

# TIDEWATERS INDUSTRIAL COMPLEX

DARIEN, GEORGIA

**126 AC GRAD Certified site ready for  
build-to-suit users from 100,000 – 2 million SF**



TIDEWATERS

**NEWMARK**  
PHOENIX REALTY GROUP

**CONOR**  
COMMERCIAL REAL ESTATE

For further information, please contact our exclusive agents:

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Tidewaters Industrial Complex boasts frontage along I-95 with over 60,000 vehicles per day. Located just 20 miles from the Port of Brunswick, the industrial park is serviced by all utilities including water, gas, sewer, electric and fiber. Local incentives include job tax credits and county Freeport tax exemption. The complex has abundant access to local labor, with a workforce of 50,000 within a 30-minute drive. Situated approximately 70 miles from Hyundai's new EV plant, Tidewaters Industrial Complex is perfect for automotive suppliers and boasts direct access to the Port of Brunswick, the second largest port in the U.S. for the import/export of vehicles.

## PROPERTY HIGHLIGHTS

### ±126 ACRES

Outside of the flood zone and storm surge, on some of the highest elevated land in Glynn County, Georgia. Wetlands delineation for the site has been recently renewed.

### GRAD CERTIFIED

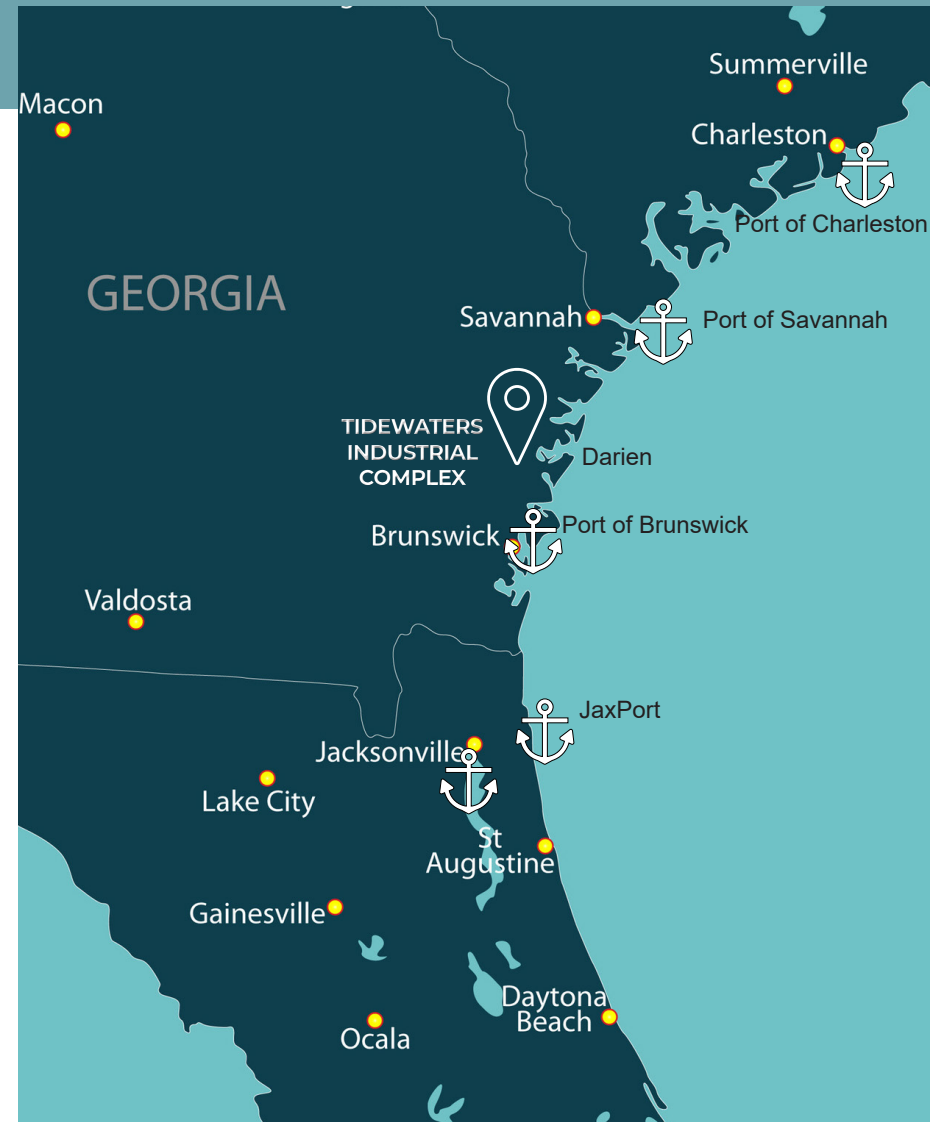
The Georgia Ready for Accelerated Development is a standardized state-wide approach to preparing sites, including Phase I environmental assessment, Preliminary geo-technical investigation, Cultural and endangered species investigation, Zoning designation, Utility service assessment and Wetlands and stream delineation.

### ALL UTILITIES ON SITE

The Park is ready for most industrial uses and already served with electric, water, sewer, and fiber. A natural gas line is available to the west of the site and can be extended. A customer building a new facility meeting certain requirements would qualify for a one-time choice of electric supplier, a cost-saving benefit of locating here.

### CLOSE PROXIMITY TO TRANSPORTATION/PORTS

Brunswick and the Golden Isles is easily accessible via Interstate 95 (4,000 ft from I-95 Exit 42), an East Coast artery of commerce from Maine to Miami. The Golden Isles' major two ports are your solution. Additionally, the Garden City Terminal in Savannah, Georgia and JAXPORT in Jacksonville, FL are within 80 miles of the Park, both providing containerized shipping options.



# SITE PLANS



All information contained herein regarding property for sale or rental is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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# DRONE AERIALS



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# SITE OFFERING INFORMATION

Considered Options for Tidewaters Industrial Park:

**BUILD-TO-SUIT**

**SALE/LEASE**

**LAND SALE TO OWNER OCCUPIERS**



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