



Colliers

OWN FOR LESS THAN
THE COST TO LEASE!

Freedom Industrial Park

±21,000 - ±132,108 SF Available

INDUSTRIAL BUILDINGS
FOR SALE OR LEASE

62 - 344 Marble Rd
Hardeeville, SC 29927



Three (3) Class A
industrial buildings
available within
the park



Low operating
costs and incentives
for qualifying
businesses



Building delivery
ranging from
February 2026
to Q3 2026

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Accelerating success.



BUILDING 1
Leased
PalmettoPlastics
INNOVATIONS

BUILDING 2
Sold
PalmettoPlastics
INNOVATIONS

BUILDING 3
Sold
NEW SOUTH
COLONY division

BUILDING 4
±21,000 - ±42,000 SF
Under Construction

BUILDING 5
±24,000 - ±48,000 SF
Under Construction

BUILDING 6
±42,108 SF
Under Construction

**OWN FOR LESS THAN
THE COST TO LEASE!**

For Sale or Lease

Park Overview

At-a-Glance

Address	62-344 Marble Rd Hardeeville, SC 29927
County	Jasper County, SC
Zoning	PDD-HT (City of Hardeeville)
Incentives	Opportunity zone and FILOT in place
Construction	PEMB 21' clear standing seam roof
Roofing System	Standing seam metal roof with R-25 insulation
Lighting	LED
Fire Protection	Ordinary hazard group 2
Power	400 amp panel, 480/277 voltage 3-phase
Sewer/Water	Beaufort - Jasper Water & Sewer Authority (BJSWA)
Gas	Dominion Energy

New Construction, Class A Industrial Buildings in South Carolina's Low Country Market

Freedom Industrial Park offers three Class A industrial buildings, ranging from ±42,000 SF to ±48,000 SF. Each building features 21' clear heights, dock-high and grade-level loading, 3-phase power (400-800 amps, expandable) and build-to-suit office space. Fiber optic is also available.

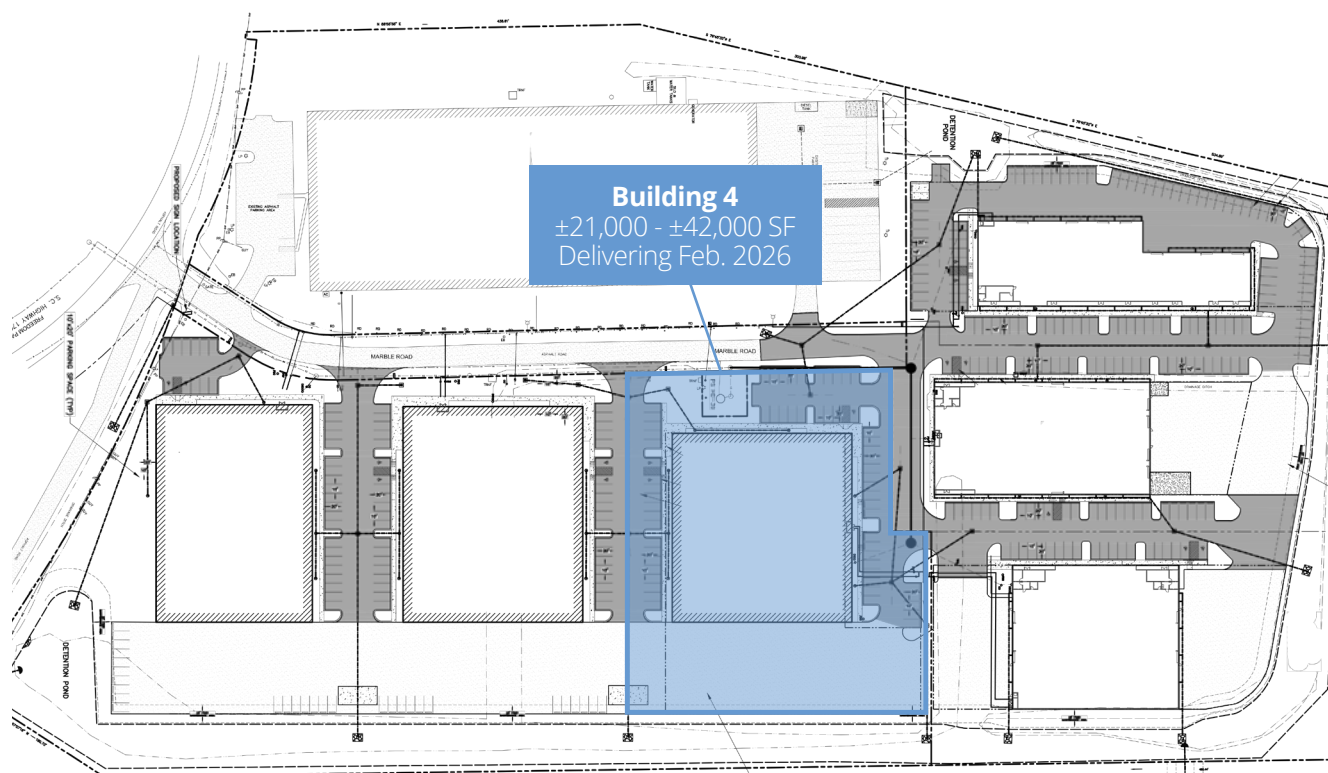
The buildings are clear-span PEMB construction with standing seam roofs, making them ideal for warehouse, distribution or service-based users. Located just three miles from I-95 and about ten minutes from the Port of Savannah, the park provides excellent access to regional and port logistics.

Delivery ranges from February 2026 to Q3 2026.

- Multiple, brand new facilities available
- Options for leasing and purchasing
- Eligible for South Carolina business incentives
- Located within 10 miles of the Port of Savannah

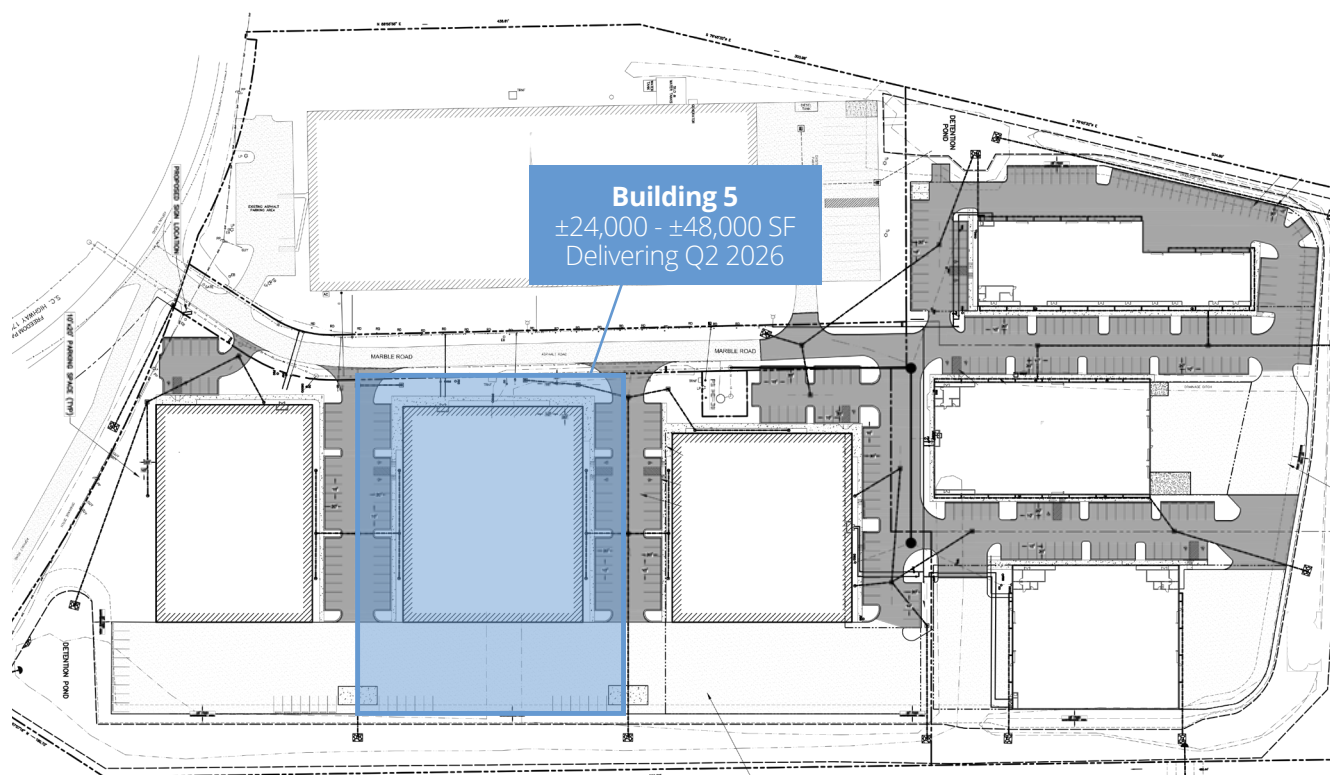
Building 4 Overview

Address	344 Marble Road Hardeeville, SC 29927
Building size	±21,000 - ±42,000 SF
Land	±1.65 acres
Sale price	Contact broker
Lease rate	±42,000 SF: \$15.90 / SF NNN ±21,000 SF: \$16.50 / SF NNN
TICAM (NNNs)	Contact broker
Status	Delivering February 2026
Office	Build-to-Suit
Clear height	21'
Column spacing	N/A, clear span
Slab thickness	6"
Drive-in doors	Two (2) 12' x 14'
Dock doors	Two (2) 8' x 10'
TMS	039-00-03-027



Building 5 Overview

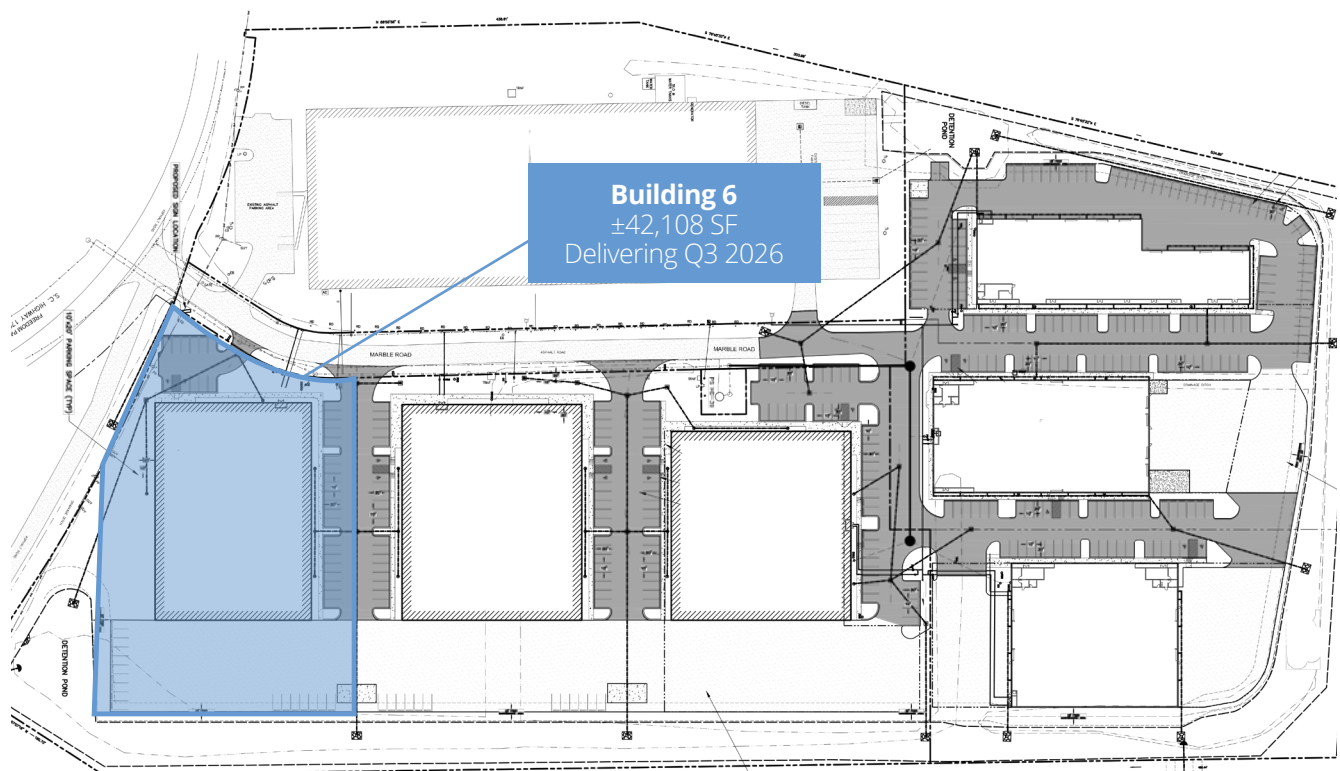
Address	124 Marble Road Hardeeville, SC 29927
Building size	±24,000 - ±48,000 SF
Land	±1.83 acres
Sale price	Contact broker
Lease rate	±48,000 SF: \$15.90 / SF NNN ±24,000 SF: \$16.50 / SF NNN
TICAM (NNNs)	Contact broker
Status	Delivering Q2 2026
Office	Build-to-Suit
Clear height	21'
Column spacing	N/A, clear span
Slab thickness	6"
Drive-in doors	Two (2) 12' x 14'
Dock doors	Two (2) 8' x 10'
TMS	039-00-03-027



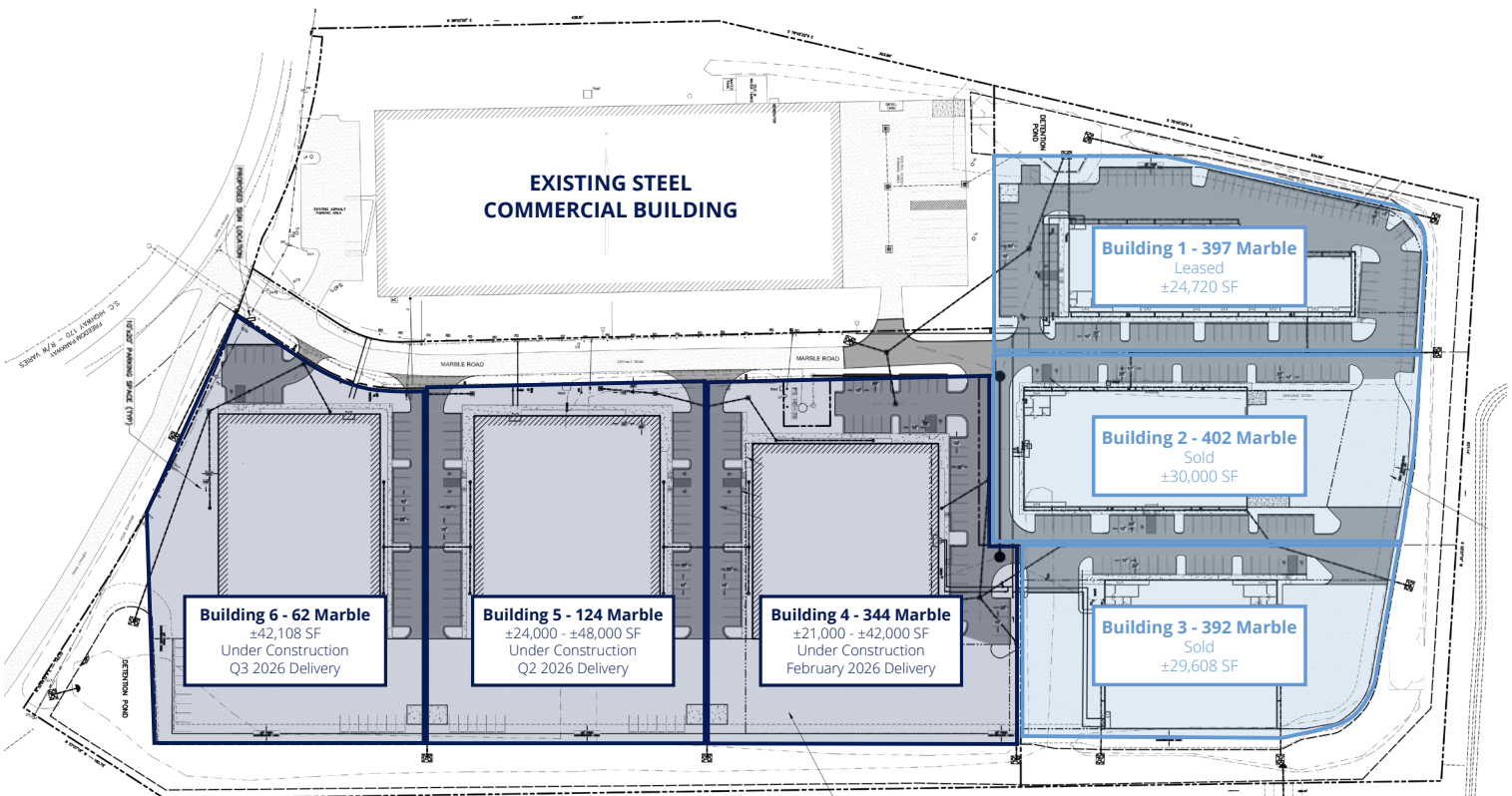
Building 6 Overview



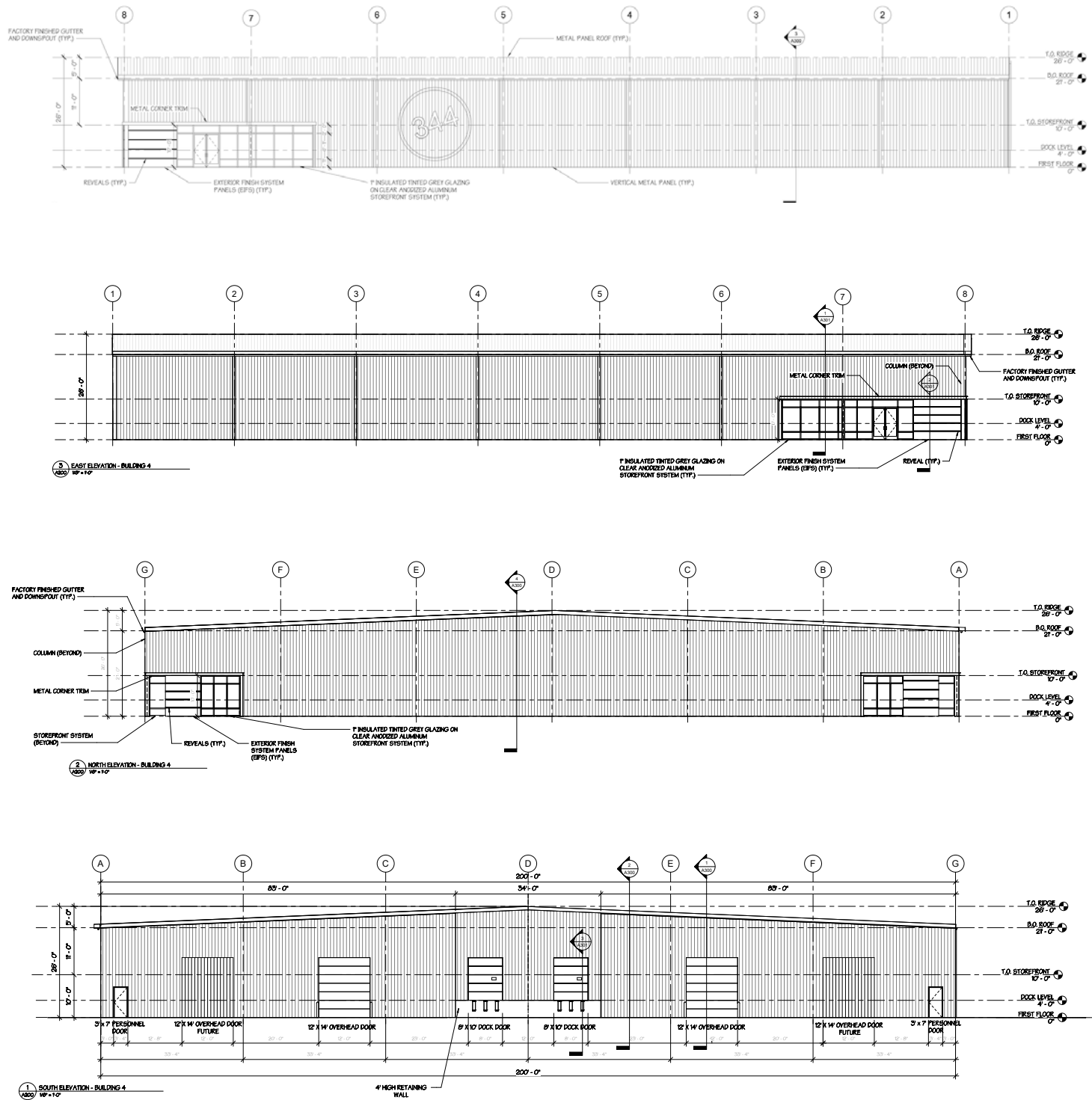
Address	62 Marble Road Hardeeville, SC 29927
Building size	±42,108 SF
Land	±1.64 acres
Sale price	Contact broker
Lease rate	Contact broker
TICAM (NNNs)	Contact broker
Status	Delivering Q3 2026
Office	Build-to-Suit
Clear height	21'
Column spacing	N/A, clear span
Slab thickness	6"
Drive-in doors	Two (2) 12' x 14'
Dock doors	Two (2) 8' x 10'
TMS	039-00-03-027



Park Tenants & Availability



Building Elevations



Tenant Testimonial

Palmetto Plastics Innovations



Why Freedom Industrial Park?

"Palmetto Plastics Innovations selected Freedom Industrial Partners in Hardeeville, South Carolina as the location for our operations because it positions us in the heart of a rapidly growing region of the Southeast. Hardeeville offers a strongly pro-business environment, particularly supportive of industrial manufacturing, with alignment from the city, county and state levels.

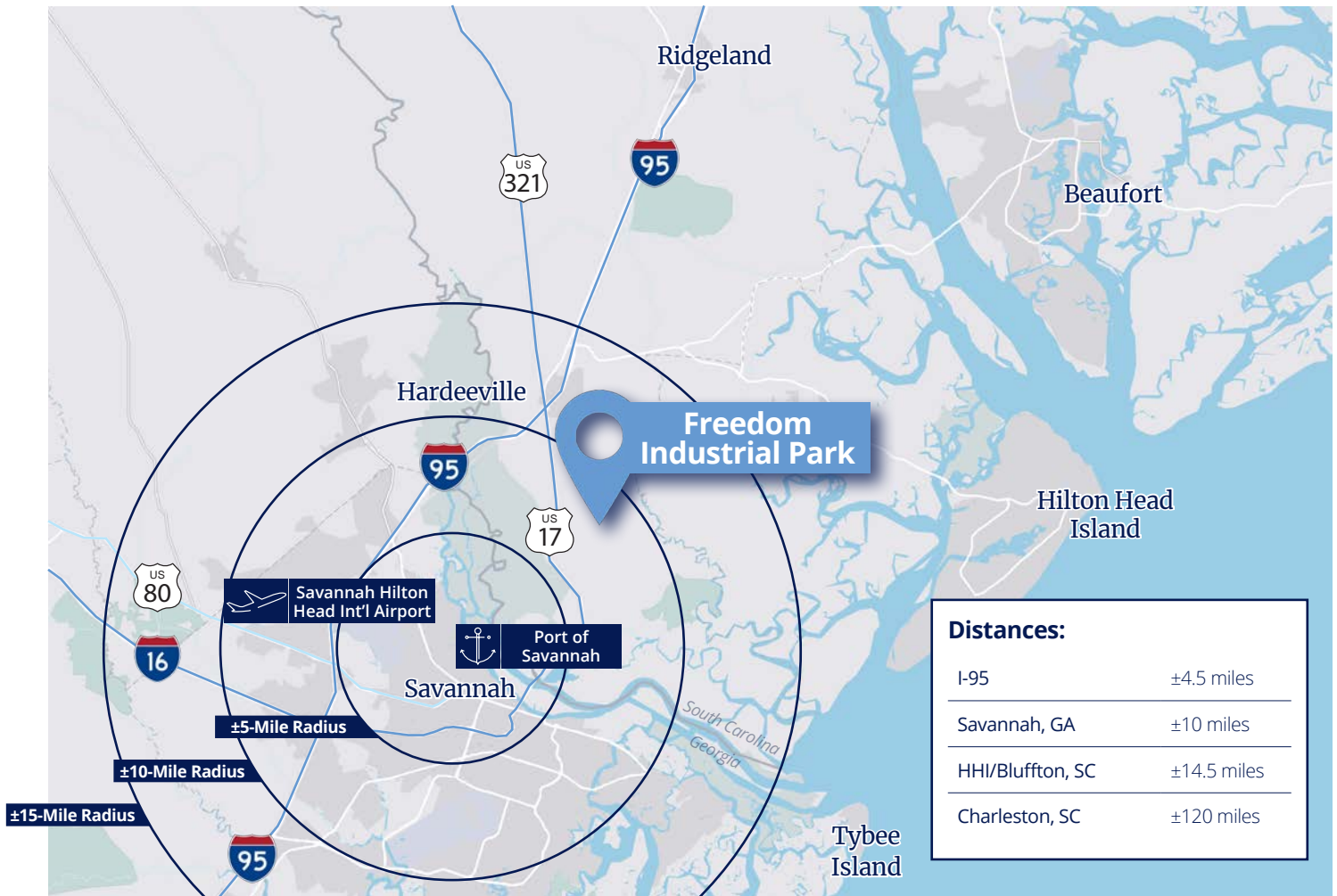
Freedom Industrial Partners is actively developing a modern industrial park, which matched our operational needs and long-term growth plans. In addition, the location provides excellent logistical advantages—being close to the Port of Savannah for global shipping and situated directly off I-95 for convenient access throughout the region."

Mark Gaeta

Founder & CEO

Palmetto Plastics Innovations

Location Details



Port of Savannah Overview

The Port of Savannah's global carrier network, superior location and faster-to-market service record provide vital links to international markets. Its owner-operated terminal offers greater flexibility, and the power to tailor our services to your needs.

- Greater flexibility to meet increased needs
- Immediate access to I-95 and I-16
- 2 Class one railroads
- Overnight service to five-state region

5.7 Million

TEUs (2025 Fiscal Year)

+8.6% TEUs

Over the 2024 Fiscal Year

±1,500 Acres

Largest Single-Terminal Container Port in the Western Hemisphere

+609,000

Jobs Supported

\$77 Billion

in GA State GDP for 2024

24 Hours

Time Containers Move from Vessel to Departing Railway



Incentives Overview

South Carolina Business Incentives

Lower Operating Costs

South Carolina's tax structure creates meaningful savings for businesses:

- No Statewide Property Tax – South Carolina does not levy a state-level property tax. Property taxes are imposed only at the county and municipal level, where eligible companies can negotiate abatements or Fee-in-Lieu of Taxes (FILOT) agreements.
- No Inventory Tax – Manufacturers and distributors are not taxed on inventory.
- No Local Income Tax – Cities and counties cannot impose local income taxes.
- No Wholesale Tax – Wholesale transactions are not subject to additional tax.
- Sales Tax Exemptions for Manufacturers – State sales tax does not apply to manufacturing machinery, industrial power or raw materials used in production.

Property Tax Incentives

- Fee-in-Lieu of Taxes (FILOT): Eligible companies investing \$2.5 million or more can negotiate a FILOT agreement with counties. This typically reduces the property tax assessment ratio from 10.5% (standard manufacturing) to as low as 6% or 4%, and can be locked in for up to 30 years.
- Five-Year Property Tax Abatement: Eligible manufacturers investing at least \$50,000, and corporate headquarters investing \$50,000 or more while creating 75+ new jobs in Year 1, receive a five-year abatement on the county portion of property taxes (county operating millage).

Performance-Based Incentives

- Enterprise Program: Eligible companies can receive direct cash contributions from the state to offset project costs such as land, building construction or site development.
- Job Development Credits (JDC): Eligible companies creating new full-time jobs with healthcare benefits can be reimbursed for approved expenditures, including infrastructure, building and site-related costs.

Long-Term Stability

- For qualifying projects, FILOT agreements and abatements provide predictable and reduced property tax costs for up to 30 years, giving companies long-term certainty for planning and operations.

Opportunity Zone Incentives

Corporate Income Tax Benefits

- Standard corporate income tax reductions and credits
- Franchise (corporate license) tax adjustments
- Incentives tied to job creation and hiring
- Headquarters location and expansion credits
- Investment and R&D tax relief
- Temporary corporate income tax moratoriums
- Specialized credits for recycling, solar energy, and renewable energy initiatives

Sales & Use Tax Benefits

- Reduced sales and use tax rates
- Incentives for qualifying out-of-state sales and purchases
- Exemptions available for certain equipment and materials
- Sales tax caps for eligible projects

Property Tax Incentives

- Adjustments to local property tax assessments
- Depreciation and millage considerations
- Exemptions and abatements for qualified investments
- Five-year property tax abatement programs

Discretionary Incentives

- Fee-in-Lieu of Taxes (FILOT) arrangements
- Job development credits for expanding workforce
- Retraining assistance for existing employees
- Port volume increase tax credit for logistics users
- Credits for the purchase of agricultural products



For specifics on incentives for FIP, contact:

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For Sale or Lease

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