

CLARIUS PARK

HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170
HARDEEVILLE, SOUTH CAROLINA



Colliers

CLARIUS
PARTNERS

PEAKLINE

PHASE 2

PHASE 1 | COMPLETED

PHASE 2 | 4 BUILDINGS AVAILABLE

±2.7M SF INDUSTRIAL DEVELOPMENT



VISIT
WEBSITE

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.



7 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



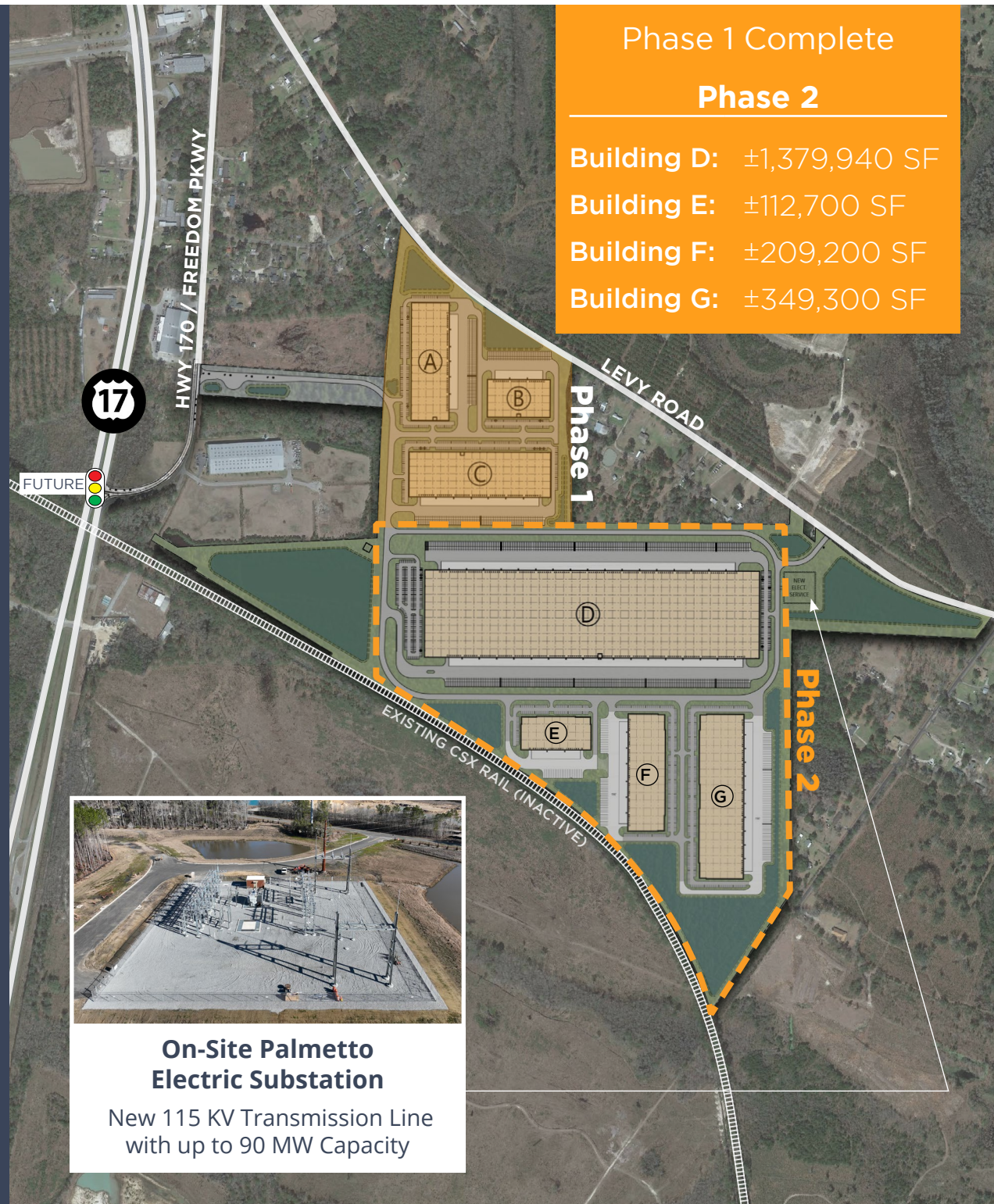
3 Truck Routes
to the Port - Each
Less Than 20 Miles



Attractive
South Carolina
Incentive Programs



30-year FILOT with
40% Special Source
Revenue Credit



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



Park Entrance



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



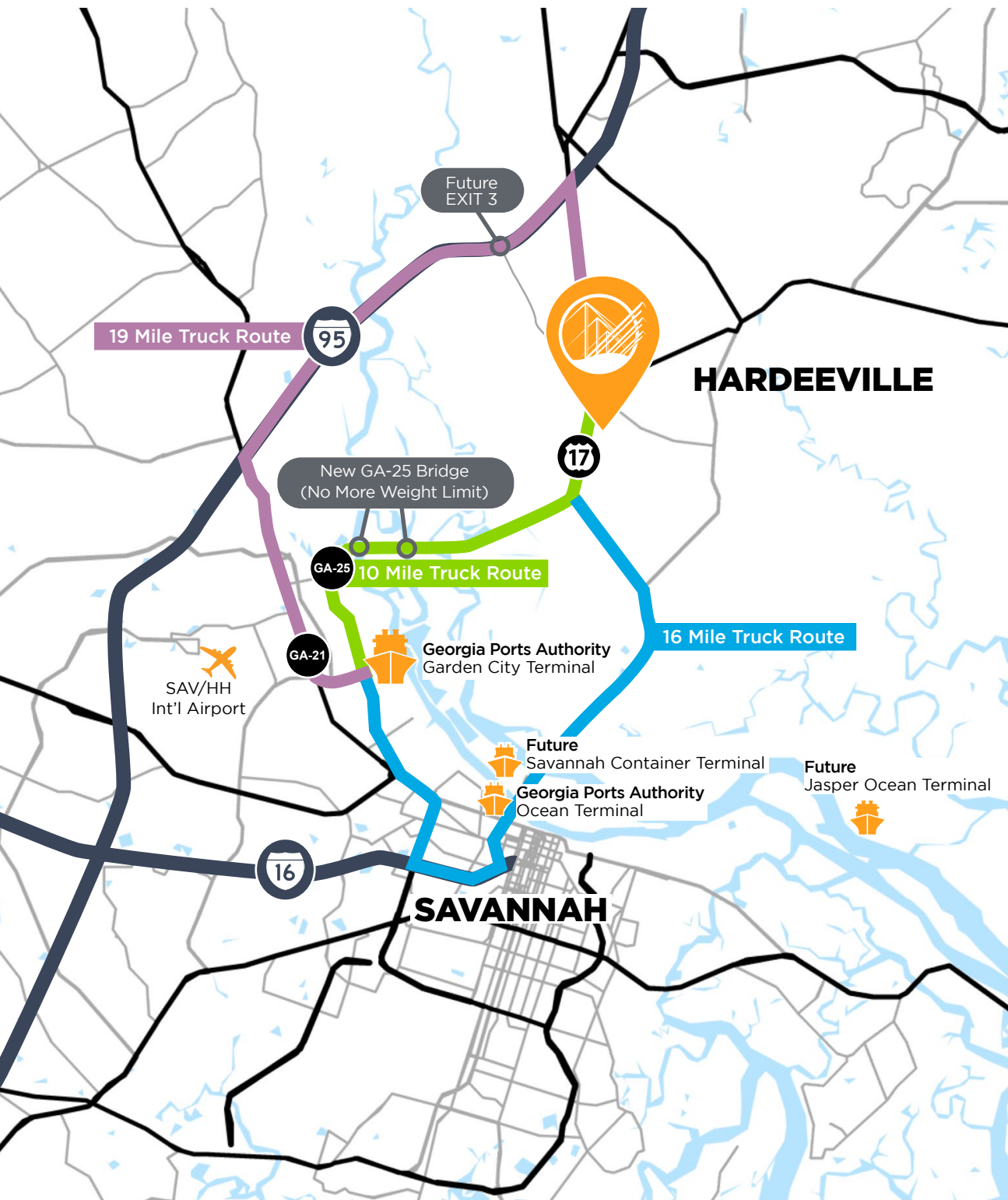
**10 MILES TO
GPA'S GARDEN CITY TERMINAL**



**5 MILES TO
INTERSTATE-95**



**HIGHWAY 17
4-LANE DIVIDED HIGHWAY**



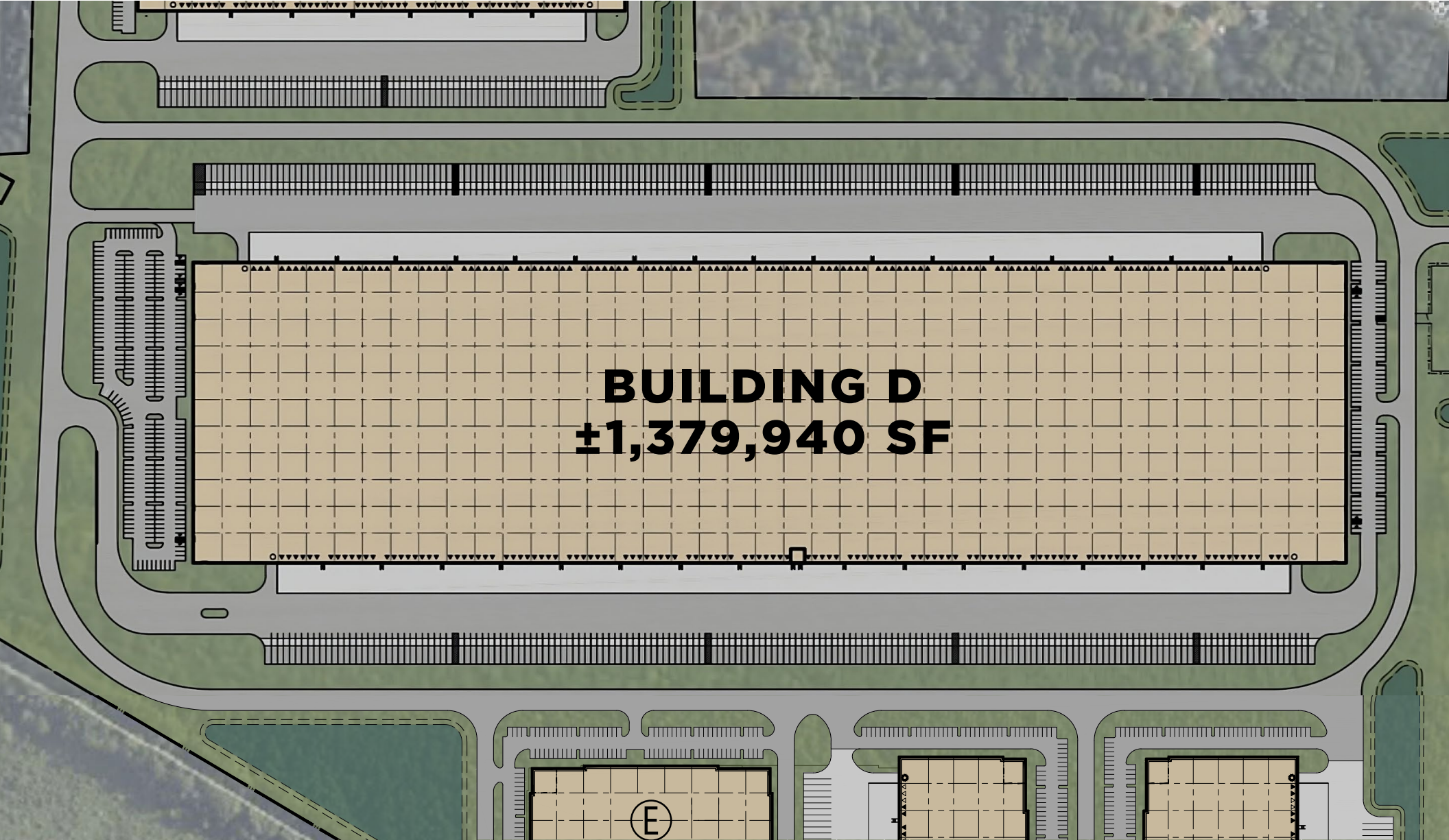
5 Miles	Interstate-95
12 Miles	Interstate-16
9 Miles	Future GPA SAV Container Terminal
9 Miles	GPA Garden City Terminal
12 Miles	GPA Ocean Terminal
15 Miles	Future Jasper Co. Ocean Terminal
148 Miles	Jacksonville
241 Miles	Charlotte
257 Miles	Atlanta

PHASE 2 BUILDING D

Building Specifications

Building Size: ±1,379,940 SF
Building Type: Crossdock
Overall Dimensions: 600' x 2,300'
Office Space: TBD
Estimated Delivery: Q4 2026

Clear Height: 40'
Dock Doors: 253 (9' x 10')
Drive-in Doors: 4 (14' x 16')
Trailer Parking: 350 spaces
Car Parking: 389 spaces



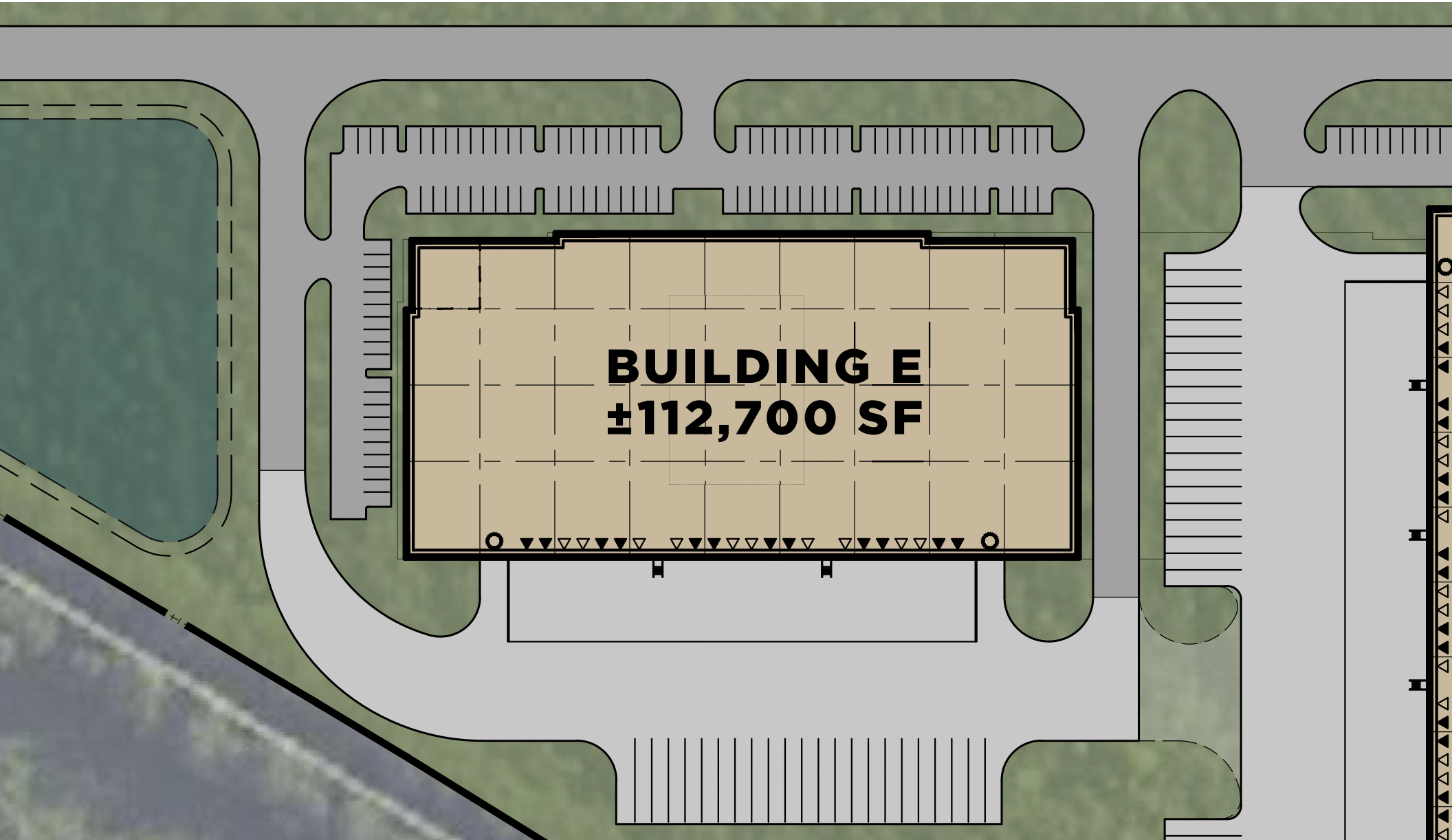
BUILDING D
±1,379,940 SF

PHASE 2 BUILDING E

Building Specifications

Building Size: ±112,700 SF
Building Type: Rear Load
Overall Dimensions: 235' x 486'
Office Space: ±2,000 SF
Estimated Delivery: Q4 2026

Clear Height: TBD
Dock Doors: 22 (9' x 10')
Drive-in Doors: 2 (14' x 16')
Trailer Parking: 23 spaces
Car Parking: 102 spaces

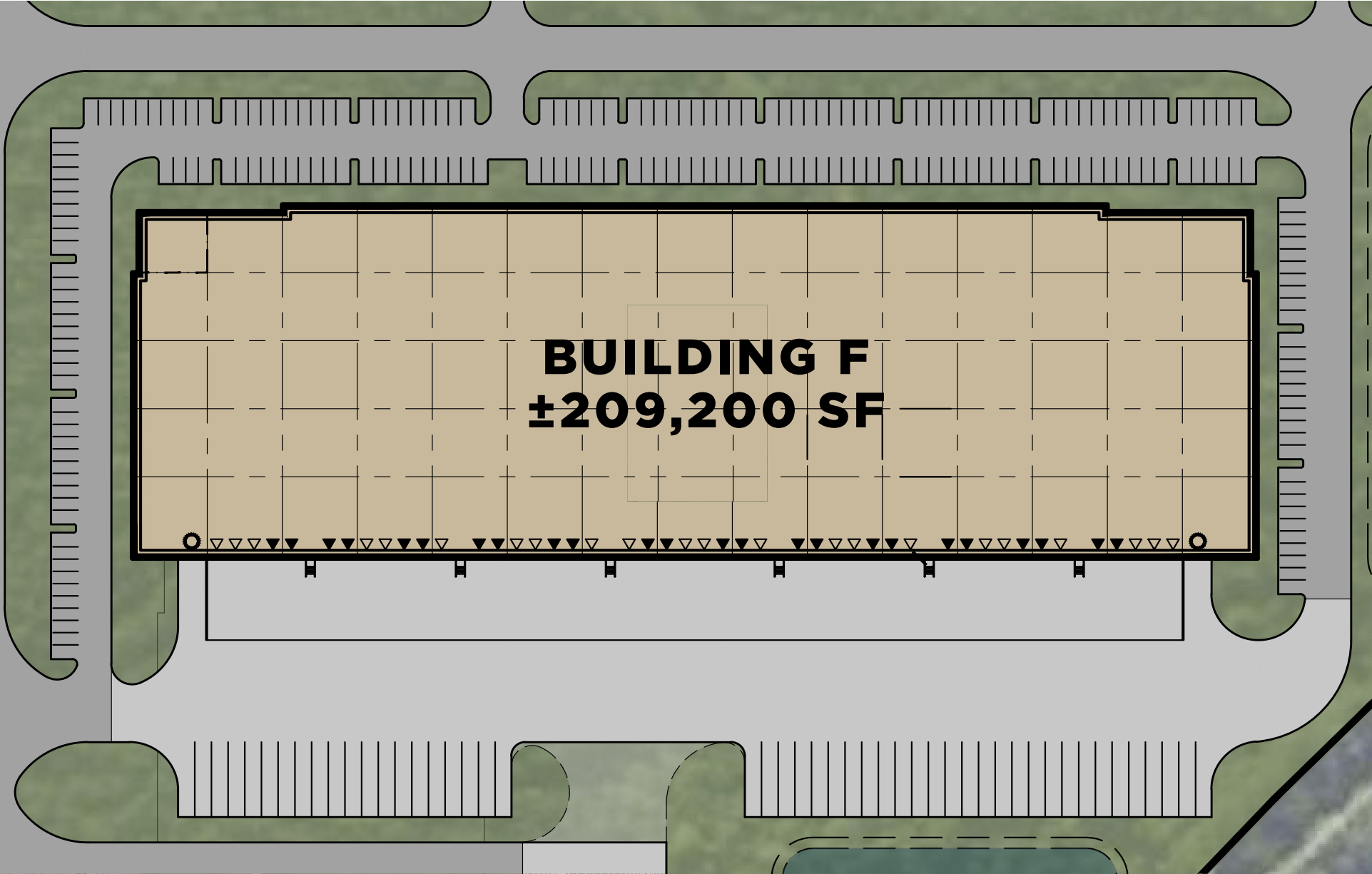


PHASE 2 BUILDING F

Building Specifications

Building Size: ±209,200 SF
Building Type: Front Load
Overall Dimensions: 260' x 810'
Office Space: ±2,000 SF
Estimated Delivery: Q4 2026

Clear Height: TBD
Dock Doors: 46 (9' x 10')
Drive-in Doors: 2 (14' x 16')
Trailer Parking: 48 spaces
Car Parking: 220 spaces



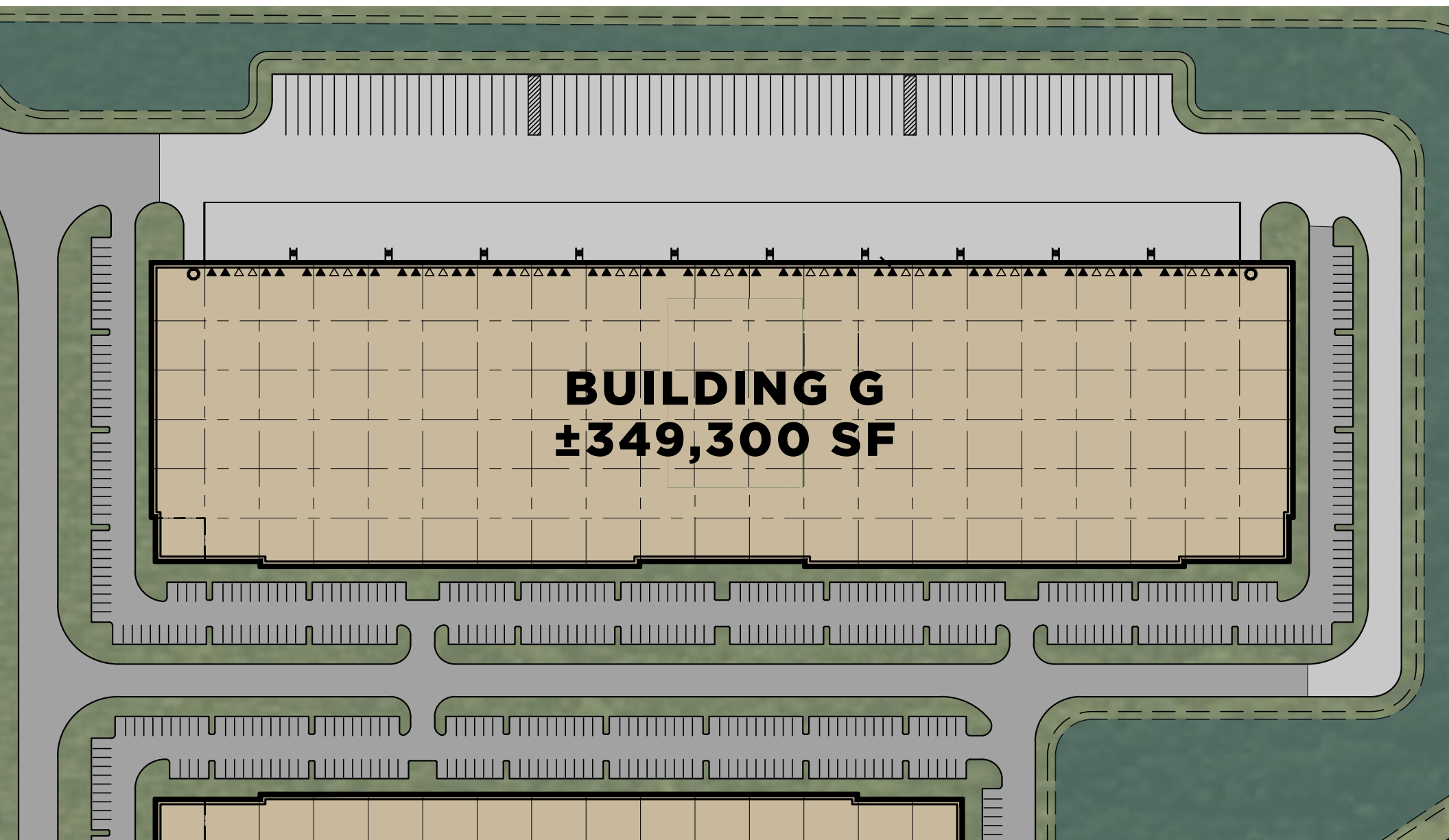
BUILDING F
±209,200 SF

PHASE 2 BUILDING G

Building Specifications

Building Size: ±349,300 SF
Building Type: Front Load
Overall Dimensions: 310' x 1,134'
Office Space: ±2,000 SF
Estimated Delivery: Q4 2026

Clear Height: TBD
Dock Doors: 68 (9' x 10')
Drive-in Doors: 2 (14' x 16')
Trailer Parking: 72 spaces
Car Parking: 285 spaces



The image is a detailed site plan for Building G. The building is a large, rectangular structure with a tan-colored roof and a grid of dashed lines indicating internal divisions. It is surrounded by a parking lot with numerous parking spaces, some of which are marked with small triangles. The building is labeled with its name and size: BUILDING G ±349,300 SF. The plan also shows surrounding roads, landscaping, and other buildings in the area.

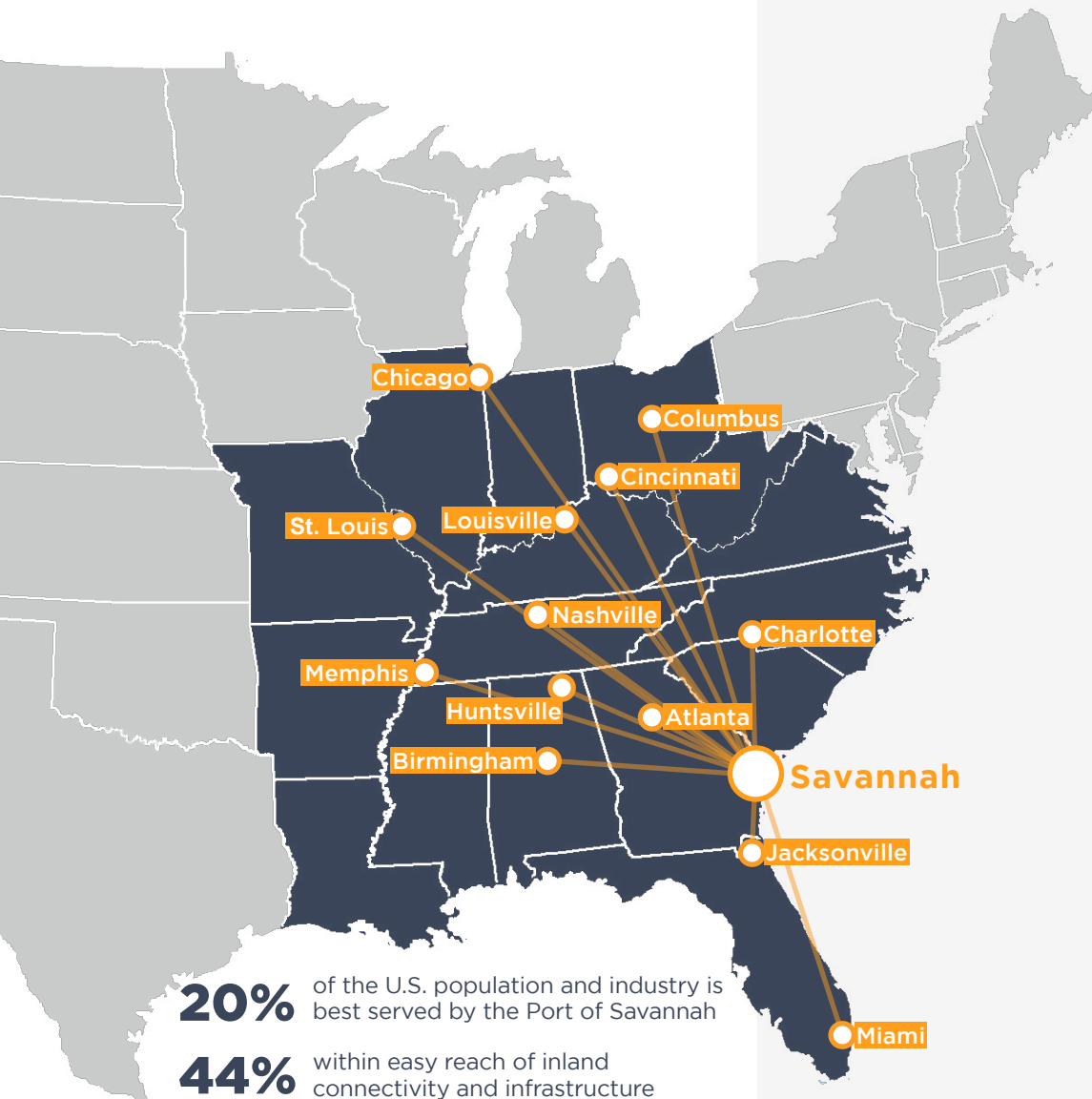
BUILDING G
±349,300 SF

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



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

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

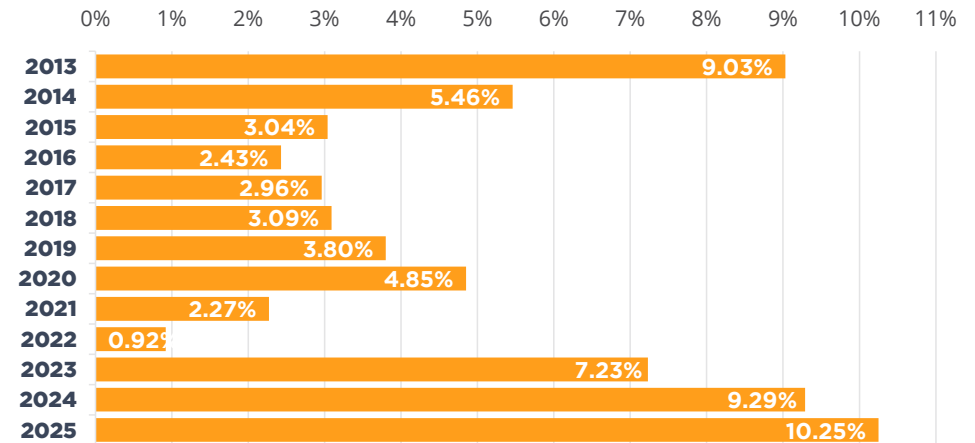


Under Construction
8.3 MSF

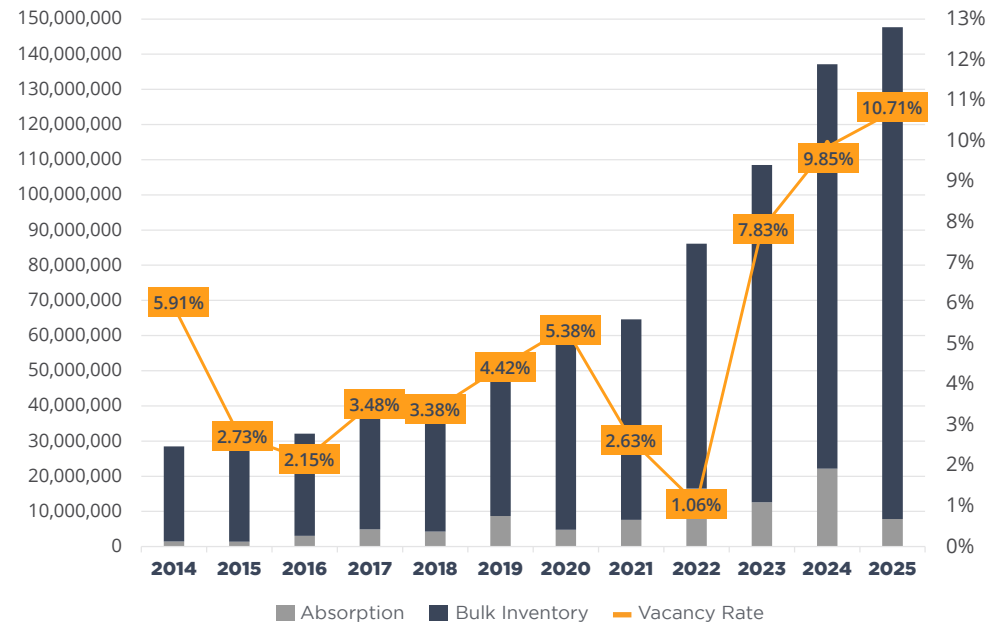


Q3 2025 Numbers

Industrial Vacancy Rate

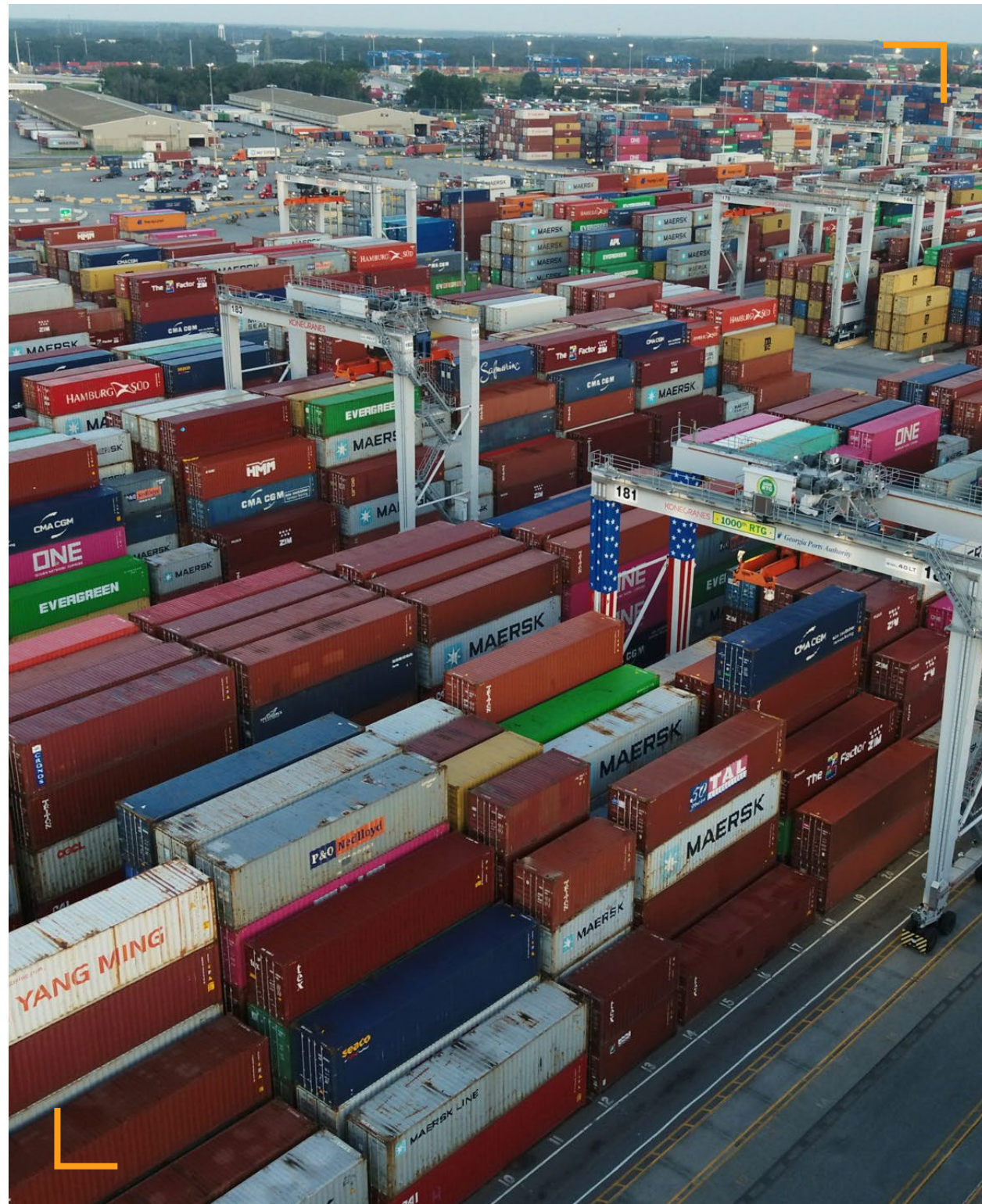


Bulk Inventory, Absorption and Vacancy (100,000 SF+)



A HOT SPOT FOR LOGISTICS & DISTRIBUTION

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





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CLARIUS
PARTNERS



PEAKLINE

FOR MORE INFORMATION, PLEASE CONTACT:

Hilary Shipley, SIOR

Principal | Savannah

912.662.8013

hilary.shipley@colliers.com

Sebastian Findlay, SIOR

Principal | Savannah

912.483.6160

sebastian.findlay@colliers.com



[VISIT PARK WEBSITE](#)

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