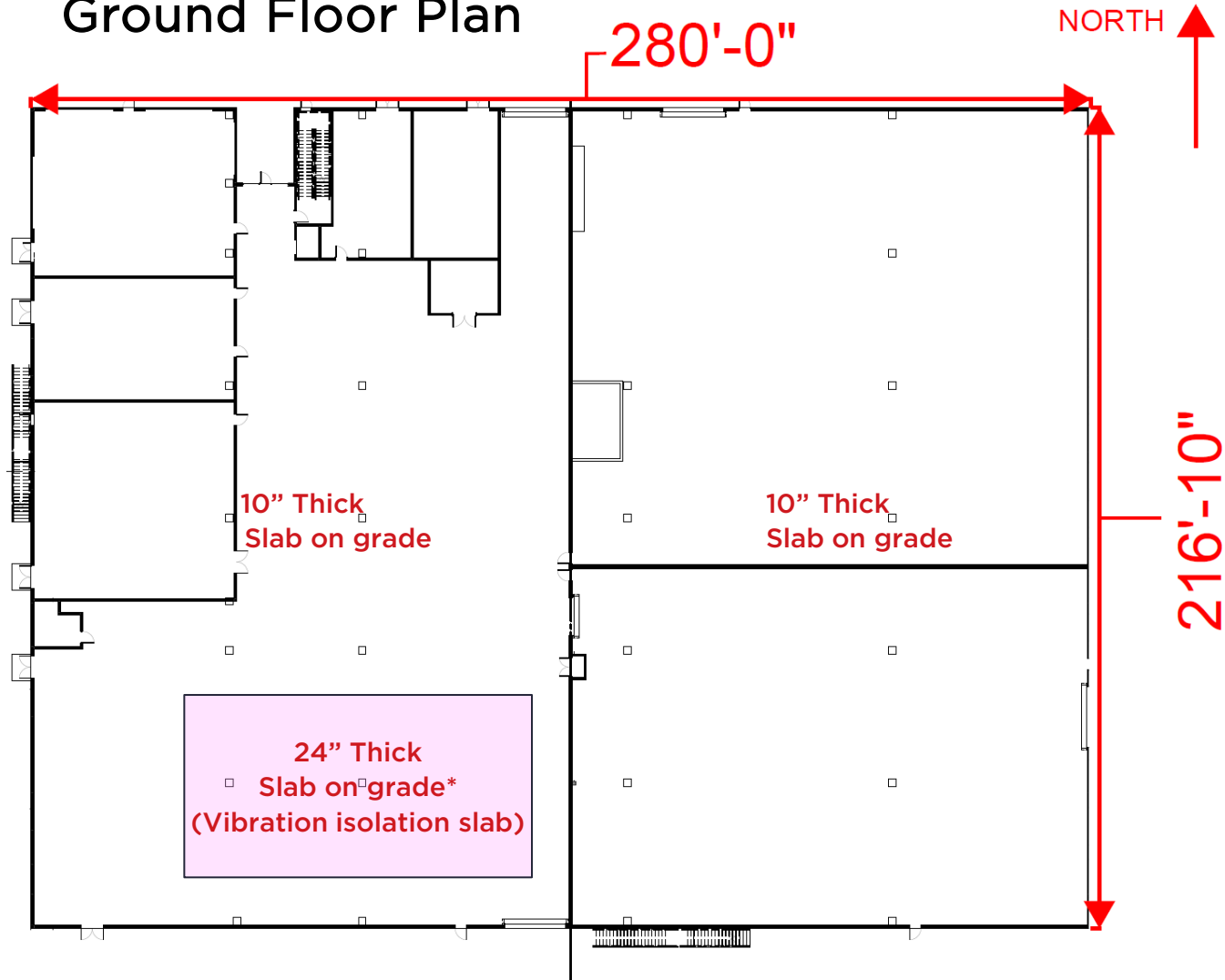
Floor Slab 10" & 24"

Clear Height 46' and 48' to the roof deck

Utility Equipment Distribution transformers and switchgear on-site, but not wired able to distribute 38 MW (connected load).

Please call to inquire and to provide detailed utility equipment list.

Ground Floor Plan



*Area shown as 24" SOG is an estimated depiction; please refer to architectural drawings for guidance during due diligence.

Utilities

Water	
Max Capacity	250,000 GPD
Line Size	12" pvc
Flow rate	1,200 gpm
Provider	City of Statesboro

Electricity	
Substation	<p>25 MVA (115/25 kV) bank is installed at the substation adjacent to manufacturing facility—this bank is shared with other users.</p> <p>Substation was originally designed to accommodate an additional 25 MVA and 40 MVA bank. Future expansion require a transmission study & agreement between Georgia Power and User.</p>
Current available power	3-5 MW. Call us to inquire about capacity available & ramp required.
Site Electrical Distribution	6 x distribution transformers (on-site, uninstalled) 25kV to 480v (3-phase)
Provider	Georgia Power

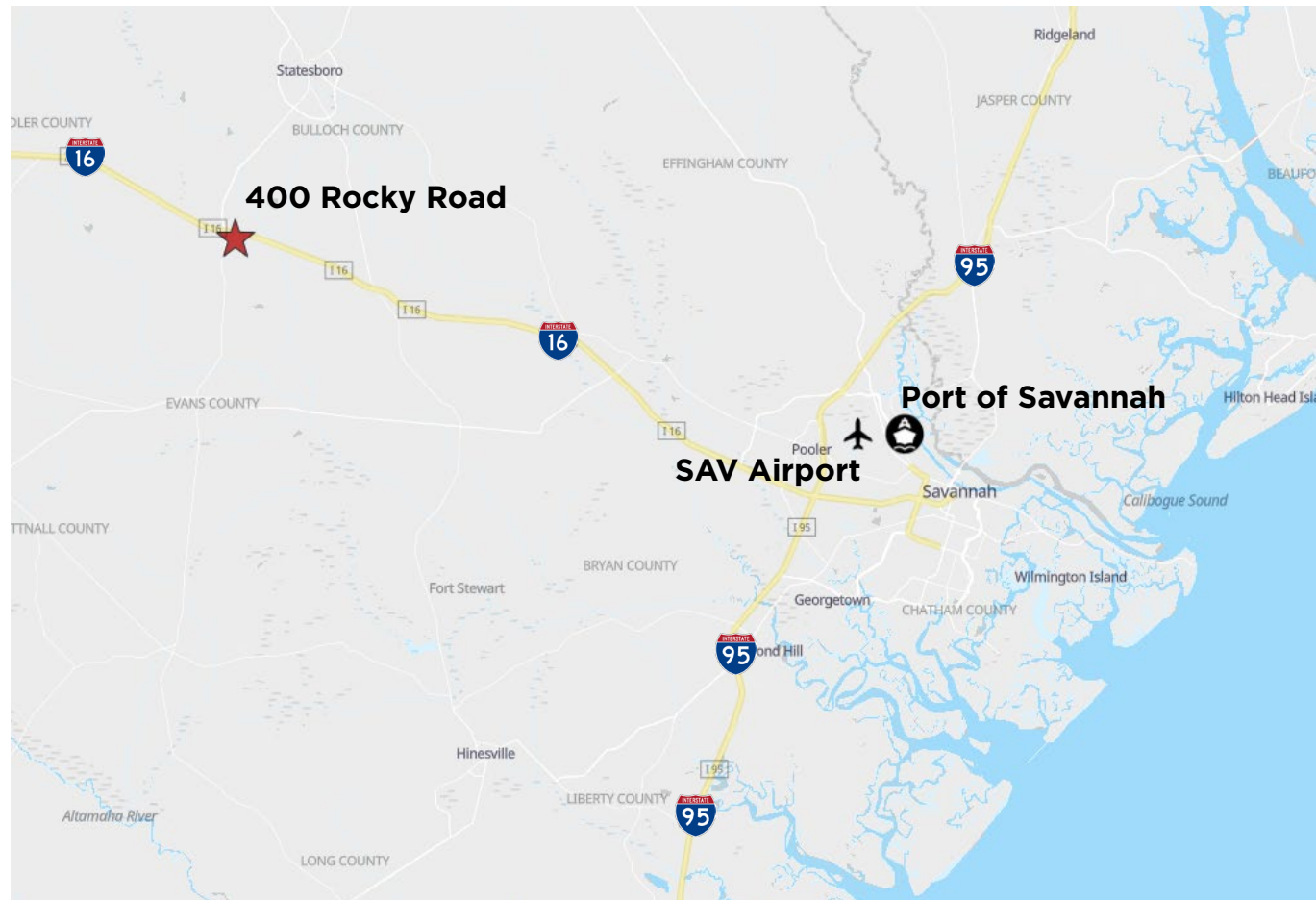
Wastewater	
Max Capacity	200,000 GPD
Line Size	12" pvc
Provider	City of Statesboro

Natural Gas	
MMBtu/Hr	30
SCF/HR	29,183
PSI	10
Pipe Size	6"
Provider	City of Statesboro

Telecommunications	
Provider	Bulloch Solutions

Ideal Location

- I-16 frontage
- 42 miles to I-95
- 117 miles to I-75
- 53 miles to the Port of Savannah
- 48 miles to SAV Hilton Head Airport
- 200 miles to Atlanta



Property Highlights

- Located in **Level One Freeport Exemption area**. Exempt from 100% of personal property/inventory taxes for up to 12 months.
- In a **Tier 1 County** for Job Tax Credit (2025).
- Unique, raised glass feature in the center of the building maximizes natural light during the day, and at night is illuminated for optimal visibility on I-16.
- New manufacturing infrastructure in place with potential to customize.

Parcel - 89.92 AC



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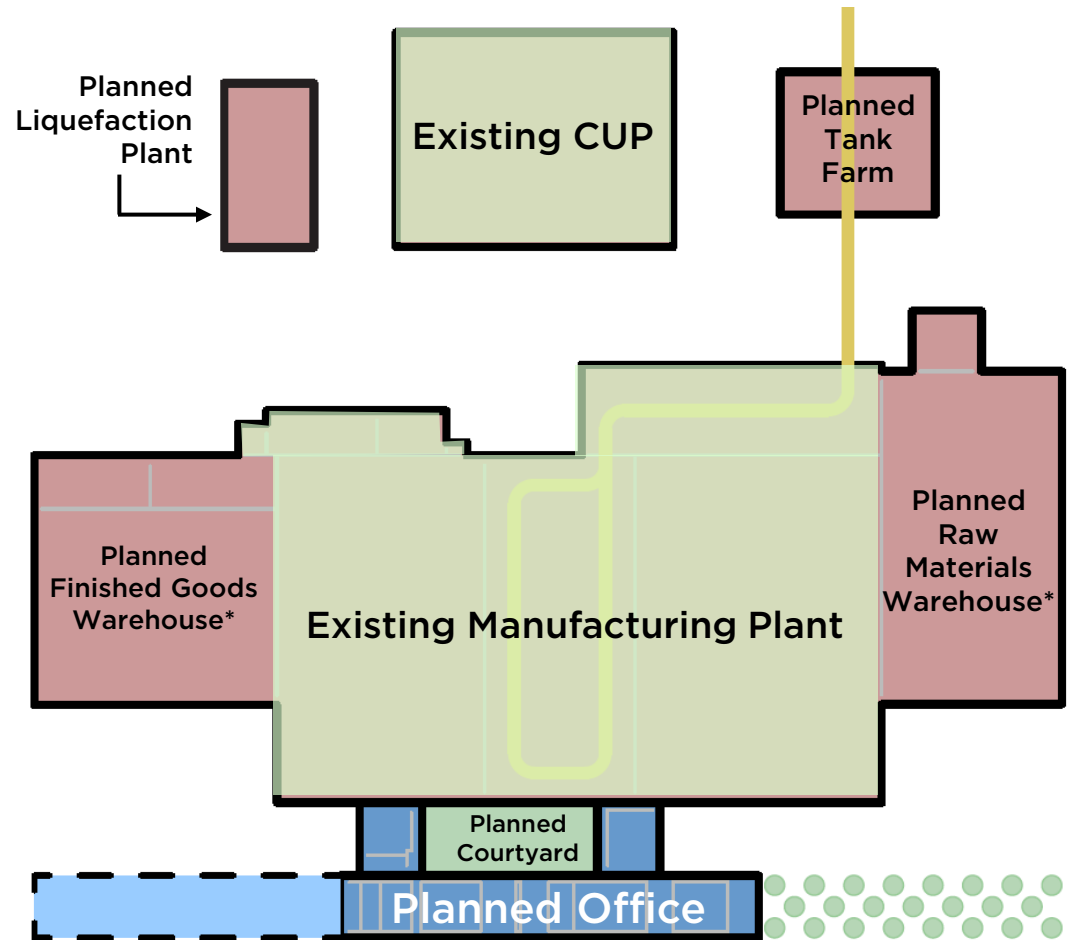
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Built vs. Planned Buildings

Built	
Manufacturing Plant (MFP) (excluding associated warehouses)	274,940 SF
Central Utility Plant (CUP)	84,340 SF (60,815 SF - Level 1) (23,925 SF - Level 2)
TOTAL BUILT	359,280 SF
Planned	
Raw Materials Warehouse	62,000 SF
Finished Goods Warehouse	60,815 SF
Liquefaction Plant	10,750 SF
Tank Farm	23,000 SF
Office Building	41,000 SF
TOTAL BUILT + PLANNED	496,030 SF



*Warehouses were planned for dock high loading.

Planned Buildings



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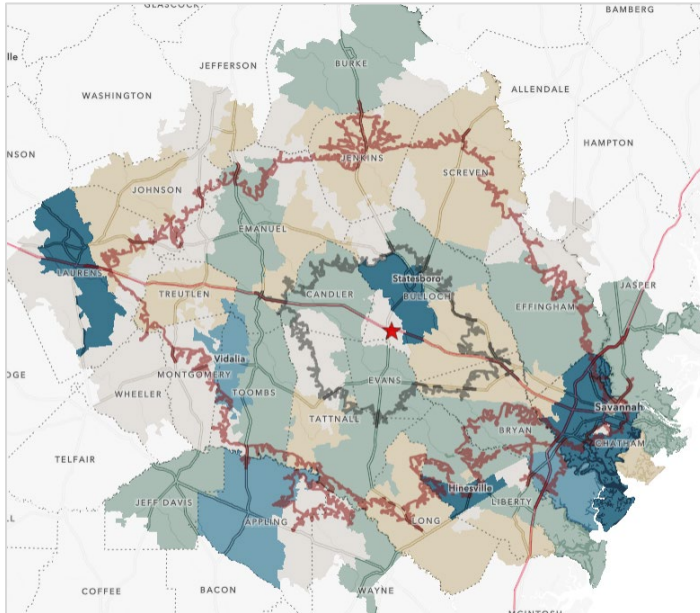


Labor Analysis

Workforce Population (16-65 YO) Current & Predicted



Current Workforce Population



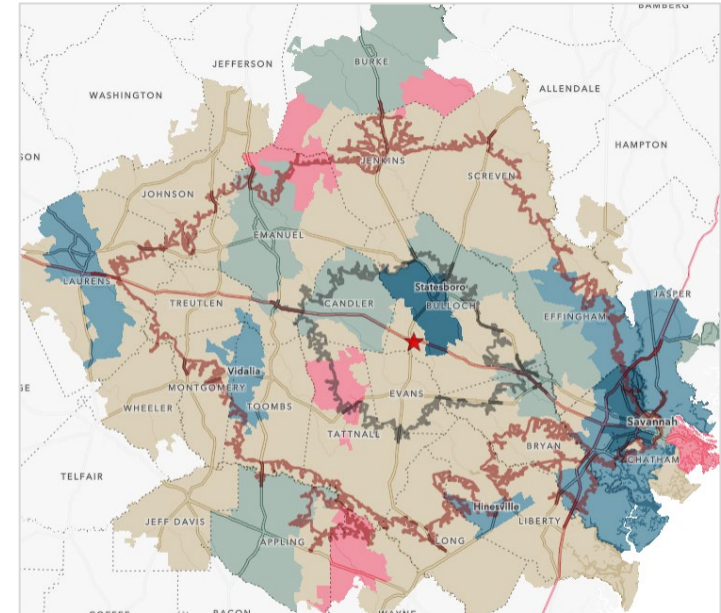
Legend:

- ★ 400 Rocky Rd
- ▭ 30-min Drive Time
- ▭ 60-min Drive Time

Workforce Population 2024

- > 14,000 - 27,230
- > 7,000 - 14,000
- > 3,000 - 7,000
- > 1,000 - 3,000
- 2 - 1,000

Predicted 5 Year Change in Workforce Population



Legend:

- ★ 400 Rocky Rd
- ▭ 30-min Drive Time
- ▭ 60-min Drive Time

Workforce Population 5-Yr Change

- > 1,200 - 1,901
- > 600 - 1,200
- > 300 - 600
- > 0 - 300
- 31 - 0

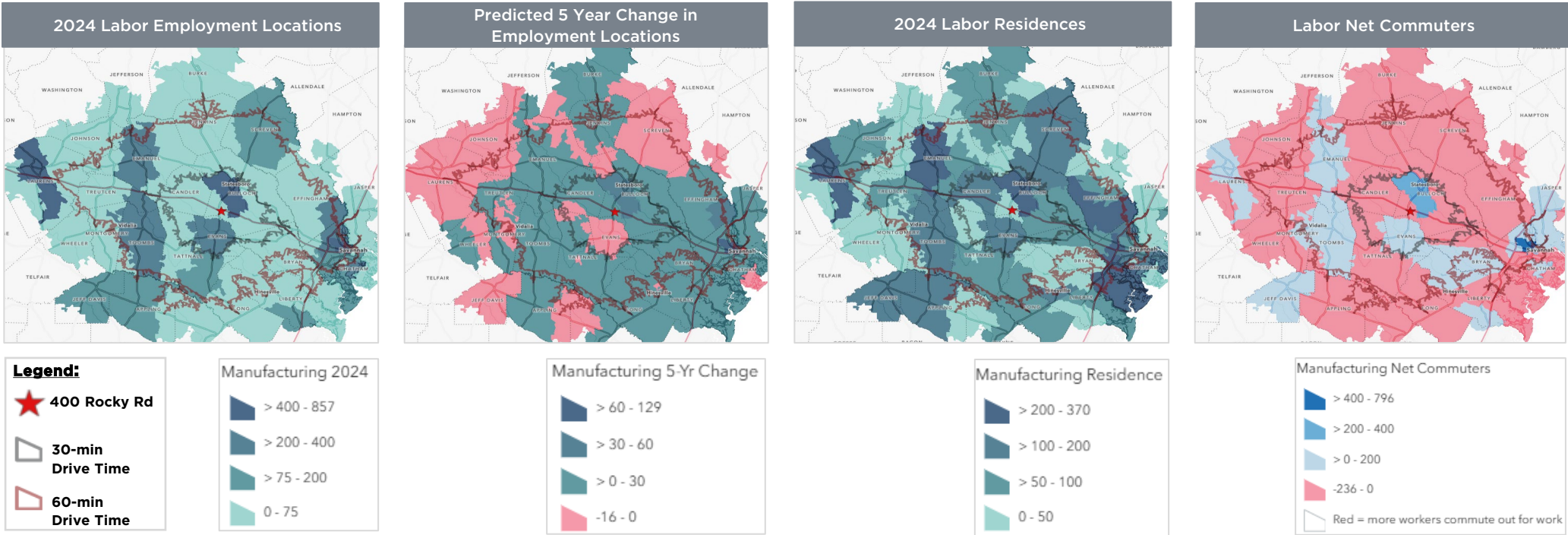
Estimated Current Workforce Population

Within 30-min drive time: 37,806

Within 60-min drive time: 267,702

Future workforce population is expected to increase throughout the next five years.

Labor Analysis – Manufacturing Workers

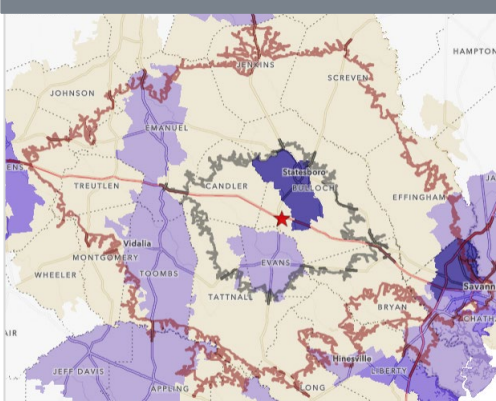


NOTES

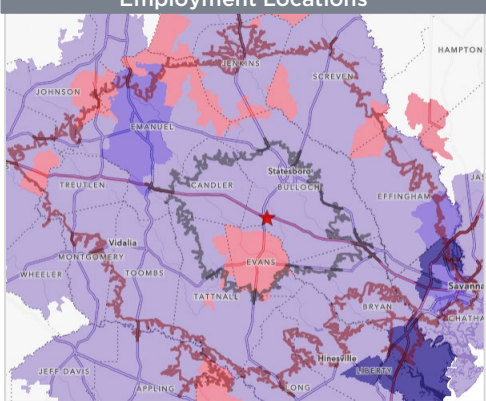
- 1st map – Manufacturers currently work in the surrounding area, north from Statesboro and south from Claxton, within the 30-minute drive time; they can be recruited to work at the site.
- 2nd map - The predicted decline in manufacturing labor for the whole area is minimal (net loss of less than 20 people) with stability and growth throughout.
- 3rd map – 1,109 residences are within a 30 min drive | 4,760 residences are within a 60 min drive.
- 4th map – Workers prefer to live, work, and play in the same area. Commuters are leaving the area (red) residence going to other areas (blue) to work, a workplace in this area could transform the area to blue.

Labor Analysis – Warehouse Workers

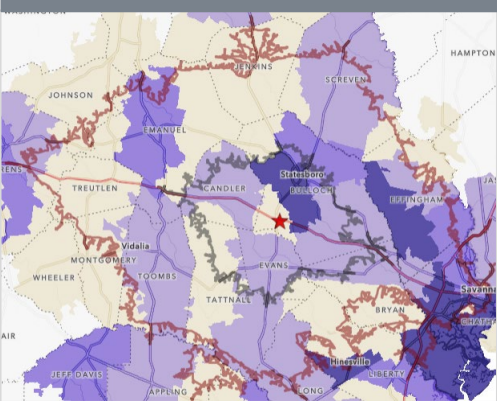
2024 Labor Employment Locations



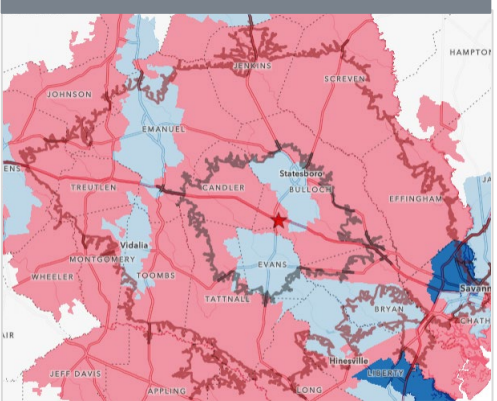
Predicted 5 Year Change in Employment Locations



2024 Labor Residences



Labor Net Commuters



Legend:

- ★ 400 Rocky Rd
- 30-min Drive Time
- 60-min Drive Time

Warehouse 2024

- > 1,400 - 2,707
- > 700 - 1,400
- > 200 - 700
- 0 - 200

Warehouse 5-Yr Change

- > 100 - 200
- > 50 - 100
- > 0 - 50
- 1 - 0

Warehouse Residence

- > 900 - 1,798
- > 400 - 900
- > 200 - 400
- 0 - 200

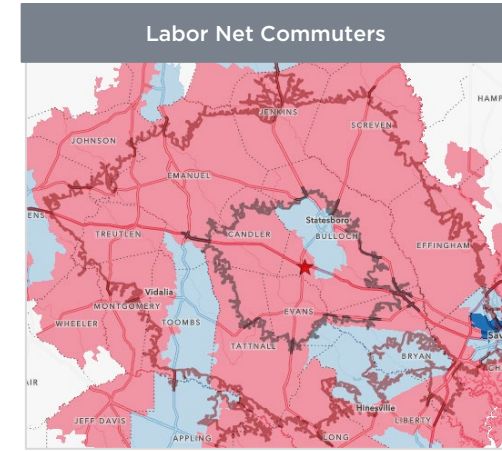
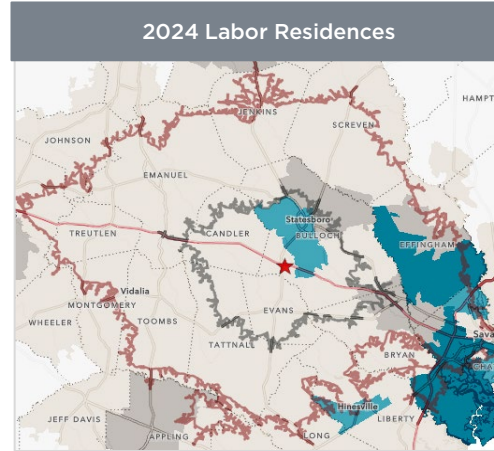
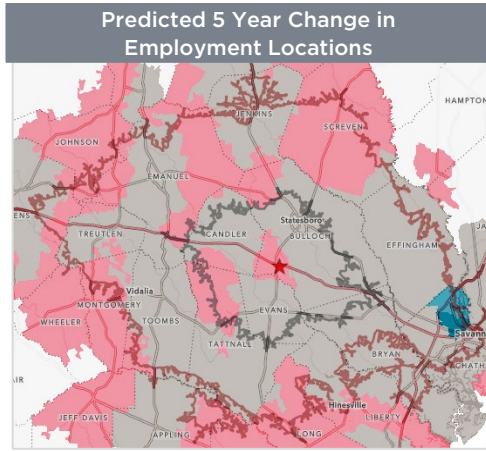
Warehouse Net Commuters

- > 800 - 1,582
- > 400 - 800
- > 0 - 400
- 1162 - 0
- Red = more workers commute out for work

NOTES

- 1st map – Warehouse labor in the zip code is deficient but can be pulled from the surrounding area, north from Statesboro and south from Claxton, within the 30-minute drive time.
- 2nd map – The predicted decline in warehouse labor for the whole area is minimal with stability and growth throughout.
- 3rd map – 2,457 residences are within a 30 min drive | 17,810 residences are within a 60 min drive.
- 4th map – Workers prefer to live, work, and play in the same area. Commuters are leaving the area (red) residence going to other areas (blue) to work, a workplace in this area could transform the area to blue.

Labor Analysis – Engineers



Legend:

- ★ 400 Rocky Rd
- 30-min Drive Time
- 60-min Drive Time

Engineer 2024

- > 200 - 466
- > 100 - 200
- > 40 - 100
- 0 - 40

Engineer 5-Yr Change

- > 50 - 103
- > 25 - 50
- > 0 - 25
- 1 - 0

Engineer Residence

- > 75 - 117
- > 50 - 75
- > 25 - 50
- 0 - 25

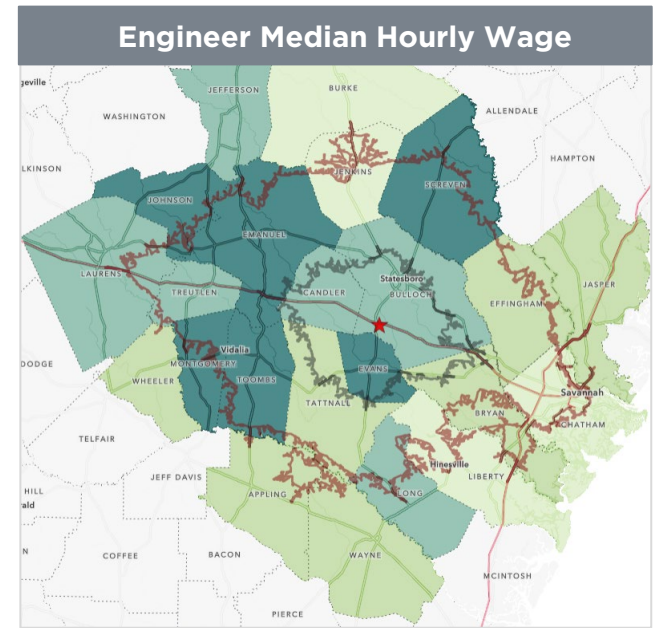
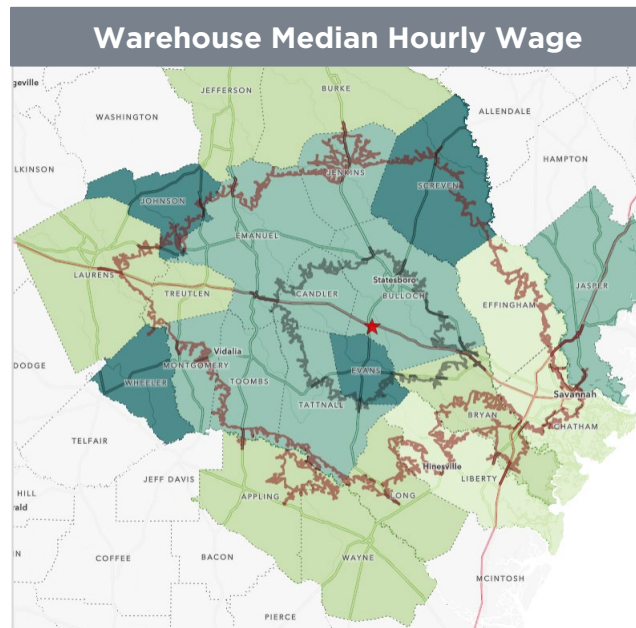
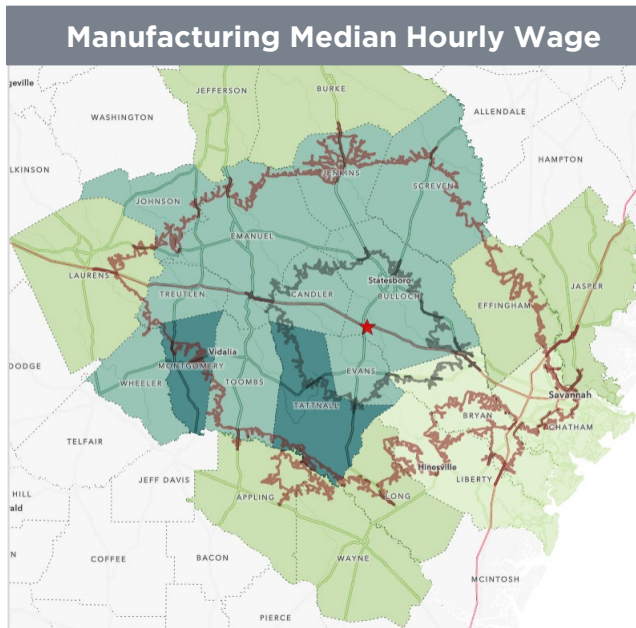
Engineer Net Commuters

- > 200 - 445
- > 100 - 200
- > 0 - 100
- 106 - 0
- Red = more workers commute out for work

NOTES

- 1st map - Engineers' working locations around Statesboro (within 30-minute drive time) and can be recruited from Savannah (60-minute drive time).
- 2nd map - The predicted decline in engineering labor for the whole area is very minimal with stability and growth throughout.
- 3rd map - 132 residences are within a 30 min drive | 1,482 residences are within a 60 min drive.
- 4th map - Workers prefer to live, work, and play in the same area. Commuters are leaving the area (red) residence going to other areas (blue) to work, a workplace in this area could transform the area to blue.

Wages for Manufacturing, Warehouse & Engineering Labor



Legend:

- 400 Rocky Rd
- 30-min Drive Time
- 60-min Drive Time

Manufacturing Median Hourly Wage

- > 19.76 - 21.92
- > 17.6 - 19.76
- > 15.44 - 17.6
- 14.56 - 15.44
- Average Wage for this area is \$17.60

Warehouse Median Hourly Wage

- > 16.92 - 18.51
- > 15.8 - 16.92
- > 14.68 - 15.8
- 14.28 - 14.68
- Average Wage for this area is \$15.80

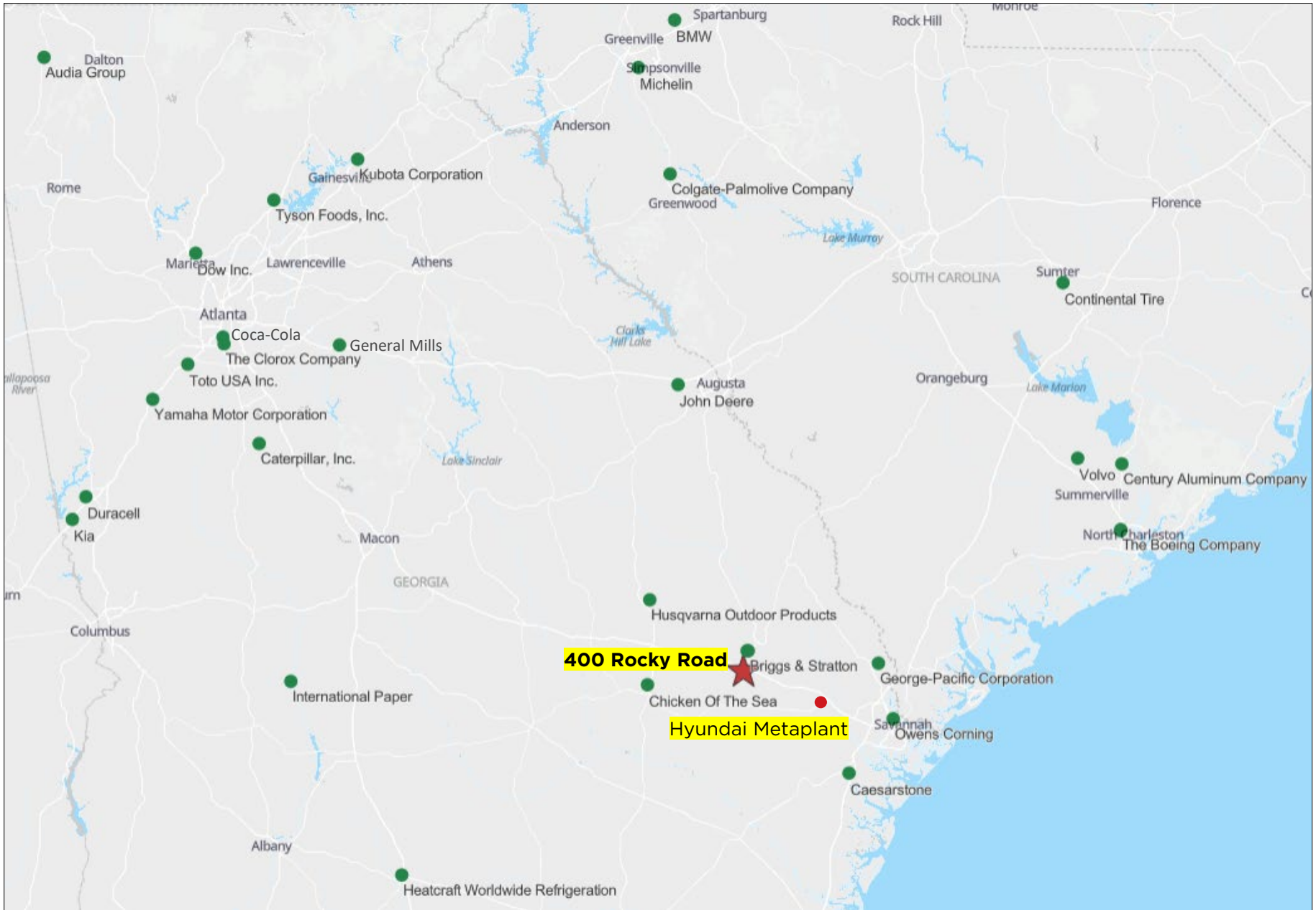
Engineer Median Hourly Wage

- > 49.38 - 55.12
- > 45.3 - 49.38
- > 41.22 - 45.3
- 40.12 - 41.22
- Average Wage for this area is \$45.30

NOTES

- All maps show average or below wage for all occupations within the 30-minute drive time. Wages are expected to be stable in the next 3-5 years.
- Average hourly wage within 60 mins:
 - \$17.60/hr - Manufacturing workers
 - \$15.80/hr - Warehouse workers
 - \$45.30/hr - Engineers

Surrounding Manufacturing Companies



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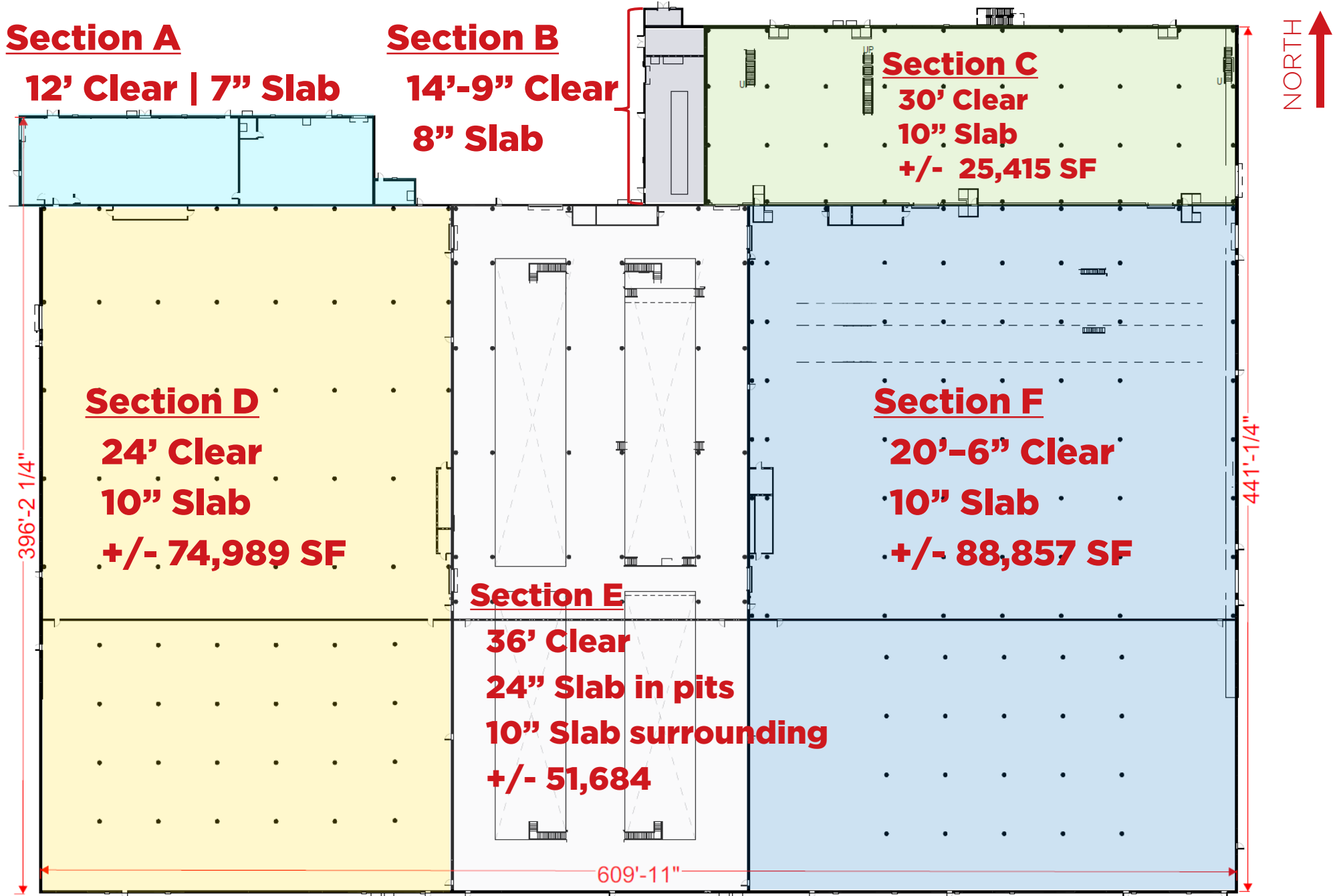
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Appendix

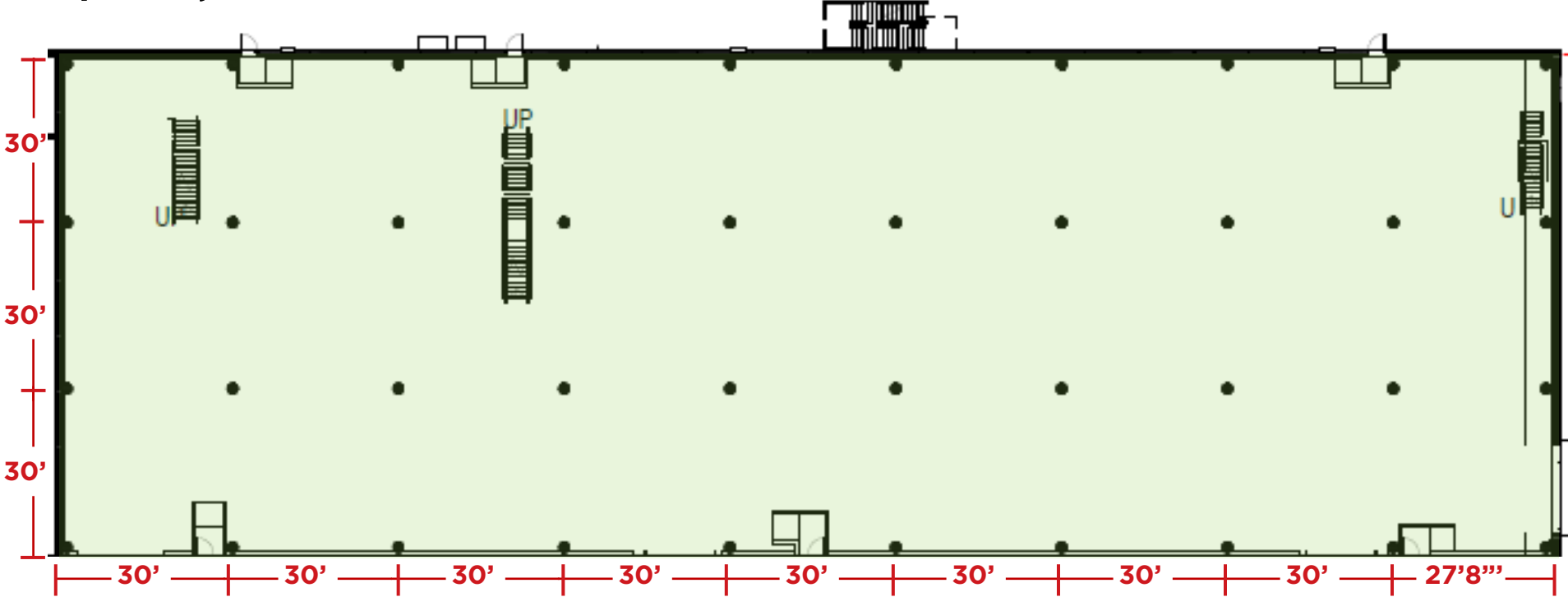
Manufacturing Plant Floor Plan



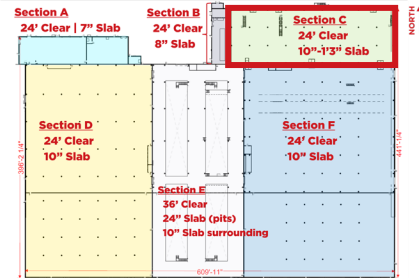
Manufacturing Plant - Section C



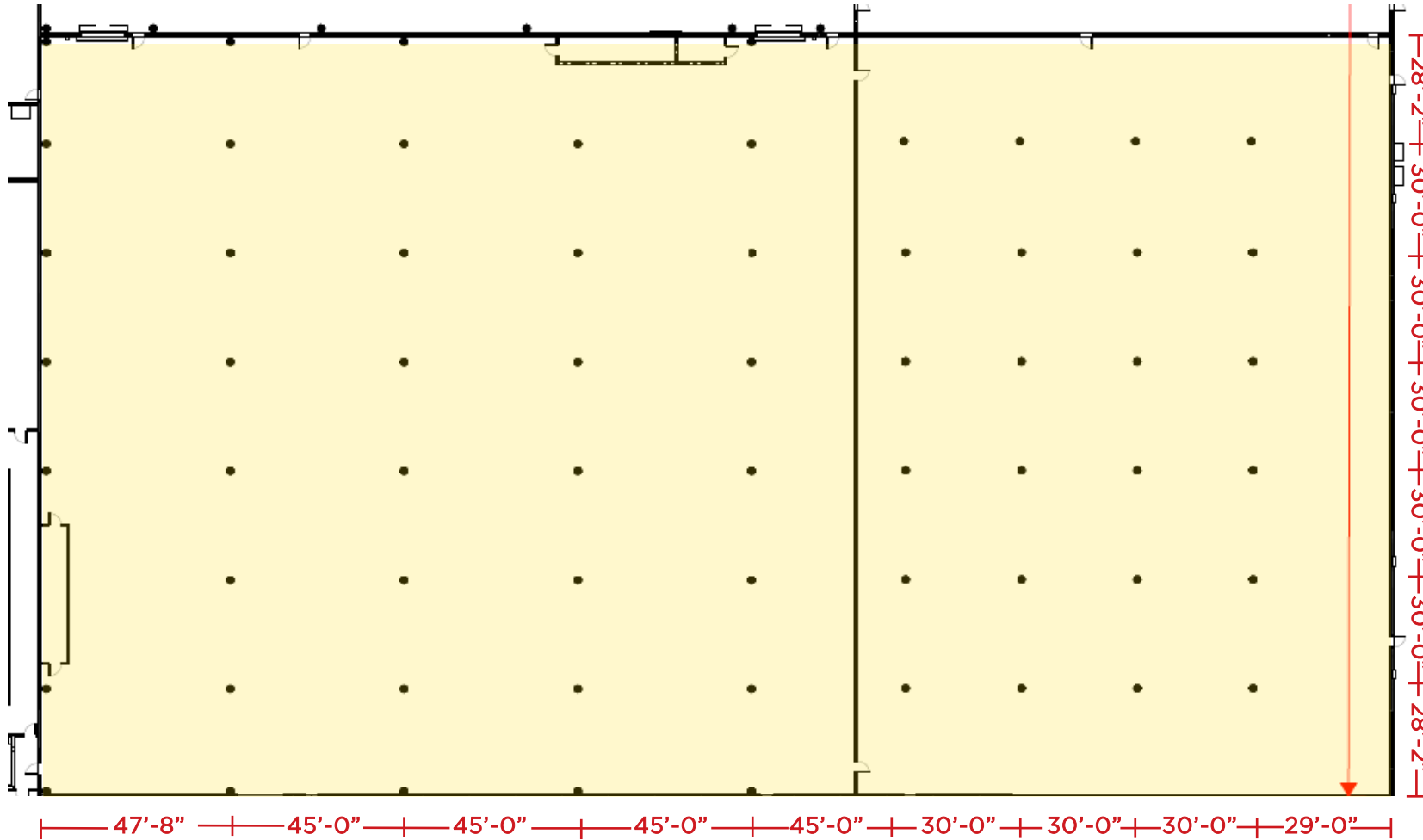
+/- 25,415 SF



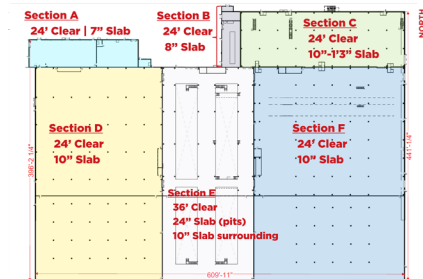
Area designed for:
 IBC OCCUPANCY: H-2/H-4
 NFPA OCCUPANCY: INDUSTRIAL - HIGH HAZARD
 CONSTRUCTION TYPE: IA



Manufacturing Plant - Section D



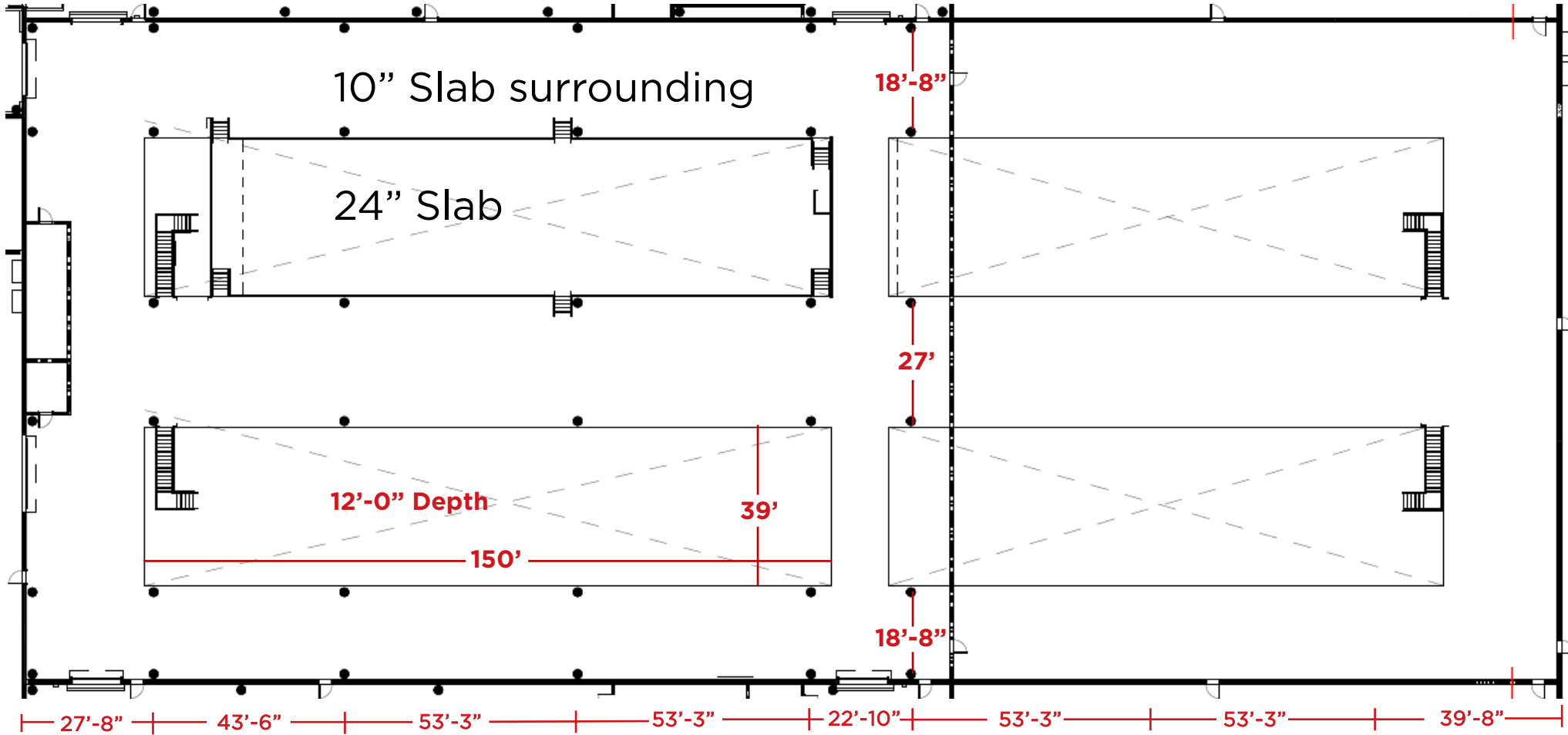
+/- 74,989 SF



Manufacturing Plant - Section E (Pits)



+/- 51,684 SF



Area designed for:

IBC OCCUPANCY: H-2/H-4

NFPA OCCUPANCY: INDUSTRIAL - HIGH HAZARD

CONSTRUCTION TYPE: IA



Air Handling Equipment Available

- 60,000 CFM AHU
- 40,000 CFM AHU
- 50,000 CFM AHU
- 60,000 CFM AHU
- 9,000 CFM AHU
- 80,000 CFM AHU
- 40,000 CFM AHU
- 14,000 CFM AHU





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