



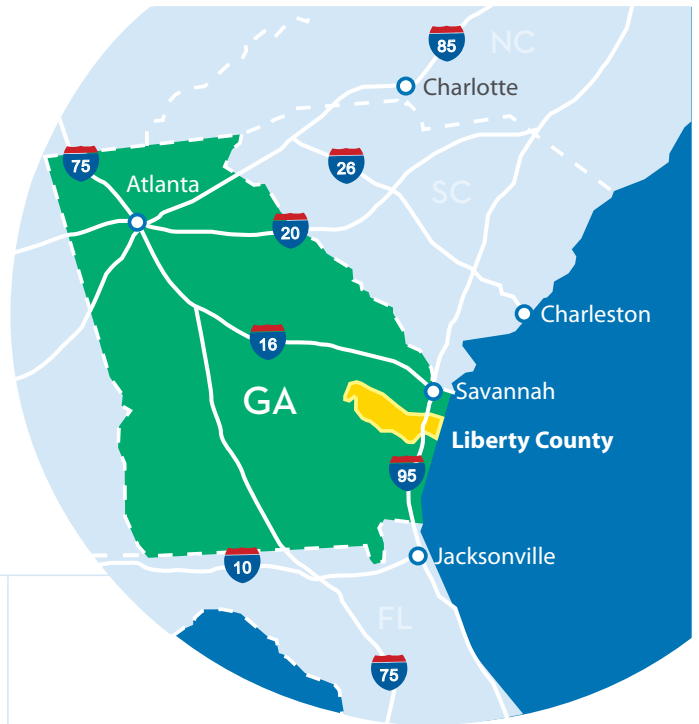
Midway Industrial Park

Midway (Liberty County), Georgia



Location Benefits

- Less than two miles to I-95 via four-lane U.S. 84
- 25 miles to I-16, just 35 miles to Port of Savannah and 30 miles Savannah-Hilton Head International Airport
- 90 minutes to Jacksonville
- 15 minutes from Fort Stewart labor pool
- Situated among various residential options ranging from high-end coastal living to in-town worker housing
- Minutes away from world-class medical, educational, cultural, and recreational facilities



Business Park Specifics

- 10 acres available on 2 sites
- Rail spur potential
- Established park with anchor tenants
- Mixed-use design to include distribution & logistics and manufacturing



Utilities

- **Electric**
Distribution = 115/25 KV, underground loop serves park
- **Natural Gas**
Main Size = 4" High pressure
- **Water**
Main Size = 8"
Excess Capacity = 670,000 gpd
- **Sewer**
Main Size = 8"
Excess Capacity = 70,000 gpd
- **Telecommunications & Fiber Optics**

Current Tenants

- Elan Technology, a manufacturer of glass and ceramic insulators, operates a 75,000 SF facility
- Hugo Boss, a German-based manufacturer of upscale apparel and accessories, expanded its 165,000 SF distribution center to 330,000 total SF, and occupied an additional 287,000 SF building in 2023
- SNF Floquip, manufacturer of application machinery for polymers made by its parent SNF Holdings and used in water treatment, oil sands and mining industries, is in a 170,000 SF facility
- Builders FirstSource Truss Plant, manufactures custom wood roof trusses for residential and light commercial buildings in a 22,000 SF facility and is owned by a leading building products company
- Balta Home USA, a Belgian company that specializes in household goods especially carpeting, operates a 308,000 SF distribution center
- Marine Container South, part of Marine Container Services of New Jersey, operates a freight and warehouse business in a 47,599 SF facility

Incentives

- \$3,500 per job created per year for five-year period in Military Zone state job tax credits
- Port tax credit eligibility
- Graduated tax abatement program
- Industrial revenue bonds
- Inventory tax exemption
- Competitive land and labor costs
- Quick Start training program
- Mentoring program



Available Workforce

- 288,906+ potential hires within a 45-minute commute, 25,617 within county
- 4,700+ out-commuters from Liberty County
- 3,600 well trained, highly skilled, and computer savvy soldiers exit the military at Fort Stewart annually
- 10,000+ military spouses
- Liberty County College and Career Academy
- Savannah Technical College Liberty County campus
- Georgia Southern University Liberty County campus
- Georgia Tech Savannah Campus engineering and entrepreneurial assistance

“The three main factors that helped us choose Liberty County when we relocated were close proximity to the ports in Savannah, Brunswick, Charleston, and Jacksonville; access to the qualified labor force from Fort Stewart; and the quality of life associated with living on the Georgia coast.”

Terry McCormick, Executive Vice President
Elan Technology

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