

# BUILDING 2 DELIVERING Q1 2027



## EPARK

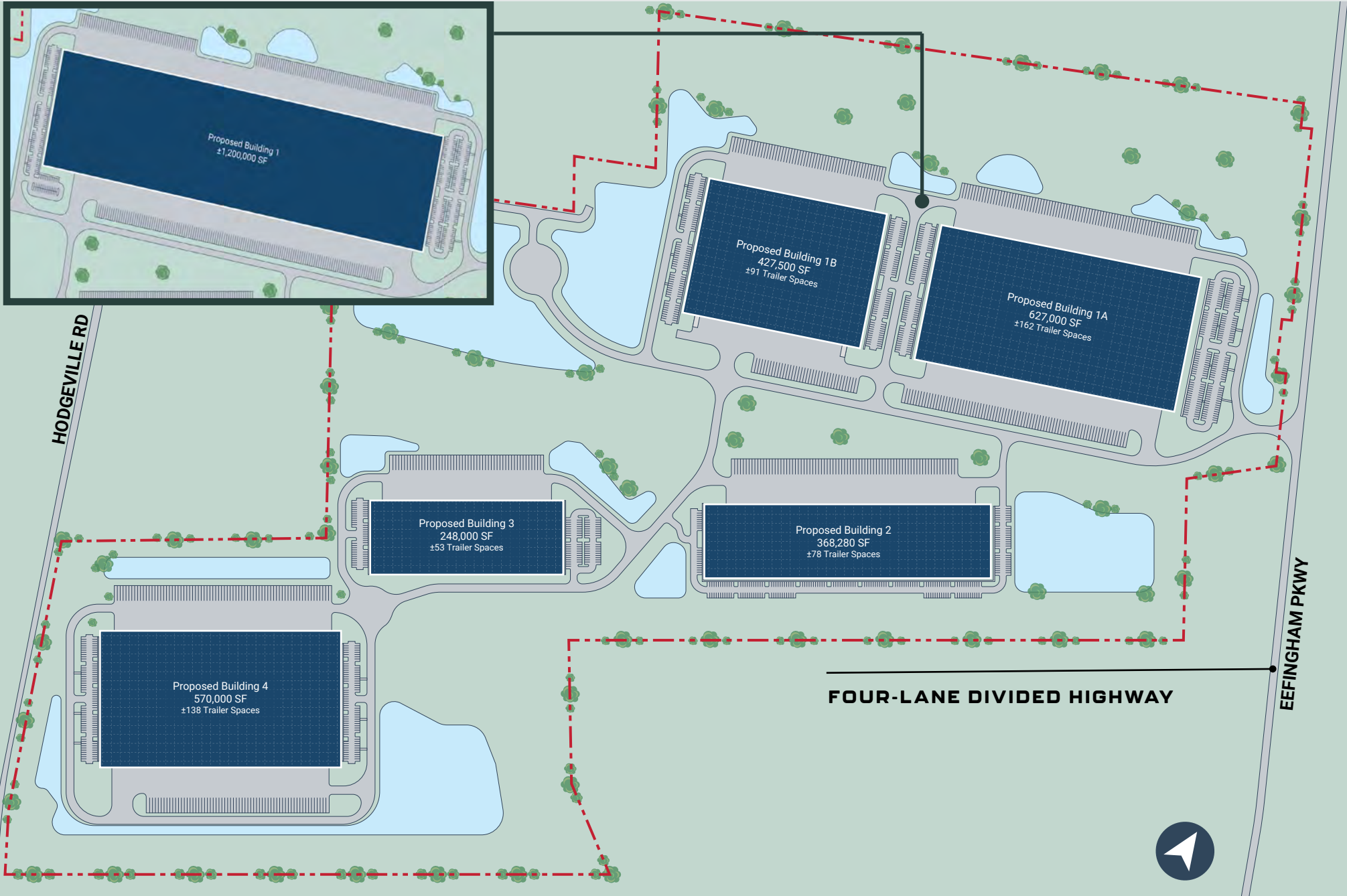
EFFINGHAM PARKWAY | RINCON, GA 31326

- + ±2.4 MSF CLASS A INDUSTRIAL PARK
- + ±50,000 UP TO 1,200,000 SF AVAILABLE FOR LEASE
- + 13 MILES FROM THE PORT OF SAVANNAH
- + SPEC CONSTRUCTION + BUILD-TO-SUIT

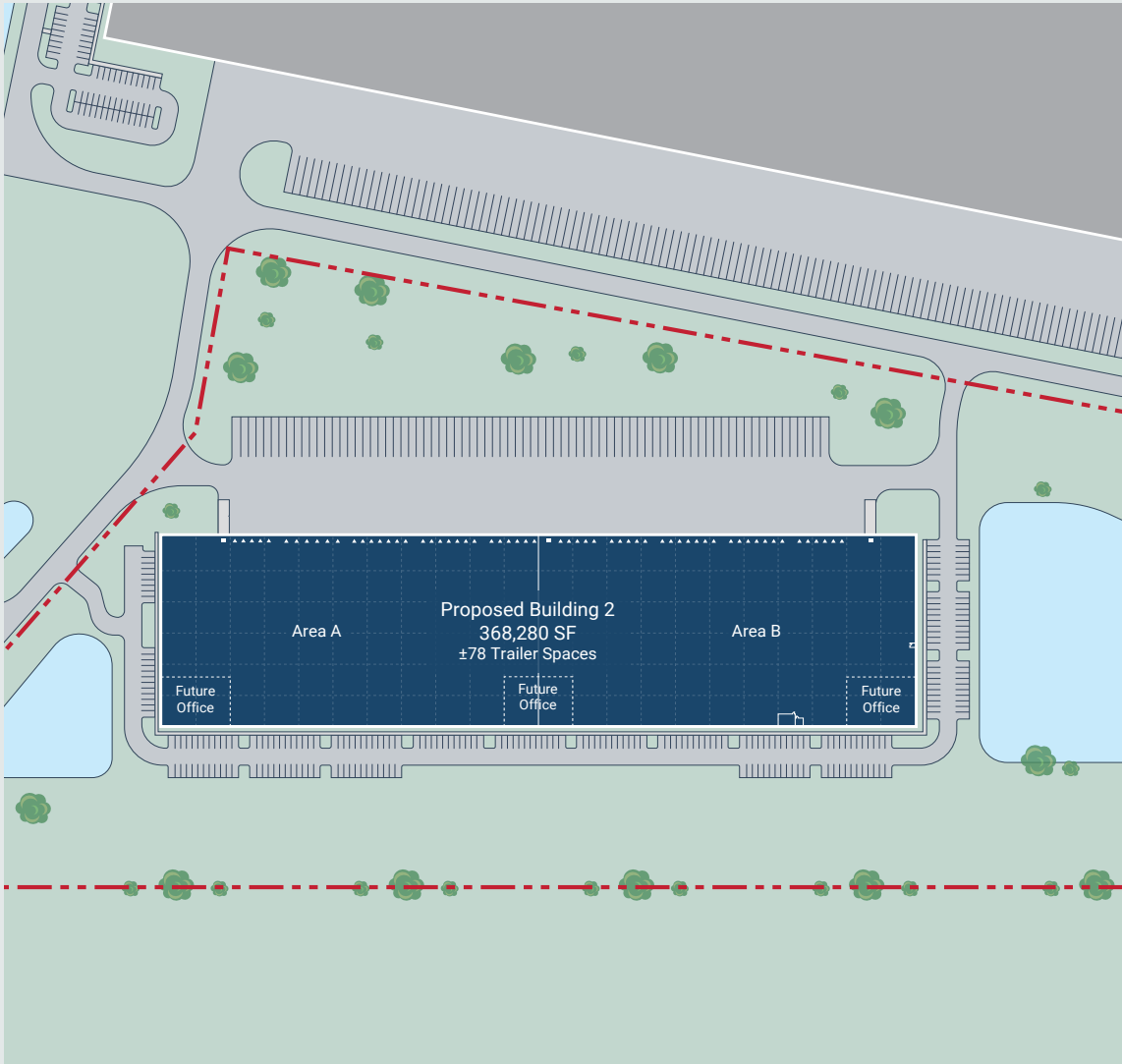
# Site Plan

## EPARK

### ALTERNATIVE SITE PLAN TO BUILDINGS 1A + 1B (BUILDING 1 - 1,200,000 SF)



# Building 2 | 100,000 UP TO 368,280 SF DELIVERING Q1 2027



BUILDING 2 SPECIFICATIONS	
<b>Footprint:</b>	368,280 SF
<b>Trailer Parks:</b>	78
<b>Auto Parks:</b>	234
<b>Clear Height:</b>	36' high from first column
<b>Bay Spaces:</b>	16,740 SF each
<b>Roof:</b>	60mil TPO
<b>Truck Courts:</b>	185' concrete
<b>Drive-ins:</b>	2
<b>Floor Slab:</b>	7" reinforced
<b>Dock Positions:</b>	59 (18 with 35,000 lbs pit levelers) mechanical levelers at every other dock door
<b>Electrical Service:</b>	2,000 amp service at each end
<b>Spec Office:</b>	No

# Section Exhibit



# DRIVE TIME MAP



**FUTURE EFFINGHAM PARKWAY**  
Six-mile, four-lane divided highway that is delivering Spring 2026. Routes to the Port of Savannah will shorten providing more efficient access to Jimmy DeLoach Boulevard, Highway 21, Highway 30, and I-95.

LOCATION	DISTANCE
Interstate 16	10.1 miles   14 minutes
Interstate 95	5.8 miles   8 minutes
Garden City Terminal	13 miles   18 minutes
Ocean Terminal	17 miles   23 minutes
Downtown Savannah	17.9 miles   30 minutes
Savannah/Hilton Head Int'l Airport	10.9 miles   15 minutes
Norfolk Southern (NS) Intermodal	12.1 miles   16 minutes
CSX Intermodal	16.4 miles   22 minutes
Hyundai Motor Group Metaplant	13.9 miles   17 minutes



SAVANNAH

# Future Effingham Parkway

## SEAMLESS CONNECTIVITY

This six-mile, four-lane divided highway will dramatically enhance connectivity, linking State Route 30 to Blue Jay Road and providing a swift, direct route to Jimmy DeLoach Boulevard and I-95, significantly reducing travel times and easing congestion on existing routes to the port. This project will reach completion in Spring 2026 in alignment with the delivery of Epark's Building 2 in Q4 2026.



# The Port of Savannah

**3<sup>RD</sup> BUSIEST CONTAINER PORT IN THE U.S**

**\$3.2B**

Total investments in its facilities 2015-2025

**44%**

of U.S. consumers and manufacturers are best served from the Port of Savannah

**12-13M**

Total Annual TEU capacity by 2032

**#1**

Garden City Terminal is the single largest container terminal in North America

**#2**

Largest East Coast port

**8.6%**

Container Trade Growth in FY 2025

**5.7M**

TEUs moved in FY 2025

**2**

Class I Railroads (CSX & Norfolk Southern) located on terminal

**\$4.2B**

Investment planned 2025-2035

**2**

Modern and deepwater terminals

**\$122B**

Annual economic impact

**#1**

Fastest growing container port in the Nation

**#3**

Busiest port in the nation

**\$77B**

2024 GDP towards the State of GA (9%)

**37**

Weekly vessel calls, the most on the East Coast

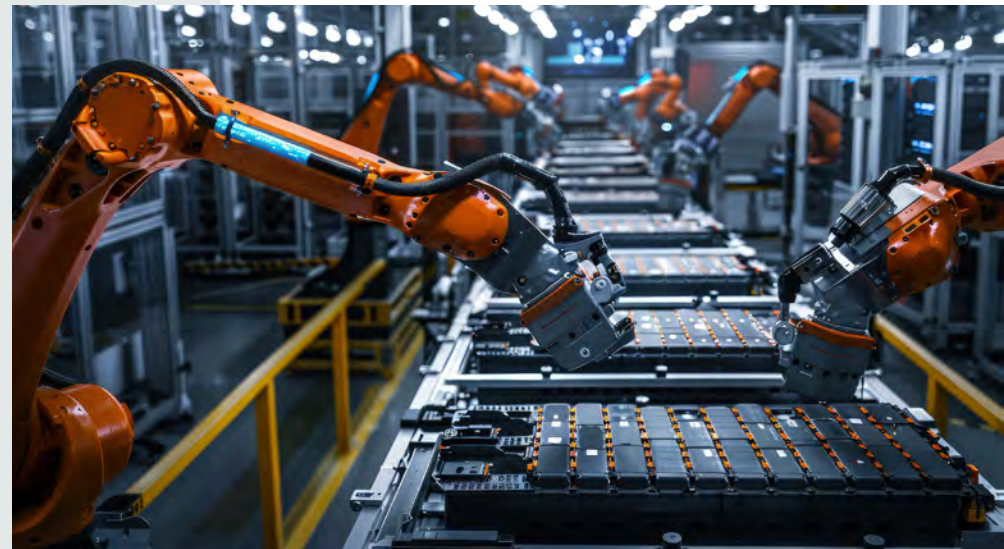
**#1**

Largest intermodal rail facility for a port authority in North America



# Hyundai Motor Group Metaplant

- + The Hyundai Motor Group Metaplant America represents a monumental investment in Georgia, with a total of \$12.6 billion, including joint batter ventures. This makes it the largest single investment in the state's history.
- + HMGMA is projected to create 8,500 direct jobs at the plants by 2031, with broader impact of nearly 40,000 direct and indirect jobs throughout Georgia.
- + Located in Ellabell, Bryan County, Georgia, approximately 20-25 miles west of Savannah, the Metaplant is a state-of-the-art facility dedicated to mass-producing electric and hybrid vehicles for Hyundai, Kia, and Genesis brands.
- + HMGMA is an "intelligent manufacturing plant" that optimizes all production processes—from order collection to logistics—using AI and data, fostering a human-centered work environment with robotic assistance.
- + The plant has an initial annual production capacity of 300,000 vehicles, with plans to expand to 500,000 units. Production of the Hyundai IONIQ 5 and IONIQ 9 has already begun, with Kia models to follow in 2026.
- + HMGMA has already attracted significant investment from numerous suppliers, totaling over \$2.5 billion and creating an additional 6,900 jobs across 12 counties in Georgia. More suppliers are expected to locate in the region, offering substantial opportunities for related industrial businesses.
- + Situated along Interstate 16, the Metaplant benefits from excellent logistical connections, including proximity to the Port of Savannah. Infrastructure upgrades are planned, including widening US 280 and expanding I-16 interchanges.
- + The HMGMA project is expected to contribute \$4.6 billion in individual earnings annually to Georgia's economy. It signifies a transformational shift, establishing the Savannah region as an advanced manufacturing hub for clean transportation.





# E PARK

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