



CLARIUS
PARTNERS



CRESSET
PARTNERS

CLARIUS PARK

HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170
HARDEEVILLE, SOUTH CAROLINA



INDUSTRIAL DEVELOPMENT | ±2,657,352 SF AVAILABLE

PROPERTY HIGHLIGHTS

Clarius Park Hardeeville is a master planned industrial park consisting of ±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.



6 Buildings with a Total of **±2.7 Million SF**



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



Within 10 Miles of the GPA's Garden City Terminal



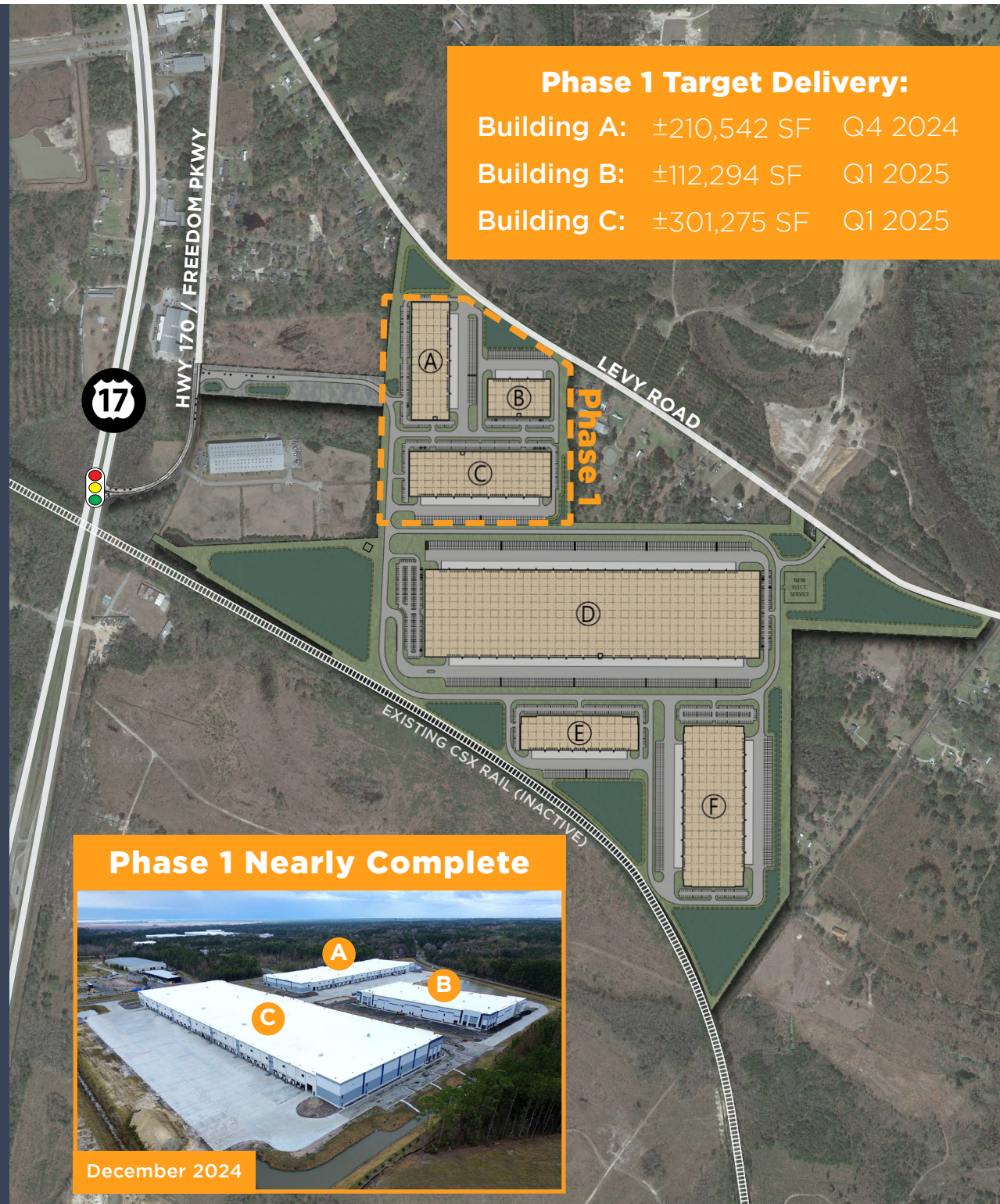
3 Truck Routes to the Port - Each Less Than 20 Miles



Attractive South Carolina **Incentive Programs**



30-year FILOT with 40% Special Source Revenue Credit

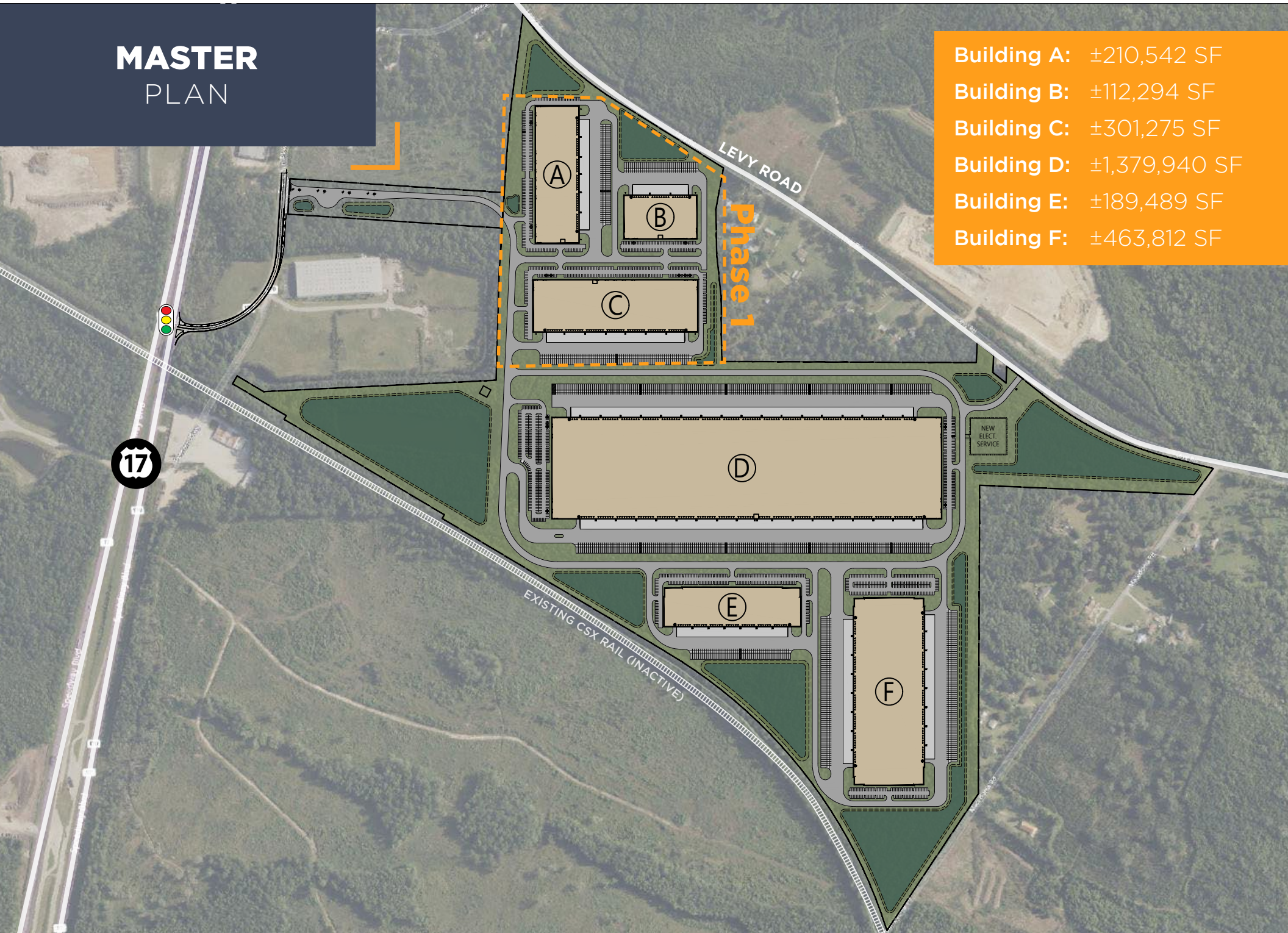


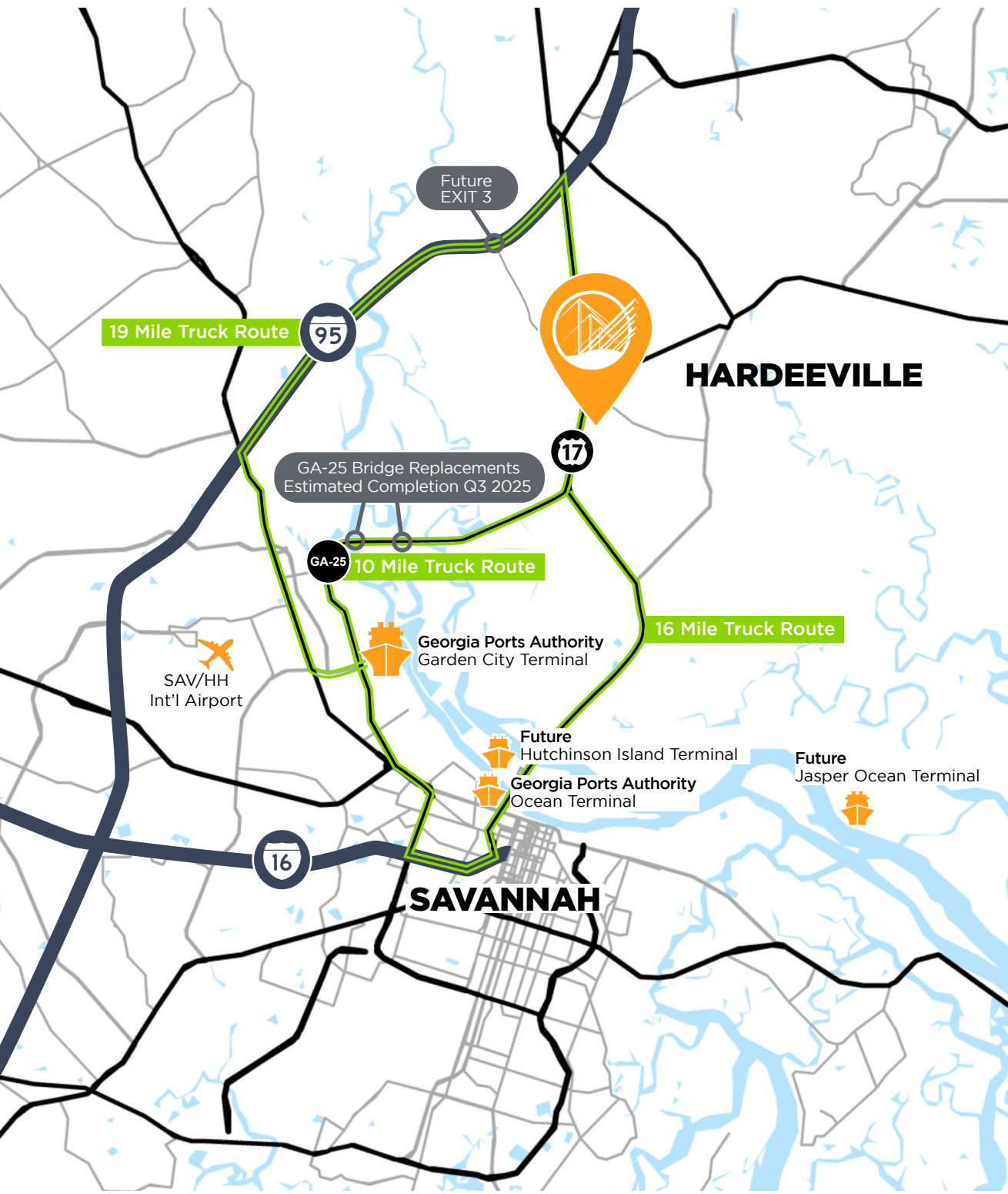
Phase 1 Target Delivery:	
Building A:	±210,542 SF Q4 2024
Building B:	±112,294 SF Q1 2025
Building C:	±301,275 SF Q1 2025



MASTER PLAN

- Building A: ±210,542 SF
- Building B: ±112,294 SF
- Building C: ±301,275 SF
- Building D: ±1,379,940 SF
- Building E: ±189,489 SF
- Building F: ±463,812 SF





LOGISTICAL ADVANTAGE



10 MILES TO GPA'S GARDEN CITY TERMINAL



5 MILES TO INTERSTATE-95



HIGHWAY 17 4-LANE DIVIDED HIGHWAY

3 Truck Routes to the GPA's Garden City Terminal

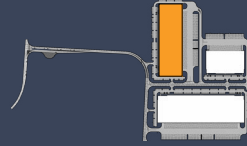


- 10 Miles via GA-25
- 16 Miles via Highway 17
- 19 Miles via Interstate-95

- 5 Miles Interstate-95
- 12 Miles Interstate-16
- 9 Miles GPA Garden City Terminal
- 12 Miles GPA Ocean Terminal
- 9 Miles Future Hutchinson Island Terminal
- 15 Miles Future Jasper County Ocean Terminal
- 148 Miles Jacksonville
- 241 Miles Charlotte
- 257 Miles Atlanta

PHASE 1

BUILDING A



Building Specifications

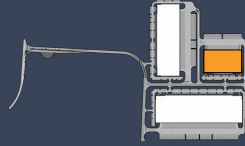
Building Size:	±210,542 SF	Clear Height:	32'
Building Type:	Rear Load	Dock Doors:	43 (9' x 10')
Overall Dimensions:	260' x 810'	Drive-in Doors:	2 (14' x 16')
Office Space:	1,000 SF	Trailer Parking:	48 spaces
Estimated Delivery:	Q4 2024	Car Parking:	195 spaces

BUILDING A
±210,542 SF

UNDER CONSTRUCTION

PHASE 1

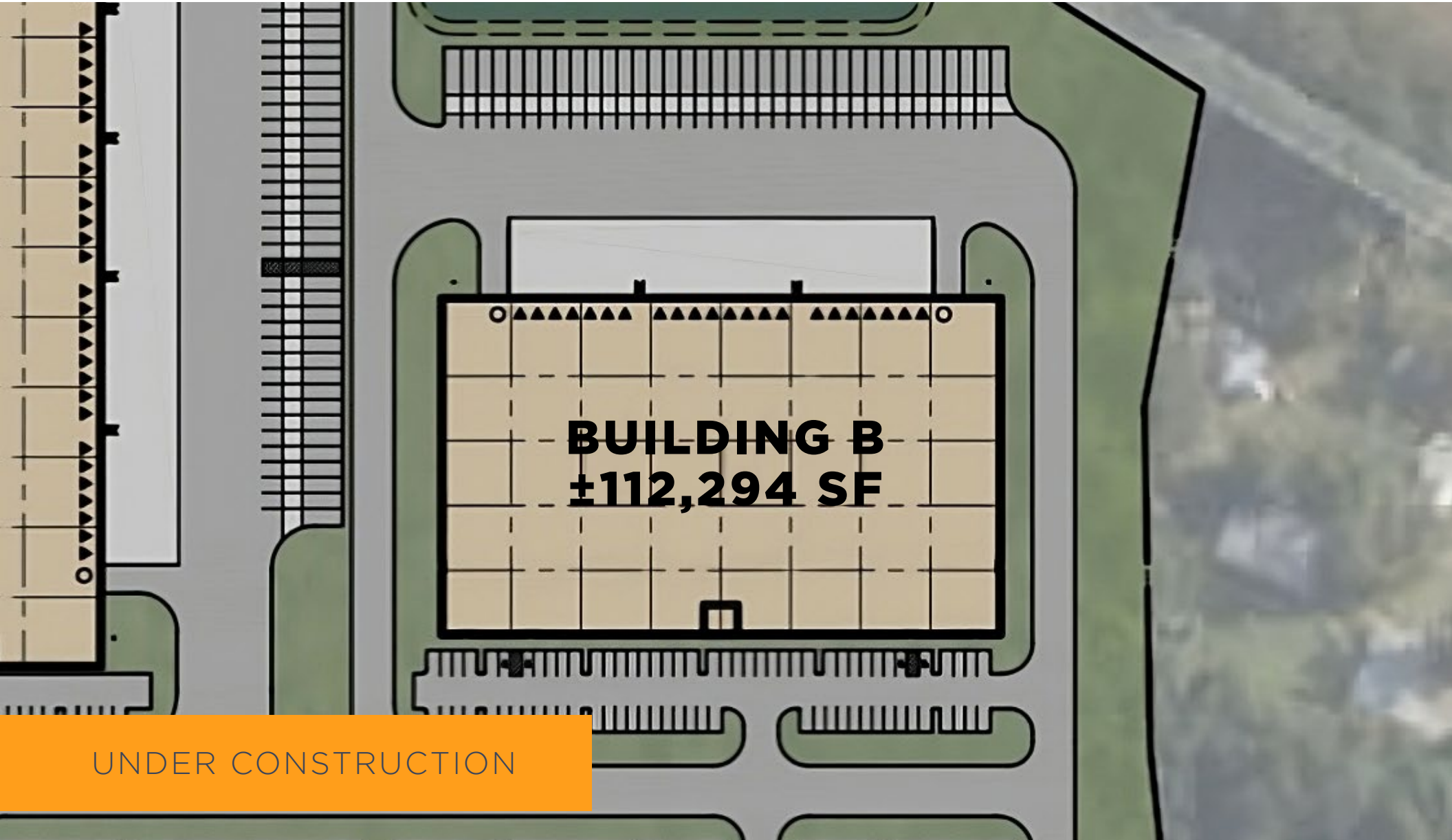
BUILDING B



Building Specifications

Building Size: ±112,294 SF
Building Type: Rear Load
Overall Dimensions: 260' x 432'
Office Space: 1,000 SF
Estimated Delivery: Q1 2025

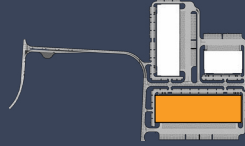
Clear Height: 32'
Dock Doors: 22 (9' x 10')
Drive-in Doors: 2 (14' x 16')
Trailer Parking: 36 spaces
Car Parking: 79 spaces



UNDER CONSTRUCTION

PHASE 1

BUILDING C



Building Specifications

Building Size: ±301,275 SF
Building Type: Rear Load
Overall Dimensions: 310' x 972'
Office Space: 1,000 SF
Estimated Delivery: Q1 2025

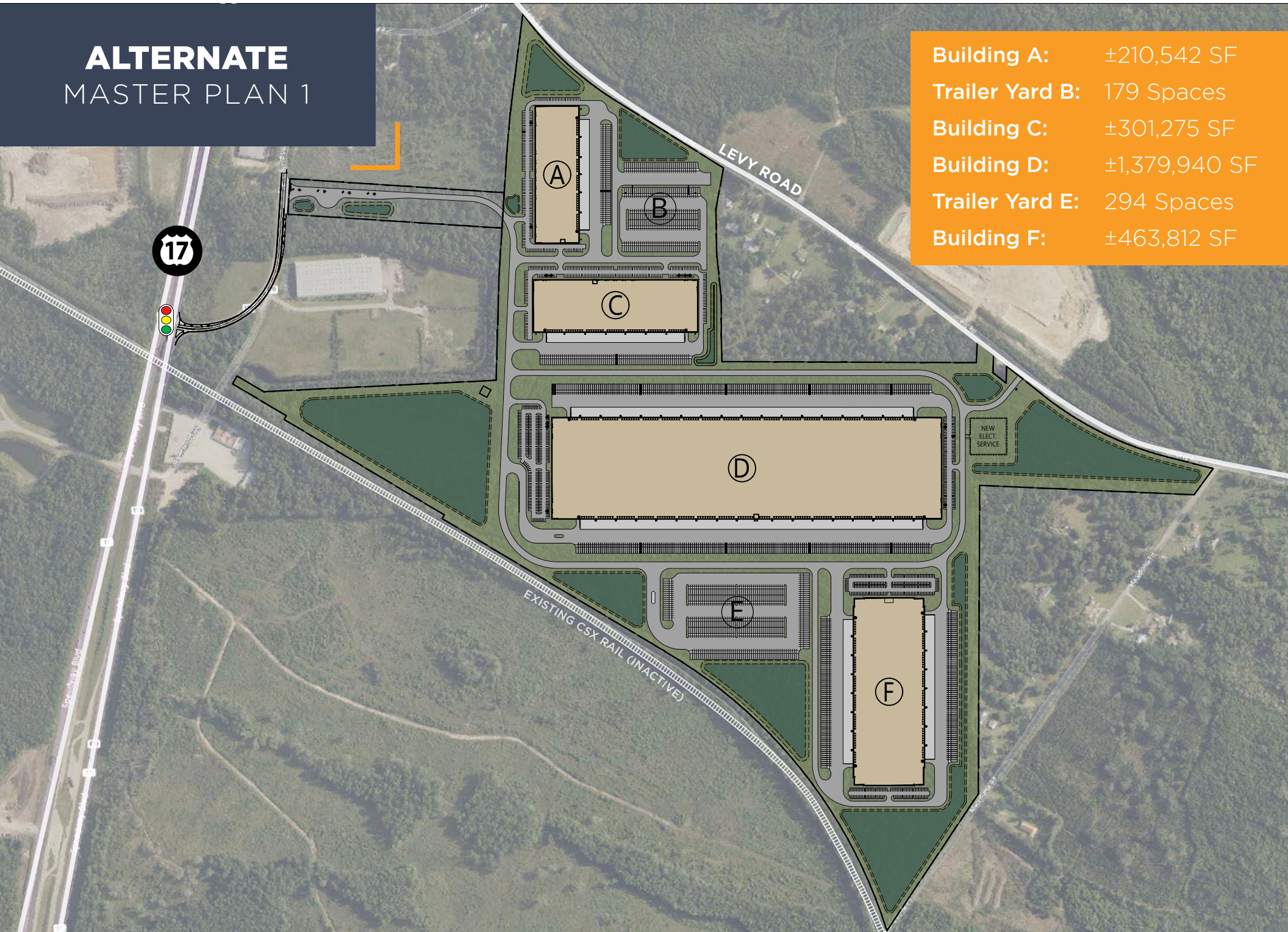
Clear Height: 36'
Dock Doors: 54 (9' x 10')
Drive-in Doors: 2 (14' x 16')
Trailer Parking: 73 spaces
Car Parking: 233 spaces

BUILDING C
±301,275 SF

A large architectural site plan of Building C, showing its rectangular footprint with a grid of columns and rows. The building is surrounded by a parking lot with many stalls, and there are some green areas and roads nearby. The text 'BUILDING C ±301,275 SF' is centered on the building footprint.

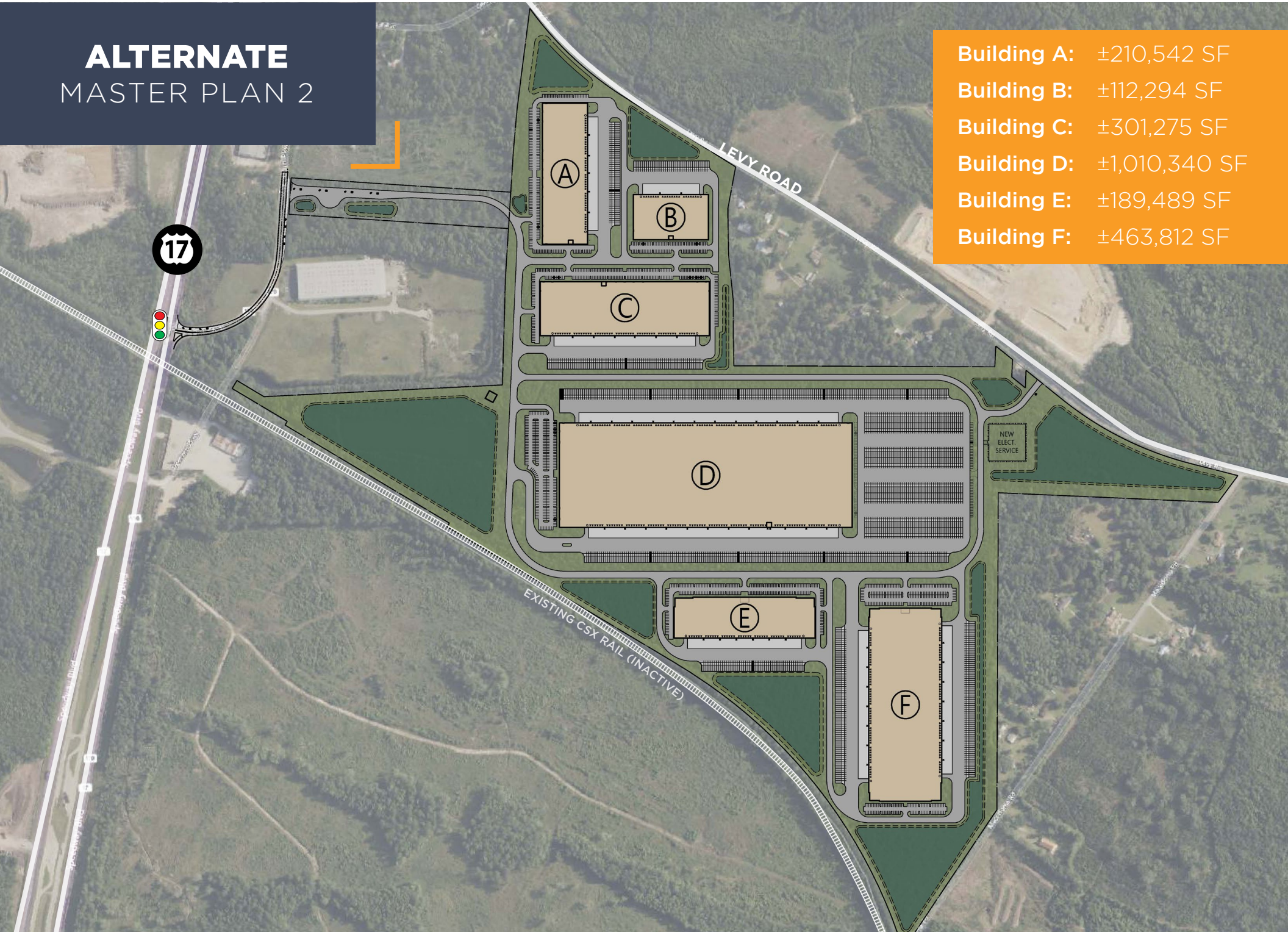
UNDER CONSTRUCTION

ALTERNATE MASTER PLAN 1



Building A:	±210,542 SF
Trailer Yard B:	179 Spaces
Building C:	±301,275 SF
Building D:	±1,379,940 SF
Trailer Yard E:	294 Spaces
Building F:	±463,812 SF

ALTERNATE MASTER PLAN 2



Building A: ±210,542 SF

Building B: ±112,294 SF

Building C: ±301,275 SF

Building D: ±1,010,340 SF

Building E: ±189,489 SF

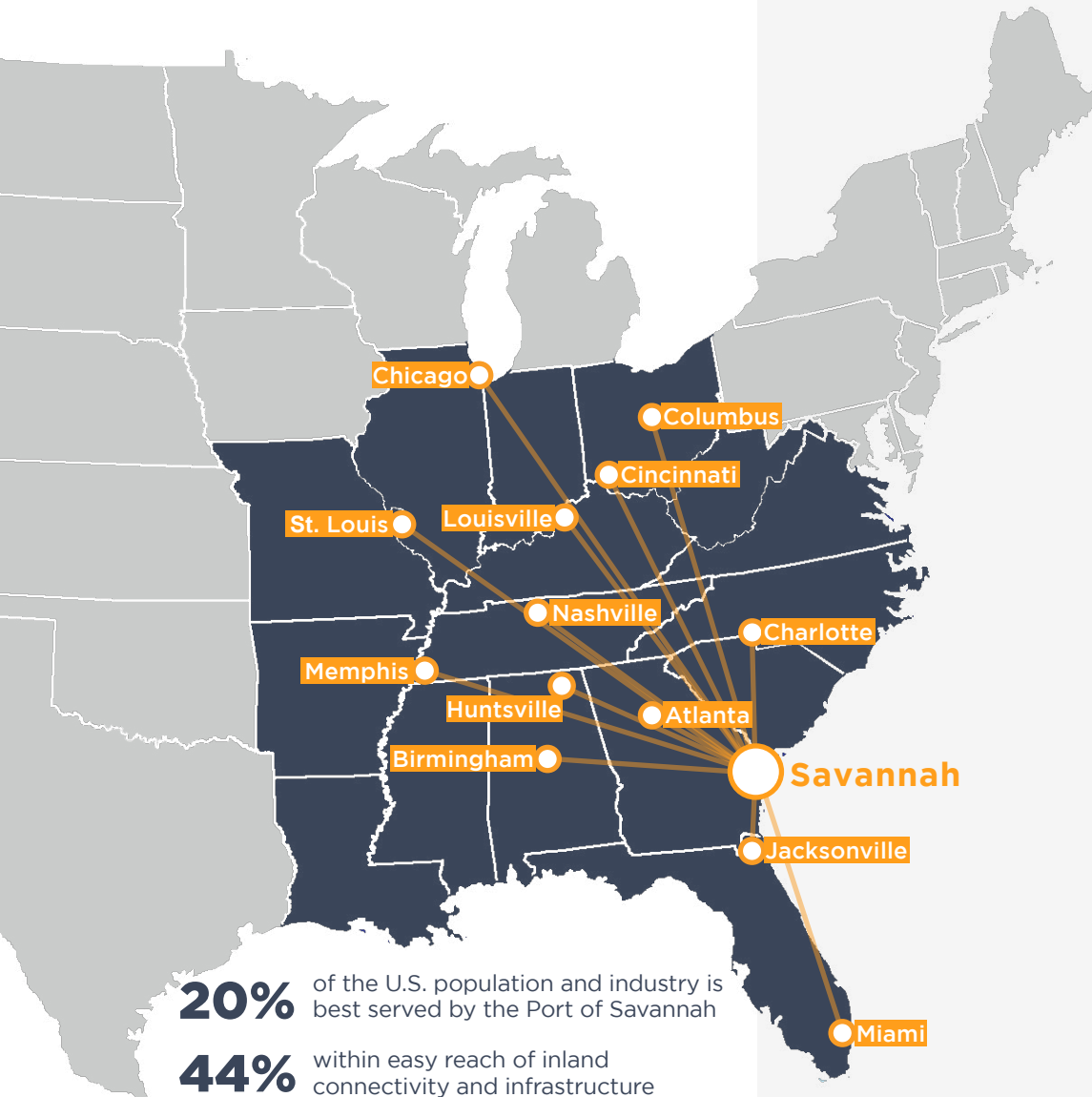
Building F: ±463,812 SF

PORT OF SAVANNAH

No. 1 LARGEST SINGLE-CONTAINER TERMINAL IN THE NATION

2nd LARGEST PORT ON THE EAST COAST

3rd 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

Savannah Harbor Expansion Project

Completed in March 2022, deepening the Savannah Harbor 47 feet providing ample draft for vessels carrying 16,000+ twenty-foot equivalent container units. The project expedites the flow of cargo to and from global destinations by reducing tidal restrictions for mega-ships transiting the Savannah River.

Ocean Terminal Conversion

Historically a ro/ro and breakbulk terminal, GPA is in the process of converting Ocean Terminal to a container port and re-locating ro/ro and breakbulk to its Brunswick location where the majority of this work is already being done.

Hutchinson Island Terminal

Georgia Ports Authority's future 200-acre container terminal projected to have a capacity of 2.7 million TEUs when fully developed.

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
9.25%



Total Inventory
137 MSF



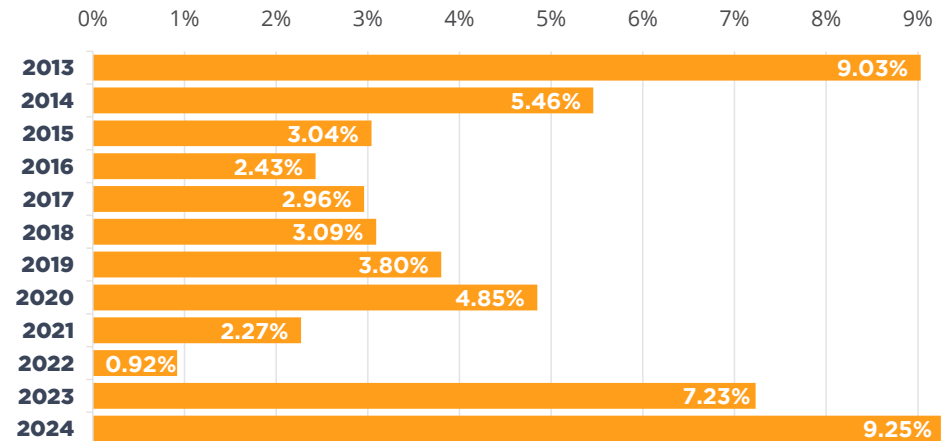
YTD Absorption
8.1 MSF



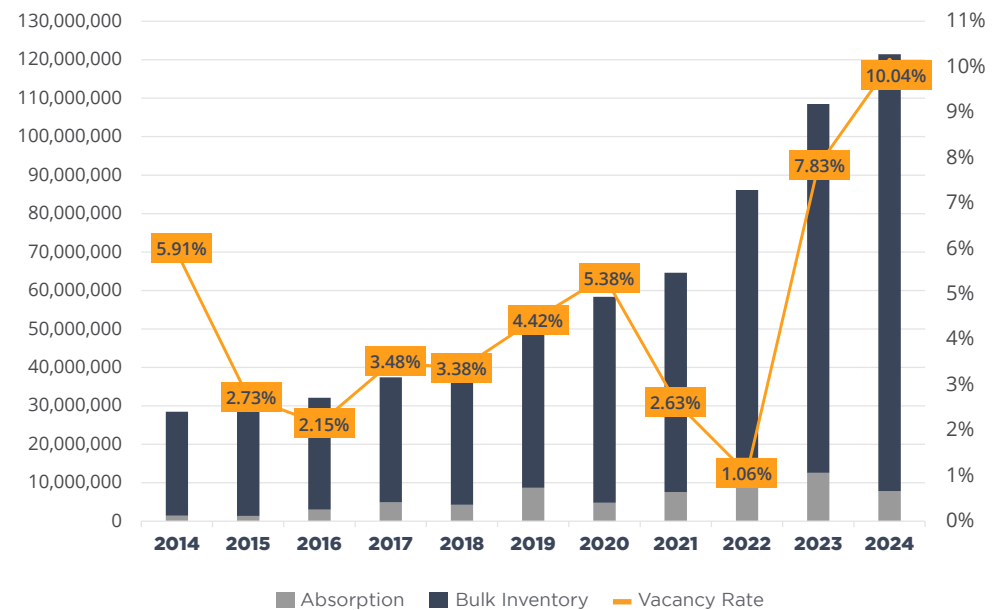
Under Construction
11.3 MSF



Industrial Vacancy Rate



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



A HOT SPOT

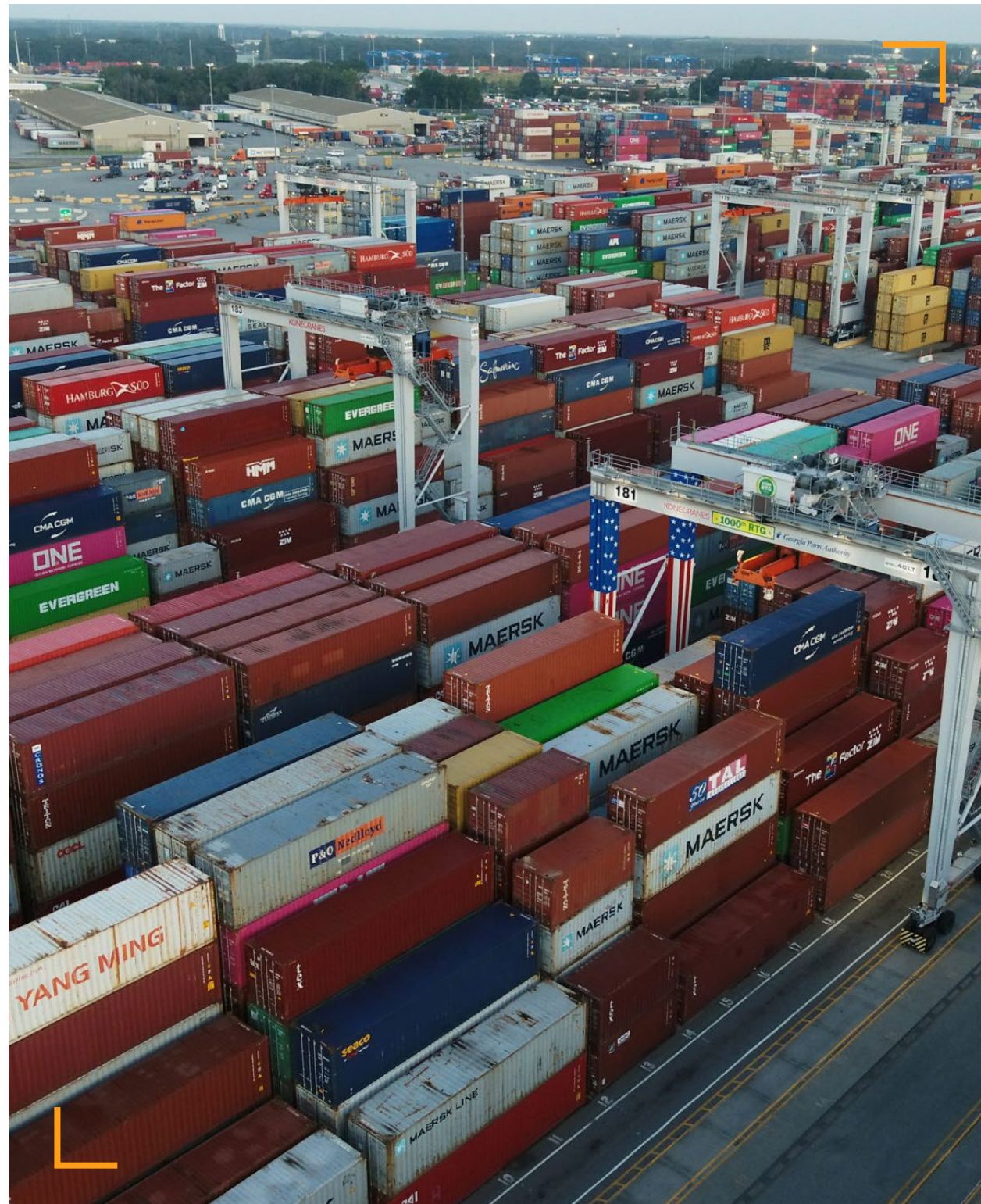
FOR LOGISTICS & DISTRIBUTION

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



HYUNDAI

MOTOR GROUP





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HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170
HARDEEVILLE, SOUTH CAROLINA



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