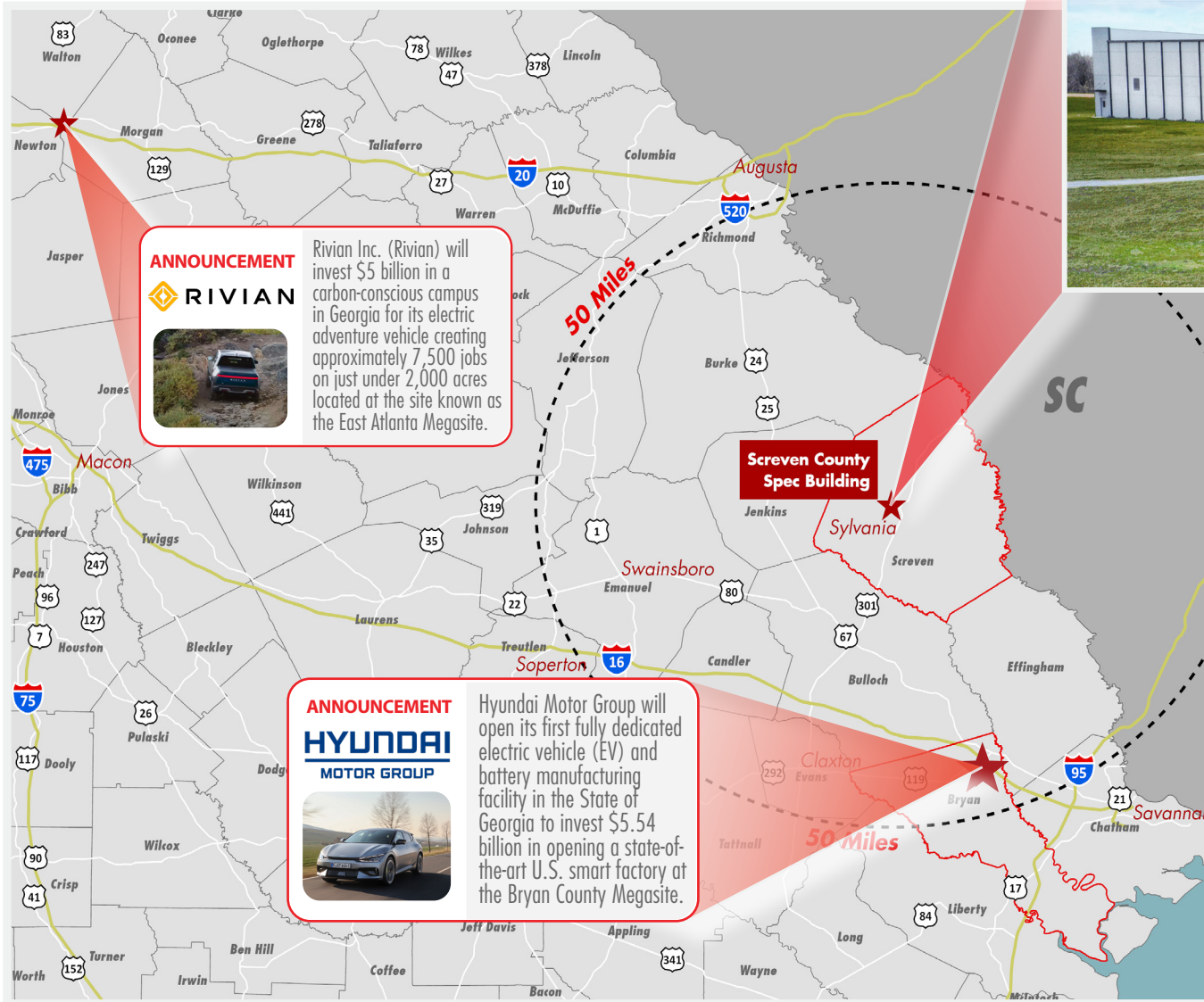


SCREVEN COUNTY INDUSTRIAL SPEC BUILDING 701 INDUSTRIAL PARK ROAD

FOR SALE | Sylvania, GA



ANNOUNCEMENT



Rivian Inc. (Rivian) will invest \$5 billion in a carbon-conscious campus in Georgia for its electric adventure vehicle creating approximately 7,500 jobs on just under 2,000 acres located at the site known as the East Atlanta Megasite.



Screven County Spec Building

ANNOUNCEMENT



Hyundai Motor Group will open its first fully dedicated electric vehicle (EV) and battery manufacturing facility in the State of Georgia to invest \$5.54 billion in opening a state-of-the-art U.S. smart factory at the Bryan County Megasite.



PROPERTY DESCRIPTION

- 50,000 Sq Ft, Expandable to 300,000 Sq Ft
- For Sale - \$4,500,000
- 30-foot ceilings, TPO roof
- 2 existing roll up doors and cut outs for an additional 19 bays with 50-foot interior bays
- 36 acres included with additional adjoining acres available
- 12" water, 10" sewer, and 4" high-pressure steel gas main

LOGISTICS

Four-lane connection to I-95, I-20, and the Port of Savannah

Screven County Line to Hyundai	23 mi
Interstate 16.....	36 mi
Screven Co. Spec Building to Hyundai	45 mi
Savannah/Hilton Head Airport.....	49 mi
Port of Savannah	56 mi
Screven Co. Spec Building to Rivian	130 mi