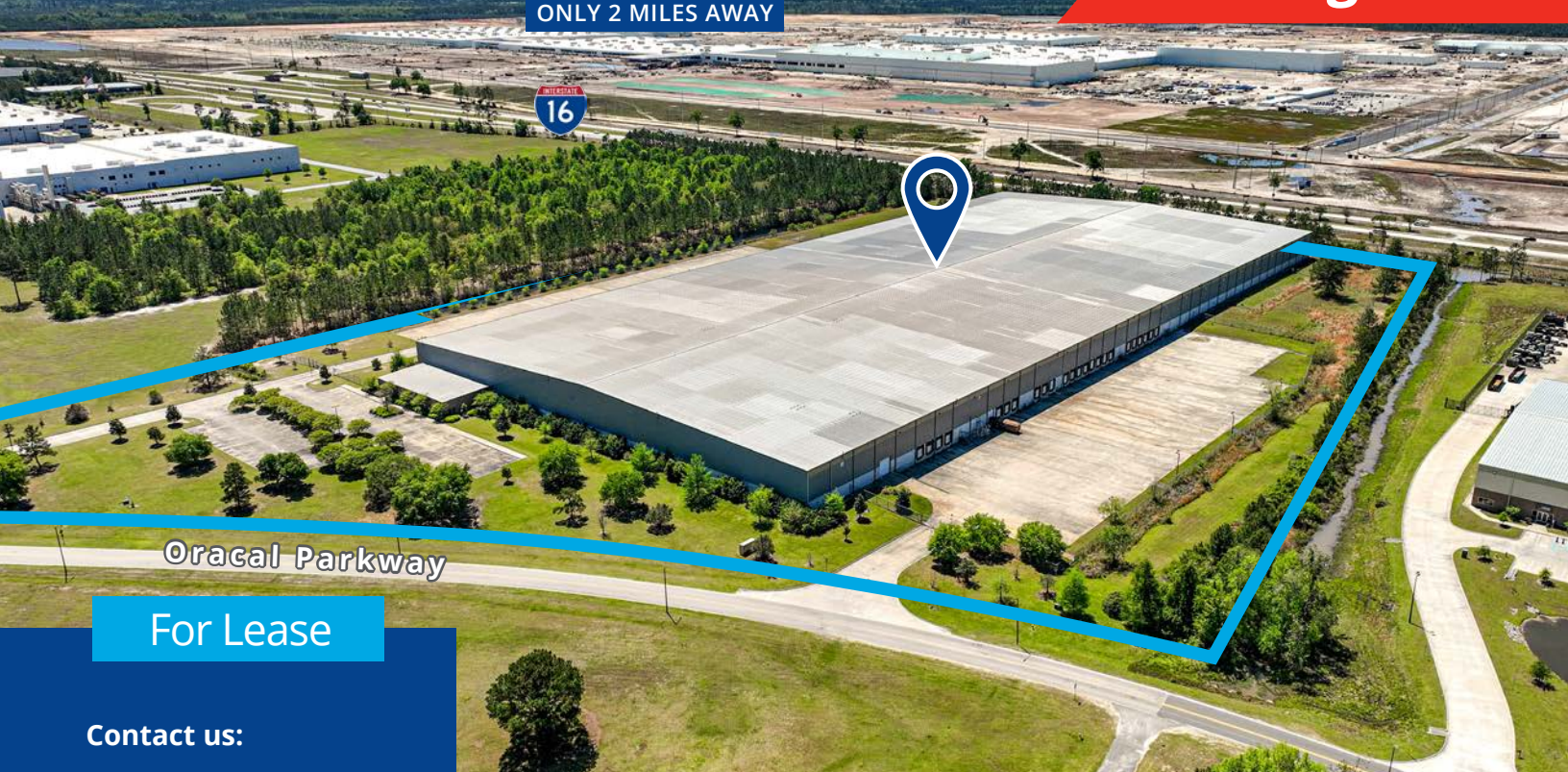


HYUNDAI

MOTOR GROUP
METAPLANT AMERICA

ONLY 2 MILES AWAY

**\$2.50/SF NNN
Starting Rate**



Oracal Parkway

For Lease

Contact us:

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Owned By:

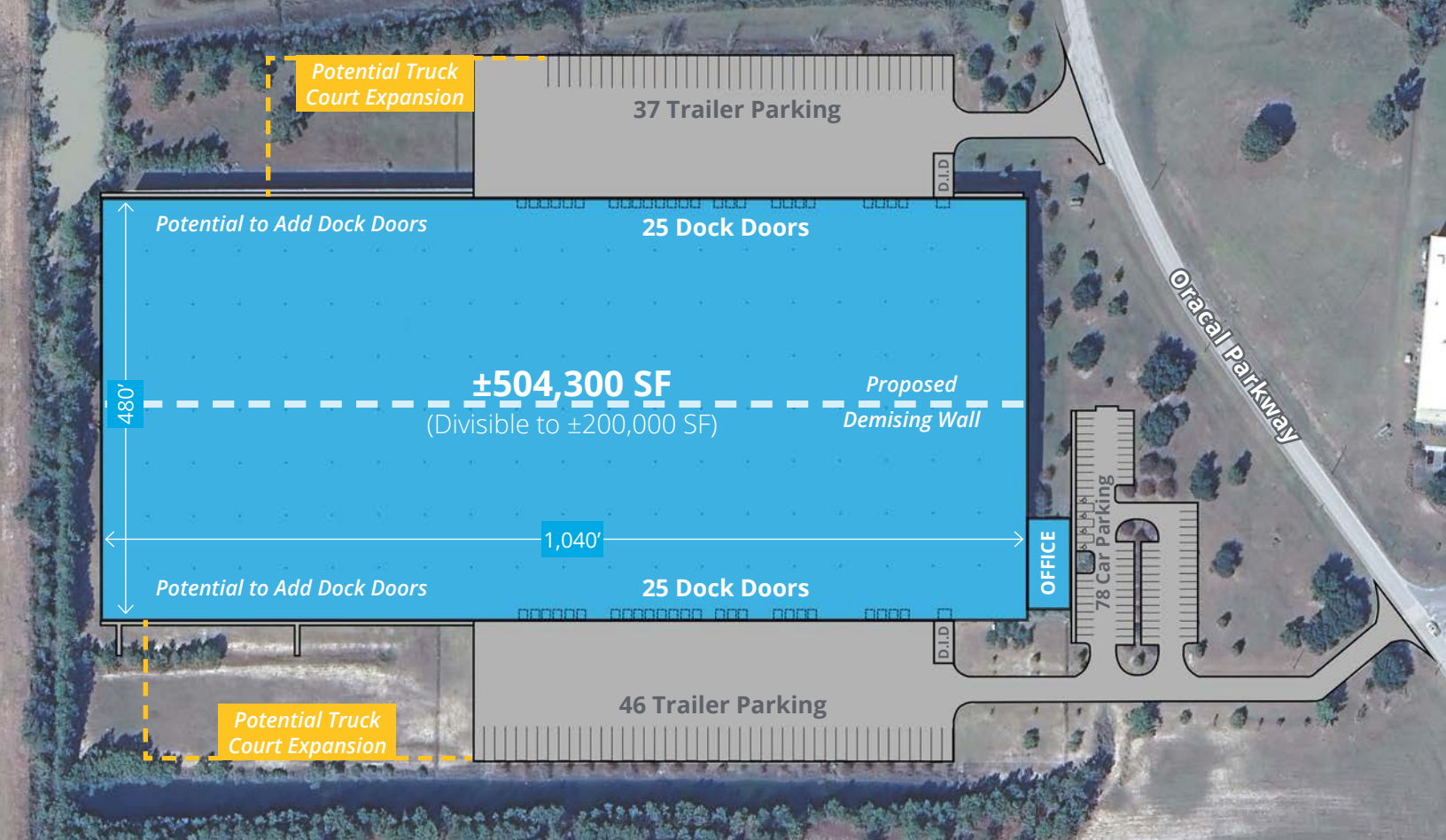


Crossdock Distribution Facility Near Hyundai Metaplant

1086 Oracal Parkway, Ellabell, Georgia 31308

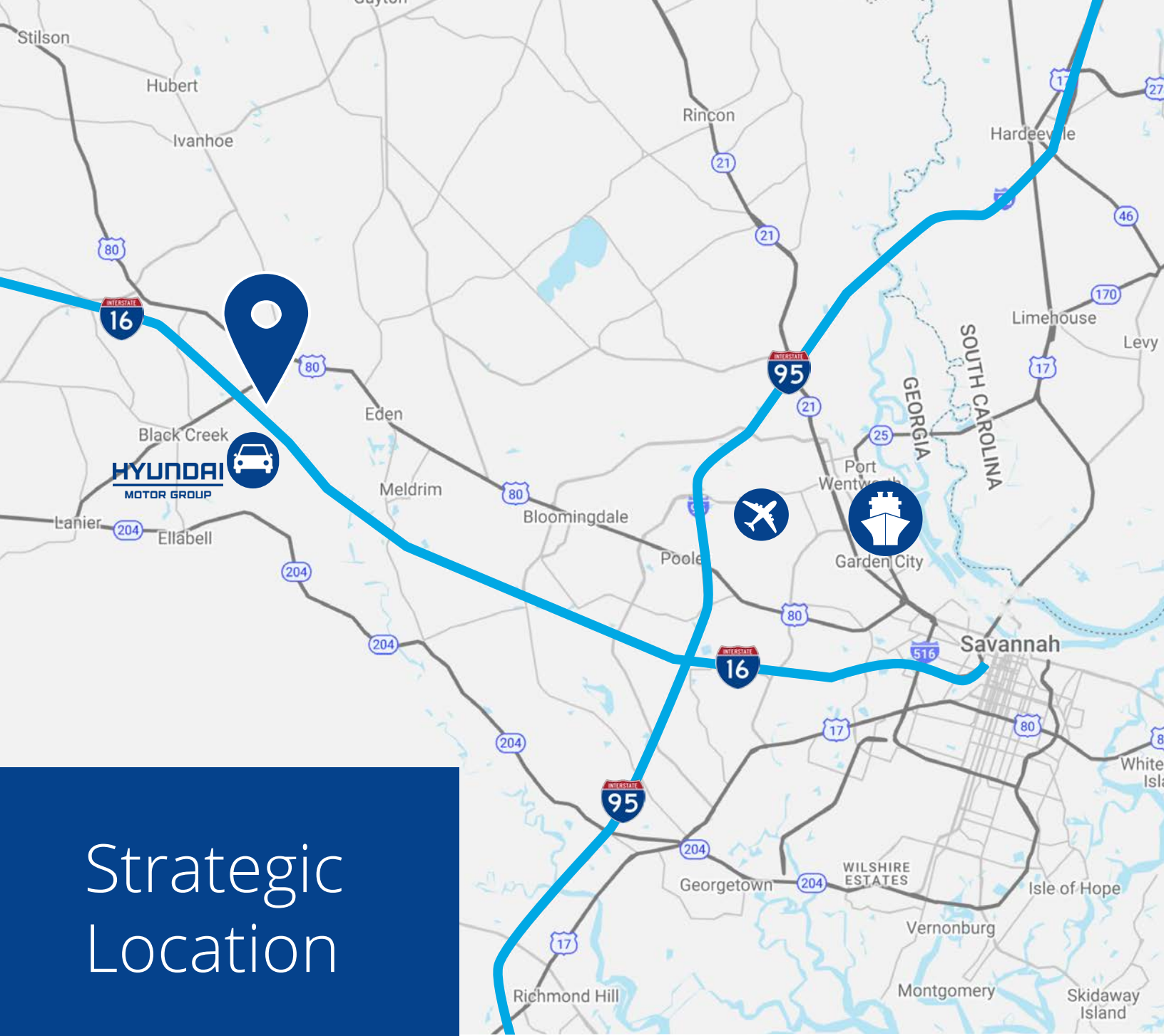
- ±504,300 SF (divisible to ±200,000 SF) available for lease
- ±5,100 SF office plus ±400 SF shipping office
- 30' clear height
- 50 dock doors (potential to add more dock doors)
- 83 trailer parking spaces (expandable)
- 78 car parking spaces (expandable)
- Strategically positioned with Interstate 16 frontage, less than 2 miles from the Hyundai Metaplant and 22 miles from the Georgia Ports Authority's Port of Savannah
- **Available April 1, 2025**

Accelerating success.



Building Specifications

Building Size	±504,300 SF (divisible to ±200,000 SF)
Office Size	±5,100 SF plus ±400 SF shipping office
Building Dimensions	1,040' x 480'
Column Spacing	52' x 60'
Dock Doors	50 (9' x 10') with 30K lb. hydraulic pit levelers, dock seals, dock lights, and dock power (Potential to add more dock doors)
Clear Height	30' at eaves (40' at center)
Truck Court	160' eastside, 150' westside
Trailer Parking	83 spaces (expandable)
Car Parking	78 spaces (expandable)
Battery Charging	±4 outlet stations
Sprinkler	ESFR
Ventilation	21 wall vent fans and 8 large ceiling fans
Lighting	T5 (8 bulb) on motion sensors
Electrical	2000 Amps, emergency generator
Security	C-TPAT compliant, court fenced with automatic gate at both truck entrances, key pad entry







Strategic Location

Distances

Interstate 16	0.8 Miles
Hyundai Metaplant	1.5 Miles
Interstate 95	15.5 Miles
SAV/HH International Airport	17.3 Miles
GPA's Garden City Terminal	22 Miles

Legend

-  Site
-  Port of Savannah
-  Hyundai Metaplant
-  SAV/HH International Airport

HYUNDAI

MOTOR GROUP
METAPLANT AMERICA

ONLY 2 MILES AWAY



Bryan County, Georgia

Bryan County, Georgia is not just an ideal place to settle and raise a family, it's also a great place to start and grow a business. Location and infrastructure are two of the county's greatest assets. Close proximity to major airports, Savannah's international seaport, as well as Interstates 16 and 95, make air, sea and ground transport easy and convenient. The community's pro-business approach allows companies to be operational in record time.

The Development Authority of Bryan County works to strengthen the economic climate and quality of life for county residents. Through various incentives, the Development Authority hopes to attract new business and retain those that already exist in the area.

Local Incentives

- Graduated tax abatements (real & personal property)*
- Potential for fee waivers and/or reductions*
- 100% Freeport exemption
- Fast track local permitting*
- Foreign Trade Zone No. 104 service delivery territory
- Mentoring program

*Discretionary incentives considered based on factors including, but not limited to, jobs, wages, and investment.

Potential Hires within 45-minute Drive

365,126

State Incentives

- Military Zone state job credit: \$3,500 per job, per year for 5-year period
Use of job tax credit against 100% of income tax liability with excess towards payroll withholding taxes
- Quick Start
- Customized workforce training
- Georgia's corporate income and job tax credit
- Ports activity job tax credit
- Sales and use tax exemptions on machinery and equipment
- Elimination of sales and use tax on energy used in manufacturing
- Inventory tax exemption
- Expedited environmental permitting

Hyundai Motor Group's \$7.6 Billion State-of-the-Art Electric Vehicle Facility

Hyundai Motor Group will open its first fully dedicated electric vehicle (EV) and battery manufacturing facility at the Bryan County Mega Site, located two miles from Interstate West on the south side of Interstate 16. As the largest economic development project in Georgia history, Hyundai Motor Group will invest \$7.6 billion in opening its first state-of-the-art U.S. smart factory and along with its suppliers, they will be delivering an estimated 15,000 new jobs to Georgia's coastal region. Hyundai Motor Group began construction on the new facility in January 2023, with full production expected in the first half of 2025.

\$7.6B
Investment

15,000
New Jobs

16-17MM SF
Manufacturing Facility

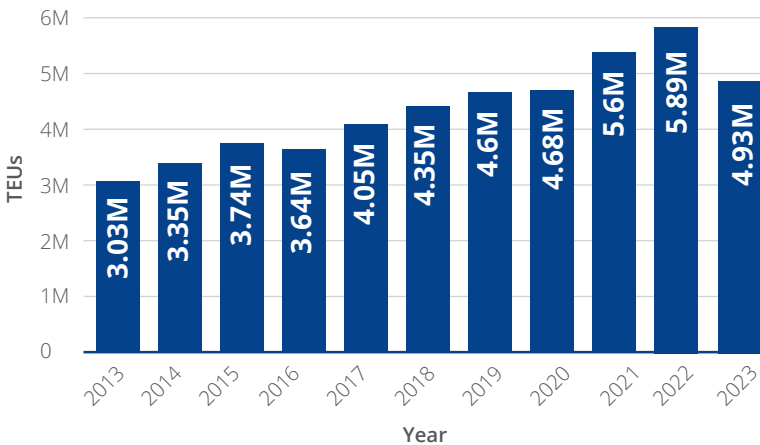
300,000
Cars Produced Annually

Port of Savannah

- Fastest growing port in the nation over the past 10 years
- 44% of the population is served by the Port of Savannah
- 4-hour drive to major markets: Atlanta, Orlando & Charlotte



TEUs Moved by Georgia Ports Authority Each Year



2023 TOP 5 U.S. PORT GATEWAYS

- | | |
|----------------------|-----------------------|
| 1. LA/Long Beach | 16,648,349 TEUs |
| 2. NY/New Jersey | 7,810,005 TEUs |
| ★ 3. Savannah | 4,927,654 TEUs |
| 4. Houston | 3,824,600 TEUs |
| 5. Virginia | 3,287,546 TEUs |

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