



CLARIUS  
PARTNERS

PEAKLINE

CLARIUS PARK

# HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170  
HARDEEVILLE, SOUTH CAROLINA

±2,657,352 SF INDUSTRIAL DEVELOPMENT



VISIT  
WEBSITE



# PROPERTY HIGHLIGHTS

**Clarius Park Hardeeville** is a master planned industrial park consisting of  $\pm 2.7$  million square feet of Class A industrial warehouse space within 10 miles of the Georgia Ports Authority's Garden City Terminal, the Nation's 3rd largest port of entry and fastest growing container terminal.

Future tenants of the park will benefit from the close proximity to Interstate-95 and Interstate-16 as well as the Georgia and South Carolina labor pool.



7 Buildings with  
a Total of  
 **$\pm 2.7$  Million SF**



Space Size Variety  
Ranging from  
**50K SF - 1.38M SF**



**Within 10 Miles**  
of the GPA's Garden  
City Terminal



**3 Truck Routes**  
to the Port - Each  
Less Than 20 Miles



Attractive  
South Carolina  
**Incentive Programs**



**30-year FILOT** with  
40% Special Source  
Revenue Credit





# MASTER PLAN

## Phase 1 Complete

Building A: ±210,542 SF

Building B: ±112,294 SF

Building C: ±301,275 SF

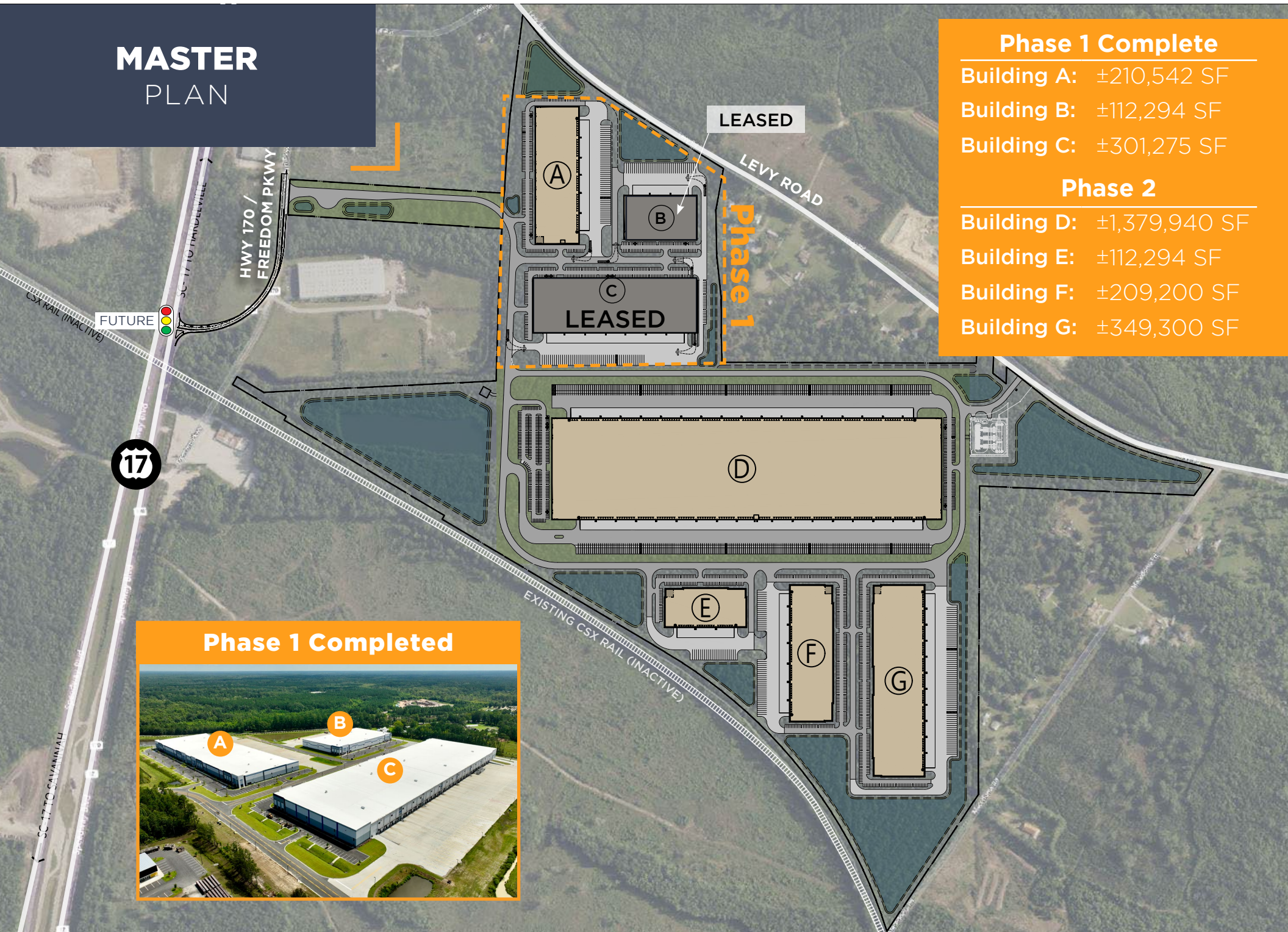
## Phase 2

Building D: ±1,379,940 SF

Building E: ±112,294 SF

Building F: ±209,200 SF

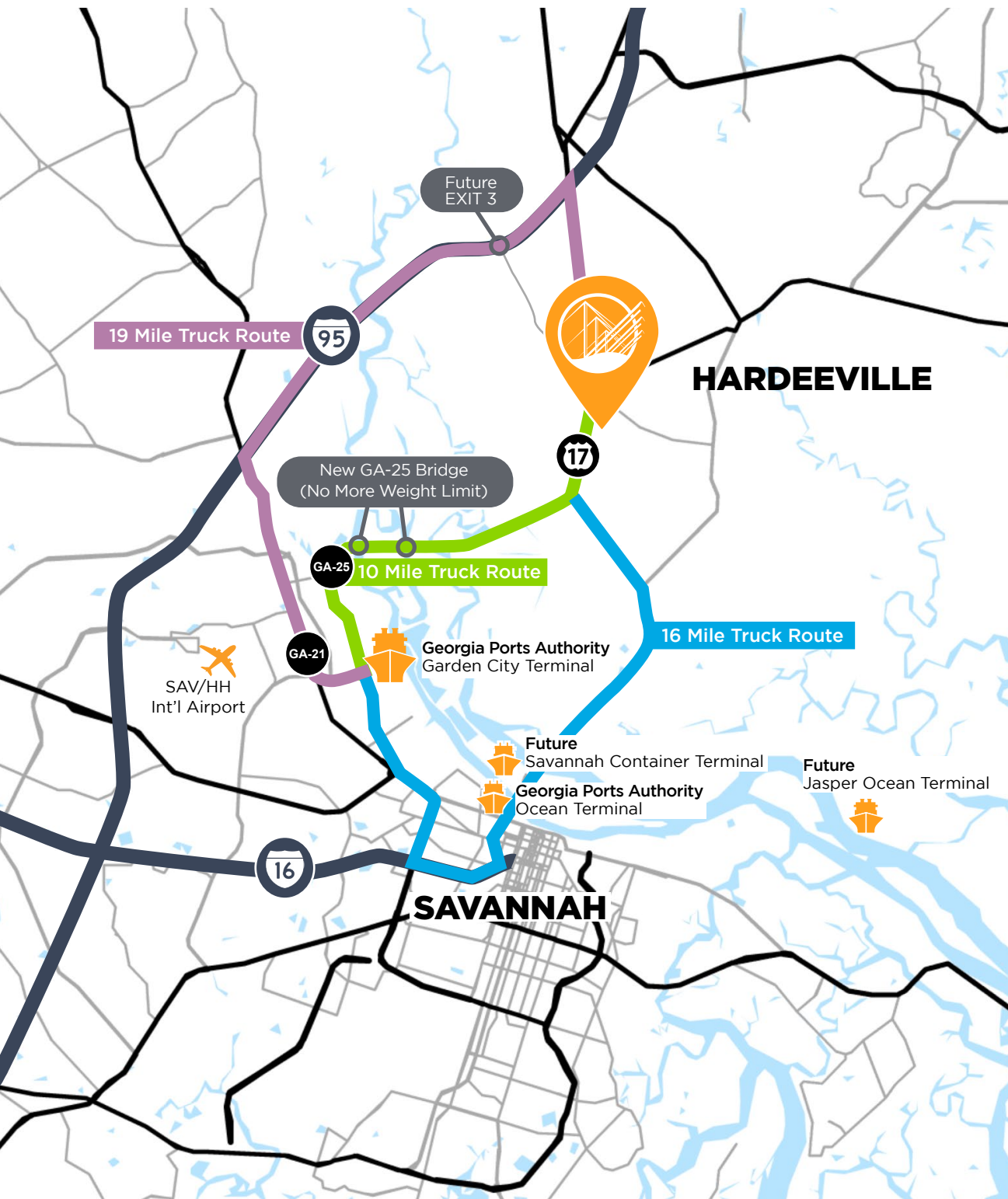
Building G: ±349,300 SF



## Phase 1 Completed







## LOGISTICAL ADVANTAGE

### 3 Truck Routes to the GPA's Garden City Terminal



10 Miles via GA-25  
 16 Miles via Highway 17  
 19 Miles via Interstate-95



**10 MILES TO  
GPA'S GARDEN CITY TERMINAL**



**5 MILES TO  
INTERSTATE-95**



**HIGHWAY 17  
4-LANE DIVIDED HIGHWAY**

5 Miles	Interstate-95
12 Miles	Interstate-16
9 Miles	Future GPA SAV Container Terminal
9 Miles	GPA Garden City Terminal
12 Miles	GPA Ocean Terminal
15 Miles	Future Jasper Co. Ocean Terminal
148 Miles	Jacksonville
241 Miles	Charlotte
257 Miles	Atlanta



# MINUTES MATTER: FASTER ACCESS TO THE PORT



## NUMBER OF TRAFFIC SIGNALS TO CLOSEST PORT GATE

Clarius Park Hardeeville	3 (Gate 8)
Veterans Parkway/Feldspar Drive	4 (Gate 3)
I-16/Jimmy DeLoach Parkway	9 (Gate 8)
Highway 21/Old Augusta Road	9 (Gate 8)



## WEEKDAY RUSH HOUR DRIVE-TIMES

Clarius Park Hardeeville	13 Minutes
Veterans Parkway/Feldspar Drive	16 Minutes
Highway 21/Old Augusta Road	20 Minutes
I-16/Jimmy DeLoach Parkway	25 Minutes

**FEWER TRAFFIC SIGNALS** – Only 3 stoplights to GPA's Garden City Terminal Gate 8

**FEWER VEHICLES** – Faster drive times and reduced risk of traffic delays to South Carolina

**FASTER TRUCK TURN TIMES** – Reduced wait and idle time

**LOWER OPERATING COSTS** – Less fuel, time, and labor lost in transit

DRIVE-TIMES BASED ON WEEKDAY  
RUSH HOUR TRAFFIC

### CLARIUS PARK HARDEEVILLE

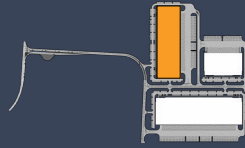
Within 10 Miles from the Port  
13 Minute Drive-Time





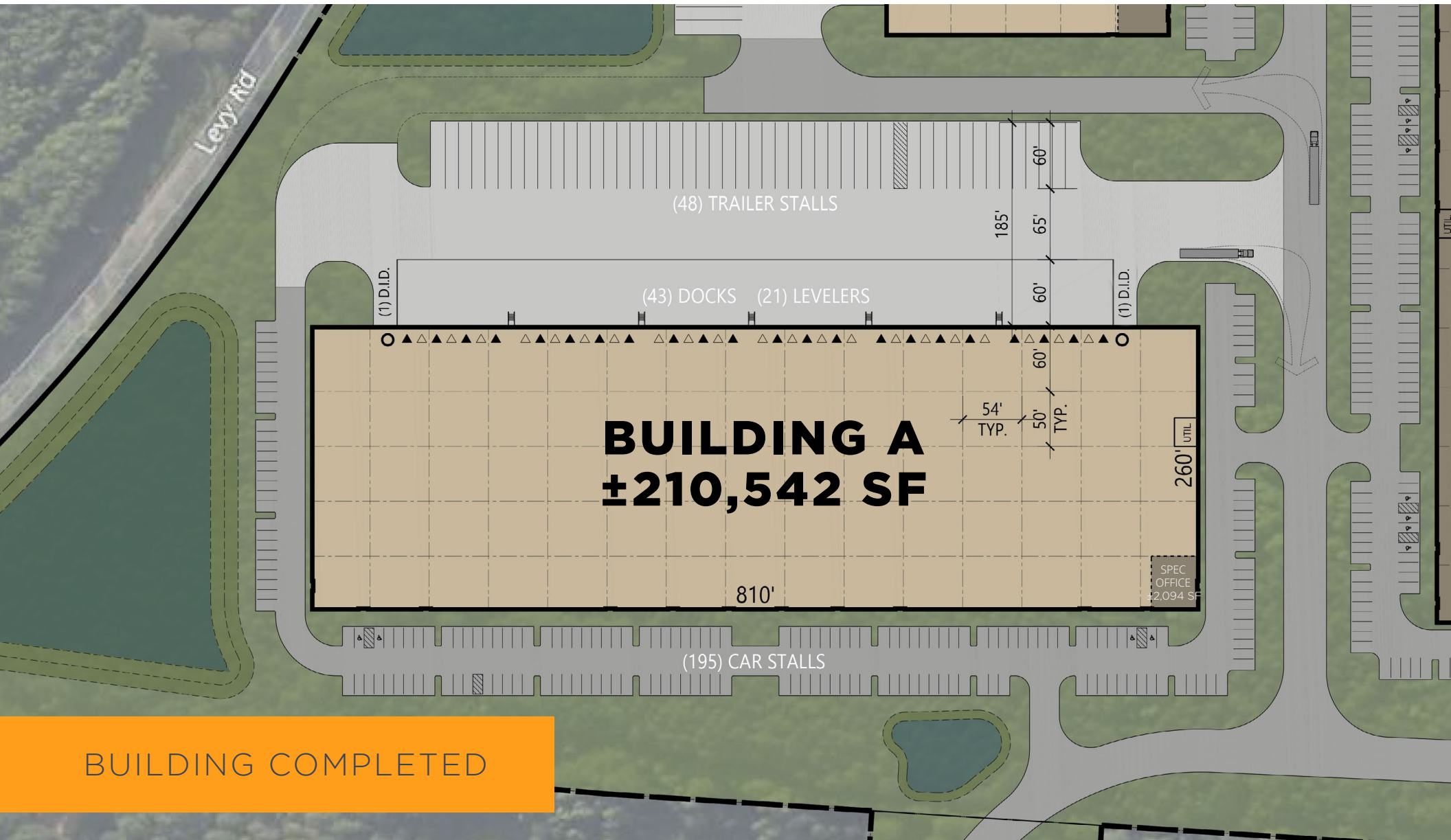
# PHASE 1

## BUILDING A



### Building Specifications

Building Size:	±210,542 SF	Clear Height:	32'
Building Type:	Rear Load	Dock Doors:	43 (9' x 10')
Overall Dimensions:	260' x 810'	Drive-in Doors:	2 (14' x 16')
Office Space:	±2,094 SF	Trailer Parking:	48 spaces
Building Completed:	February 2025	Car Parking:	195 spaces



BUILDING COMPLETED

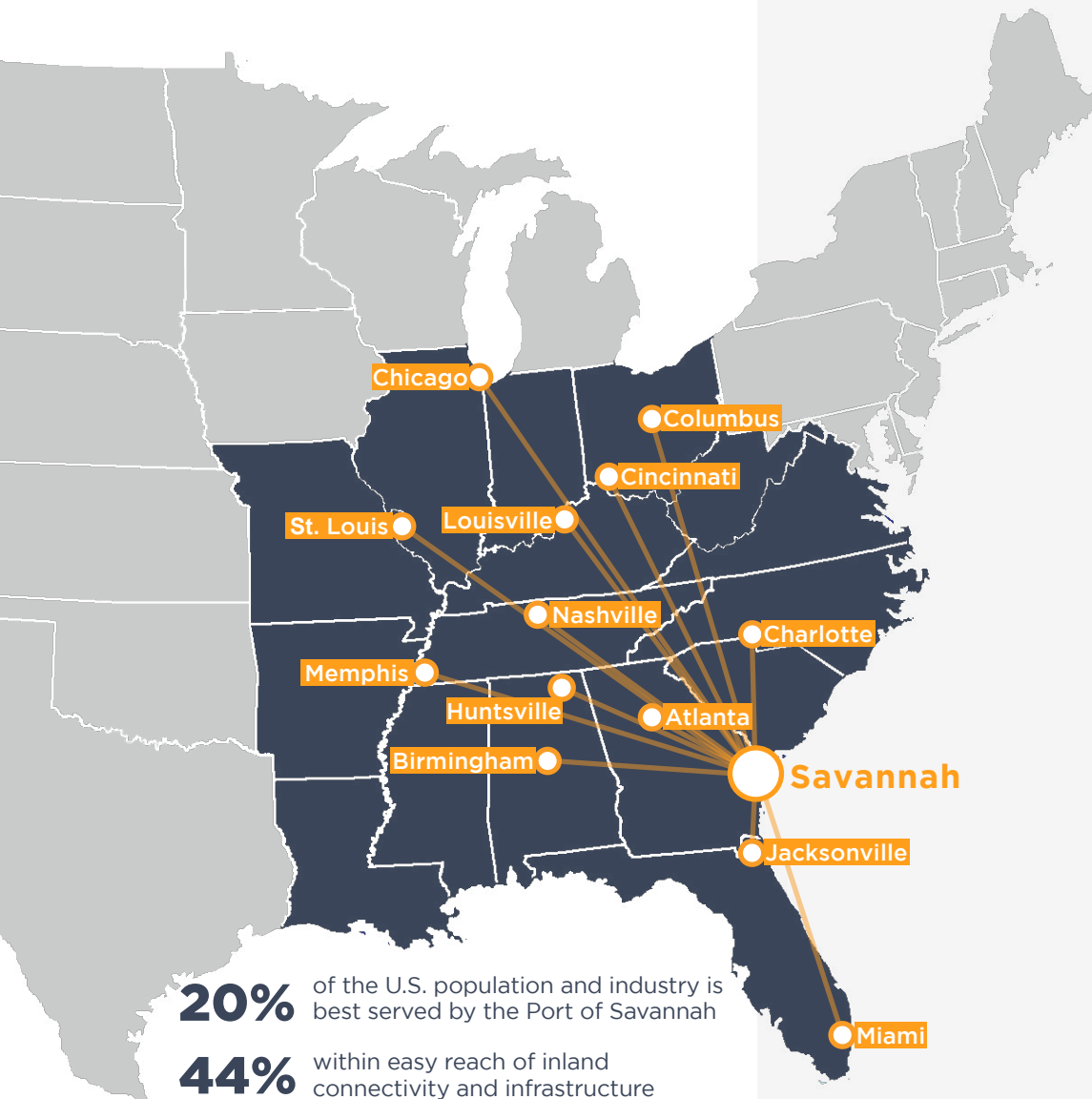


# PORT OF SAVANNAH

**No. 1** LARGEST SINGLE-CONTAINER  
TERMINAL IN THE NATION

**2<sup>nd</sup>** LARGEST PORT ON THE EAST COAST

**3<sup>rd</sup>** LARGEST & FASTEST GROWING  
CONTAINER TERMINAL IN THE NATION



**20%** of the U.S. population and industry is best served by the Port of Savannah

**44%** within easy reach of inland connectivity and infrastructure

## Port of Savannah Facts

- North America's busiest single-terminal container facility with access to two major interstates (I-16 & I-95)
- Atlanta, Charlotte and Orlando within a 4-hour drive
- Two class I railroads (Norfolk Southern & CSX)
- 60% of vessels coming into Savannah are Neopanmax
- Georgia has one of the highest over-the-road weight allowances for southeast states
- The Georgia Ports Authority is moving cargo at a rate of more than 6 million twenty-foot equivalent container units per year





# PLANNING FOR THE FUTURE

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## **Ocean Terminal Conversion**

The Georgia Ports Authority has approved \$65.6 million in contracts to upgrade Savannah's 200-acre Ocean Terminal conversion into a container-only facility, boosting capacity from 300,000 to over 2 million TEUs by late 2027.

Underway:

- First 1,325' berth will be completed in the spring of 2025
- Second berth will be completed June 2026, for a total of 2,650' of berth

## **Savannah Container Terminal (Hutchinson Island)**

Longer term plans call for the Savannah Container Terminal on Hutchinson Island to open in Phase I by 2030, ultimately adding three additional big ship berths and 3.5 million TEUs of annual capacity in phases, based on demand. The facility is currently in the permitting phase.

## **Jasper Ocean Terminal**

Georgia and South Carolina joint partnership to develop 1,500-acre container terminal along the north bank of the Savannah River, approximately 13 miles closer to the Atlantic than the Savannah port and would handle 7 million cargo containers a year.



# INCENTIVE PROGRAMS

## SOUTH CAROLINA STATE PROGRAMS

### Enterprise Program

South Carolina's Enterprise Program provides companies with funds to assist in offsetting the cost of locating or expanding a business facility in the state by contributing cash contributions to the project that allows the state to lower the cost of investment and positively contribute to the company's bottom line. Eligibility requirements apply.

### Job Development Credit

The Job Development Program reimburses qualifying companies the cost of eligible capital expenditures (land, building, site development, or infrastructure) associated with projects that create new full-time jobs providing healthcare benefits for citizens of South Carolina.

[Click here](#) to access additional details about South Carolina's business and tax incentives.

## SOUTH CAROLINA BUSINESS INCENTIVES

South Carolina has one of the lowest state and per capita tax rates in the nation and offers other attractive incentives such as no manufacturer inventory tax and no state real or personal property taxes.

### 30-Year Super Fee-in-Lieu of Property Taxes

A South Carolina local incentive allowing the county to negotiate a fee-in-lieu of property tax agreement with eligible companies for up to 30 years with an assessment ratio as low as 4%. Eligibility requirements apply.

### 5-Year Property Tax Abatement

By law, manufacturers (investing \$50,000 or more) and distribution or corporate headquarters facilities (investing \$50,000 or more and creating 75 new jobs in Year 1) are entitled to a five-year property tax abatement from county operating taxes. Additional exemptions and abatements are also available.

### Future Tax Rates

With larger investments, a special "fee in lieu of taxes" can be negotiated, offering a predictable future tax rate such as:

- No Inventory Tax
- No Local Income Tax
- No Sales Tax on manufacturing machinery, industrial power or materials for the finish
- No State Property Tax
- No Unitary Tax on Worldwide Profits
- No Wholesale Tax





## POTENTIAL WORKFORCE



Jasper County, South Carolina has  
Over **405,090** Potential Hires  
within a 45-minute drive-time

**10.66%**

SC's Population  
Growth Rate  
(#10 in the U.S.)

**#50**

Lowest Work  
Stoppage Rate  
in the Nation

**16%**

Avg. Annual Manufacturing  
Employment Growth  
(Highest in the Southeast)

**1.6%**

Unionization Rate, the  
lowest in the nation,  
in a right-to-work state

### ReadySC

Employment training resource for companies locating or expanding within South Carolina. ReadySC recruits, screens, and provides short-term training of individuals for specific job assignments with new and expanding businesses and industry, typically at no cost to the company. Custom training programs are provided to actively prepare a trained workforce for positions within the facility and are often conducted in close proximity to the facility or on-site at the new facility itself.



# BOOMING SAVANNAH INDUSTRIAL MARKET

The shift to e-commerce purchasing by consumers has accelerated market growth resulting in Savannah ranking #1 nationally in total industrial space under construction as a percentage of total inventory, among markets with over 75 million square feet of industrial space.



Vacancy Rate  
**10.25%**



Total Inventory  
**164 MSF**



YTD Absorption  
**8.1 MSF**

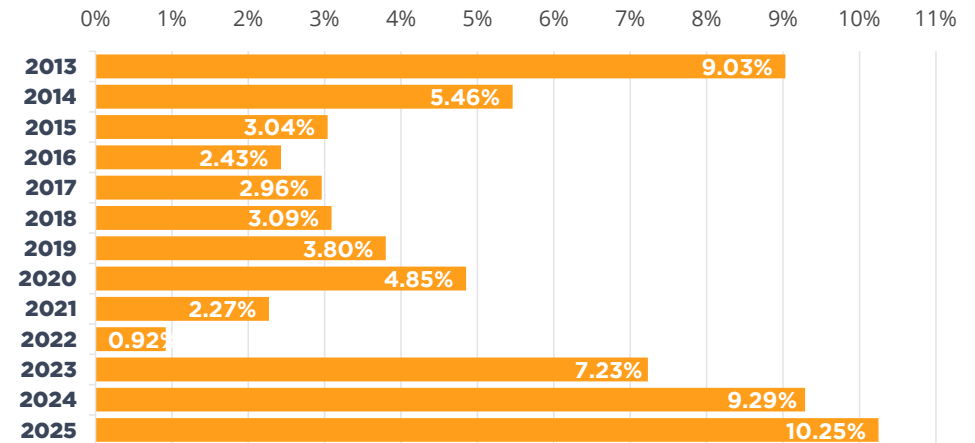


Under Construction  
**8.3 MSF**

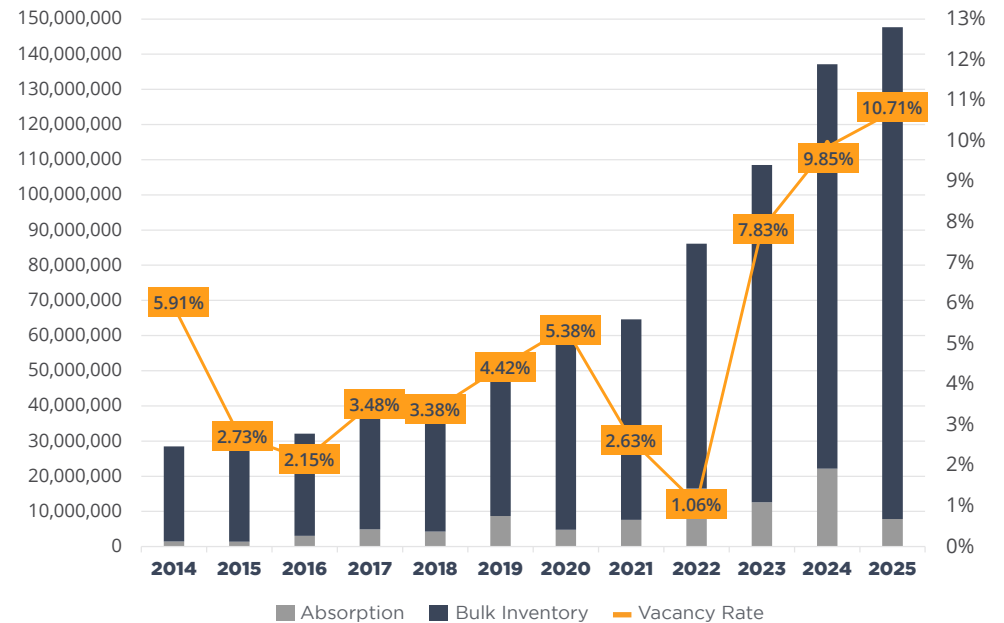


Q3 2025 Numbers

## Industrial Vacancy Rate



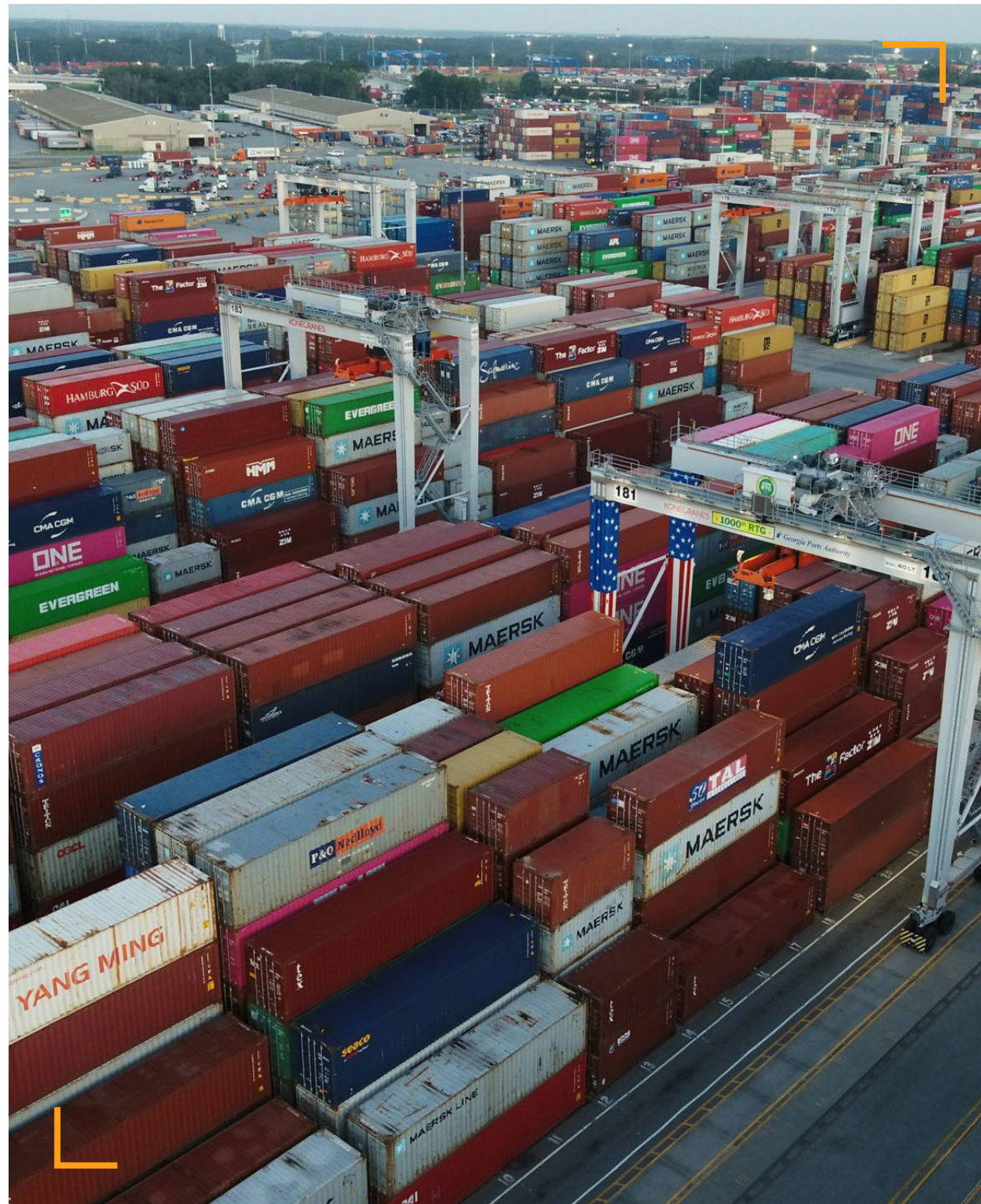
## Bulk Inventory, Absorption and Vacancy (100,000 SF+)





## A HOT SPOT FOR LOGISTICS & DISTRIBUTION

*Sampling of manufactures and large-scale  
retailers with facilities in Savannah:*







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[VISIT PARK WEBSITE](#)

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