



CBRE

LOGISTIX HUB SAVANNAH

RICHMOND HILL | BRYAN COUNTY, GEORGIA

**TWO CROSS-DOCK BUILDINGS
TOTALING 1,586,892 SF**

**BUILDING 1 MOVE-IN READY
1,037,309 SF CROSS DOCK (620 X 1673)**

BUILDING 2 FULLY LEASED

**BUILDING 1 MOVE-IN READY
1,037,309 SF CROSS DOCK (620 X 1673)**

BUILDING 1

BUILDING 2 | FULLY LEASED

BELFAST COMMERCE CENTER is a new industrial park located at the new I-95 Belfast Keller Exit in Bryan County, GA, 20 miles south of Savannah offering superior access to I-95, I-16, and Hwy 17. Only 25 miles from Port of Savannah, the nation's third busiest container port. The park is suited for warehouse and distribution, e-commerce logistics, manufacturing, and a wide variety of industrial uses. City of Richmond Hill in Bryan County, GA offers a high quality of life with an excellent labor pool and public school system.



**BUILDING 1 MOVE-IN READY
1,037,309 SF CROSS DOCK (620 X 1673)**

BELFAST COMMERCE PARK MASTER PLAN

BRYAN COUNTY
DEVELOPMENT AUTHORITY

BUILDING 1

BUILDING 2

BELFAST-KELLER ROAD

95

EXIT 82

DEVELOPMENT FEATURES



153 acre portion of a
1,040 Acre Industrial
Park



Certified GRAD (Georgia
Ready for Accelerated
Development)
1,579,400 SF Site



Clear heights 40'



Class A Industrial Park



Cost effective drayage
on I-95 only 25 miles
from port



Abundant quality
labor pool

COMPETITIVE INCENTIVES AVAILABLE

100% Freeport Tax Exemption

Military Zone State Job Tax Credit

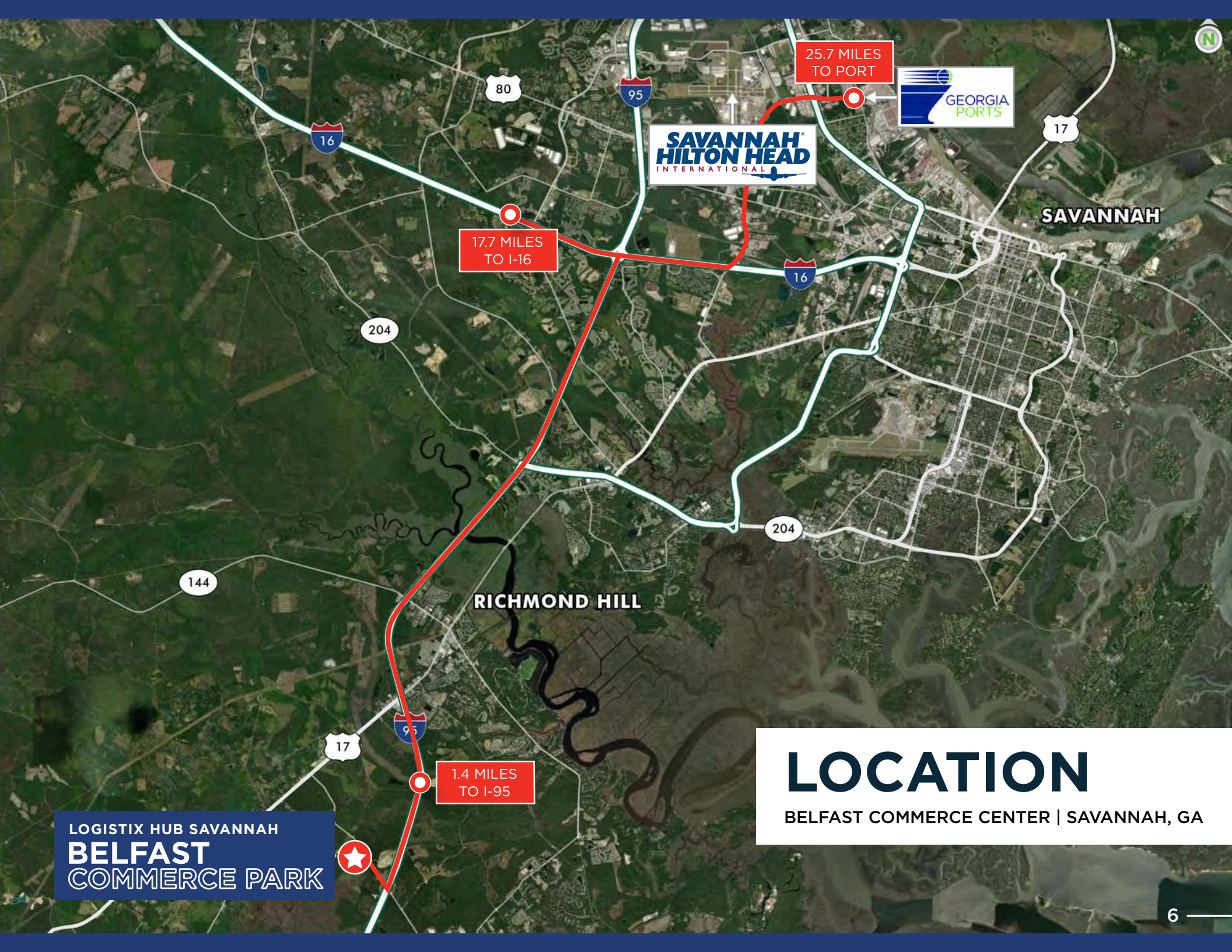
Ports Activity State Job Tax Credit

Foreign Trade Zone No. 104

Discretionary Real and Personal Tax
Abatements

Customized Workforce Training
Programs





LOGISTIX HUB SAVANNAH
BELFAST
COMMERCE PARK

1.4 MILES
TO I-95

17.7 MILES
TO I-16

25.7 MILES
TO PORT

SAVANNAH
HILTON HEAD
INTERNATIONAL

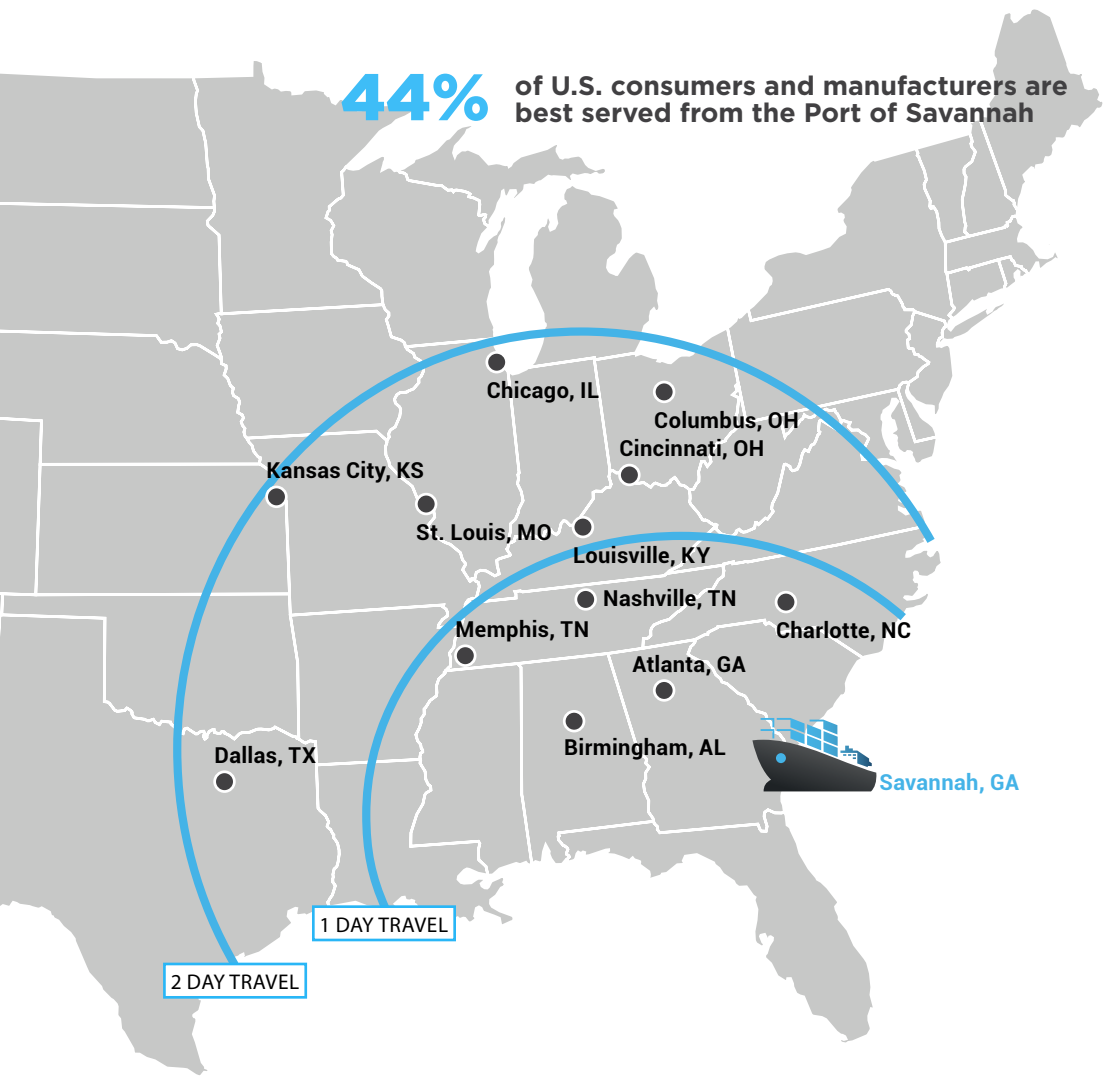


LOCATION

BELFAST COMMERCE CENTER | SAVANNAH, GA

STRATEGIC SAVANNAH LOCATION

44% of U.S. consumers and manufacturers are best served from the Port of Savannah



STRATEGIC DISTRIBUTION HUB

- » Multimodal hub fueled by proximity to the Port of Savannah, regional interstate system linking the area to Atlanta and Florida, and Class I rail service from both Norfolk Southern and CSX
- » Located on the I-95 corridor with direct access to the Florida markets, Eastern seaboard and Atlanta population center via I-16
- » Largest concentration of breakbulk import distribution centers on the East coast
- » Home to Fort Stewart, the largest US Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor force

PORT OF SAVANNAH

- » The third largest container volume and the fastest-growing container port by TEU's in the U.S
- » The Port's Garden City Terminal is the largest single container terminal in North America
- » The Terminal covers 1,345 acres with 9,693 ft of contiguous berthing space and 36 container cranes with 42 additional Neo-Panamax cranes expected by 2028. The facility will be able to move nearly 1,300 containers per hour assuming all cranes are moving, and 14,000 truck moves daily. (7,000 containers in, 7,000 containers out)
- » The \$1.4 billion Savannah Harbor Expansion Project (SHEP) has recently deepened its navigation channel from 42 feet to 47 feet, enabling larger and heavier vessels to call on the port
- » Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- » The Mason Mega Rail project will deliver the largest on-dock intermodal rail facility for a port authority in North America, doubling the Port of Savannah's rail lift capacity to 1 million TEU's per year with remaining phases opening this summer
- » August 2022 set a monthly record moving 575,513 TEU's, and marks 20 consecutive record setting months for the growing Georgia Port Authority:
 - Expecting 8% TEU Growth in 2022
 - Capacity will increase by 60% to 9.5M TEU's by 2025

20 MILES to Savannah Fort Worth Intl Airport

50 MILES to Brunswick Field Airport

25 MILES to Port of Savannah



CSX SELECT Site

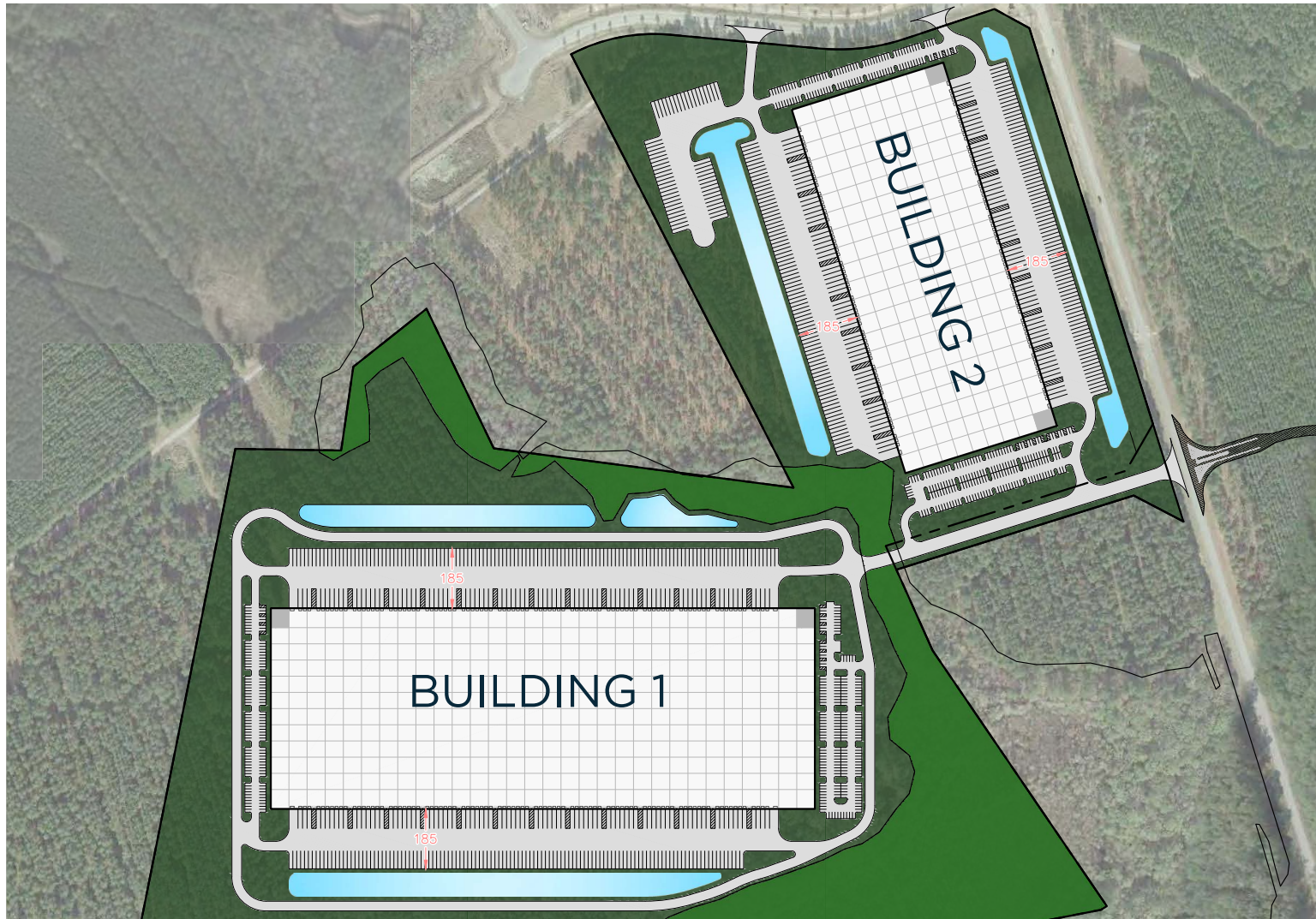
GRAD Site

INCENTIVES State and Local



PARK DETAILS

Phase 1 of the project includes the development of two buildings totaling 1,586,892 square feet, as well as infrastructure to support the entire park.

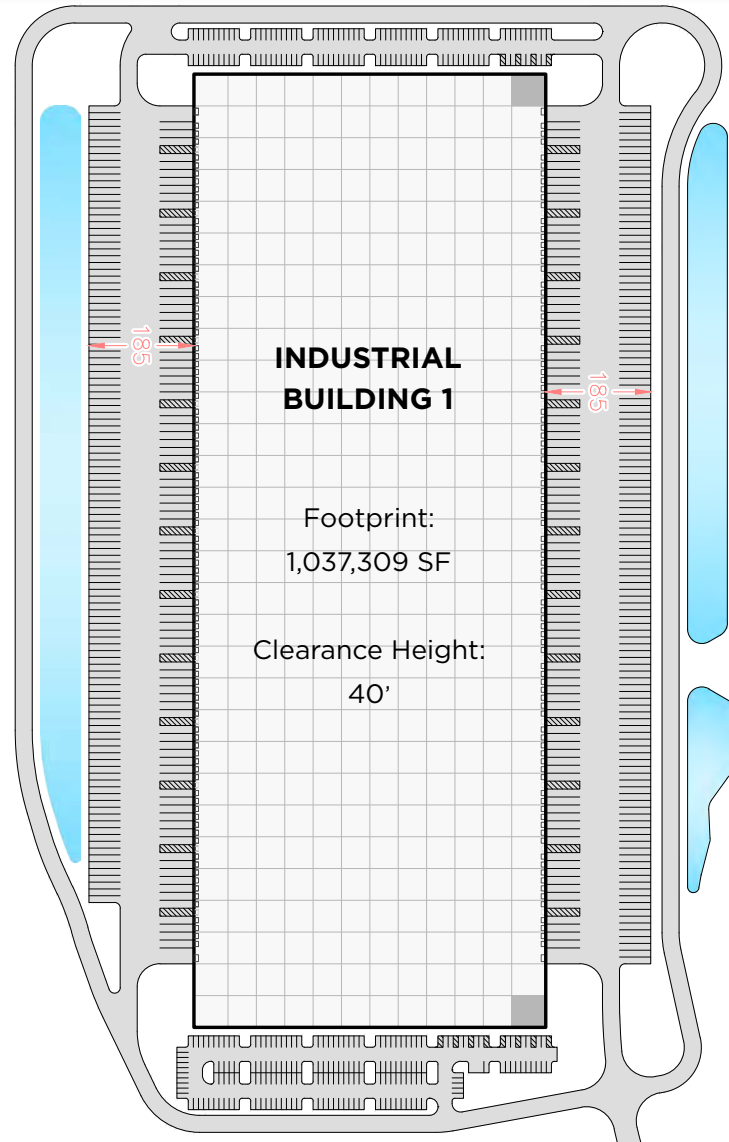


Two Buildings Totaling 1,586,892 SF

BUILDING 1 MOVE-IN READY - 1,037,309 SF CROSS-DOCK
BUILDING 2 FULLY LEASED

BUILDING 1 HIGHLIGHTS

	BUILDING 1
Total Building SF	1,037,309 SF
Building Dimensions	620 x 1673
Office SF	TBD
Site Acreage	103.74
Clear Height	40'
Dock-High Doors	185 (9' x 10')
Ground Level Doors	4 (12' x 14')
Trailer Parking	238
Car Parking	213
Column Spacing	50' x 56'
Staging Bays	60'
Slab	8" reinforced, 4,000 PSI
Power	4,000 AMP 277/480 3 phase Infrastructure for 2nd 4,000 amp panel if needed
Sprinkler	ESFR, K-28 sprinkler heads
Levelers	40,000 lb every other door
Yards, Entries and Parking Lots	100% concrete

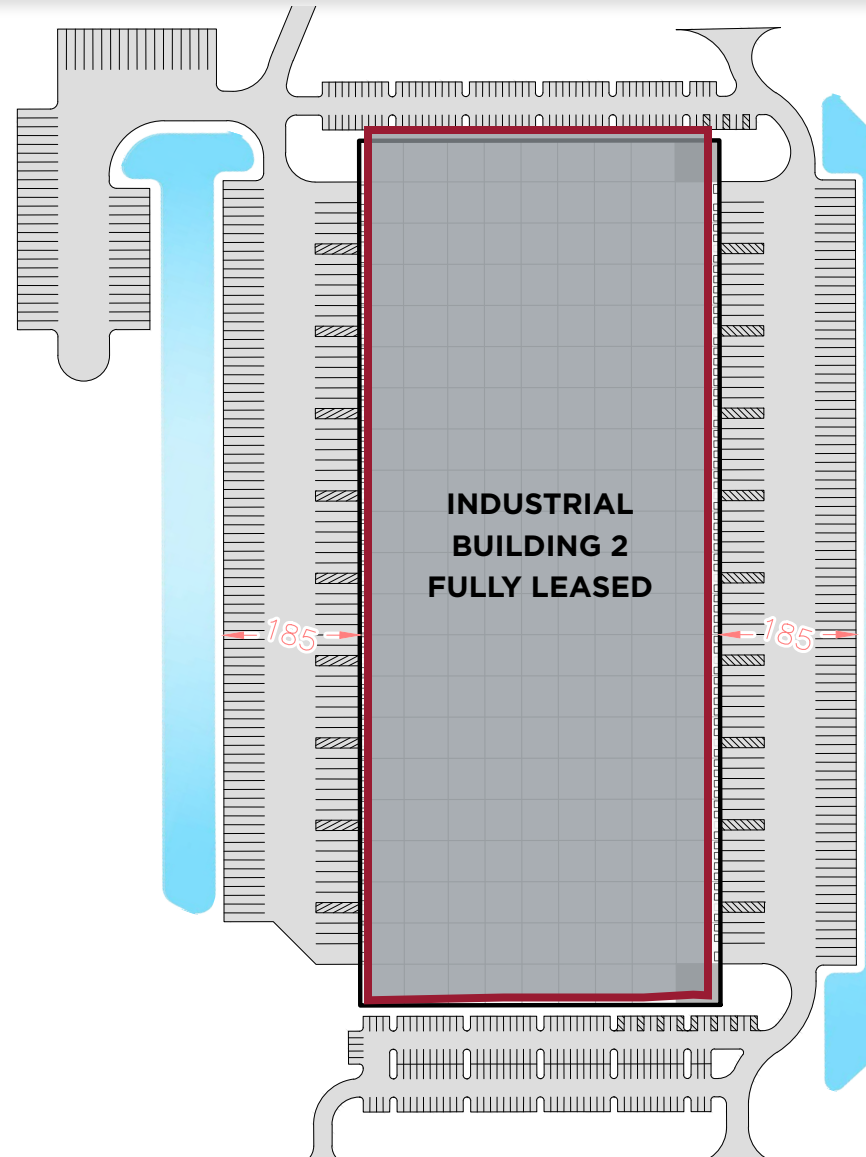


Two Buildings Totaling 1,586,892 SF

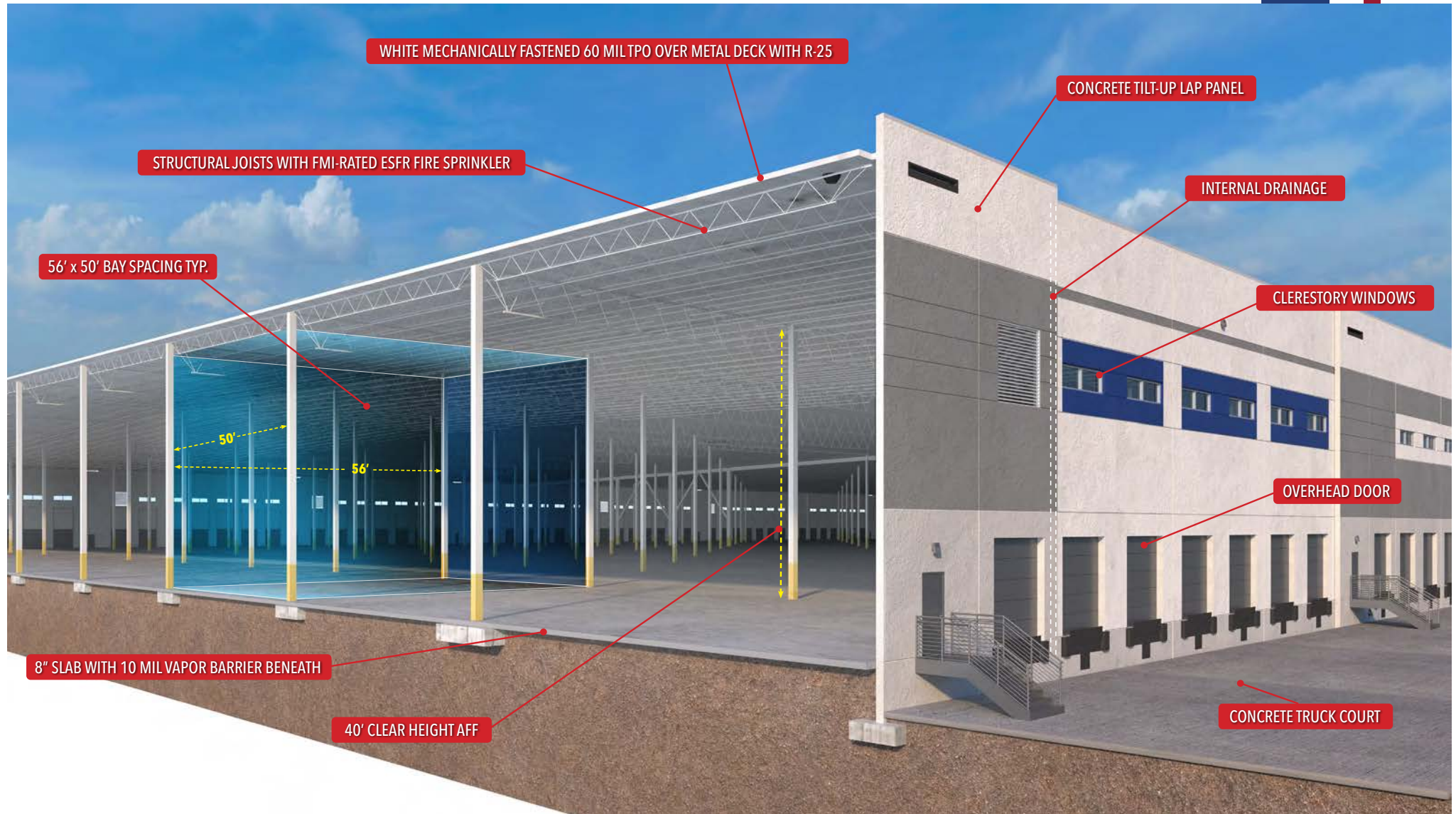
BUILDING 1 MOVE-IN READY - 1,037,309 SF CROSS-DOCK
BUILDING 2 FULLY LEASED

BUILDING 2 HIGHLIGHTS

	BUILDING 2
Total Building SF	549,583 SF
Building Dimensions	470 x 1169
Office SF	TBD
Site Acreage	42.43
Clear Height	40'
Dock-High Doors	121 (9' x 10')
Ground Level Doors	4 (12' x 14')
Trailer Parking	232
Car Parking	304
Column Spacing	50' x 56'
Staging Bays	60'
Slab	8" reinforced, 4,000 PSI
Power	4,000 AMP 277/480 3 phase Infrastructure for 2nd 4,000 amp panel if needed
Sprinkler	ESFR, K-28 sprinkler heads
Levelers	40,000 lb every other door
Yards, Entries and Parking Lots	100% concrete



3D RENDERING





Xebec is a privately-held real estate firm focused exclusively on providing real estate investment opportunities to institutional and private wealth investors through the acquisition, development and management of bulk logistics, infill/last-mile and light industrial properties located in top-tier markets in the U.S.

Xebec's roots date to 1986, with a focus on infill industrial development in the highly competitive central market of Los Angeles. In 1996, Xebec Realty was founded and now is one of the top industrial developers in the United States. The current Xebec team provides long-term, stable management with more than 100 years of combined experience across real estate acquisition, development, equity capital markets, debt financing and asset management.



LOGISTIX
HUB SAVANNAH

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