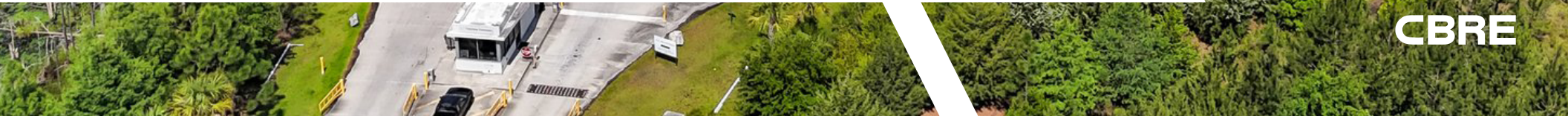




# Sale Offering Memorandum

## *Belfast Commerce Centre*

1 CAESARSTONE DR | RICHMOND HILL, GA 31324



# Property Highlights

## BELFAST COMMERCE CENTRE

---



Existing Class A  
Manufacturing Facility



30 minutes from the Port  
of Savannah - Largest &  
fastest growing container  
port in the U.S.



Adjacent to new I-95  
interchange and CSX rail  
access

286,000 SF

BUILDING SIZE

---

±45.21 AC

±75.29 ADDITIONAL  
ACRES AVAILABLE

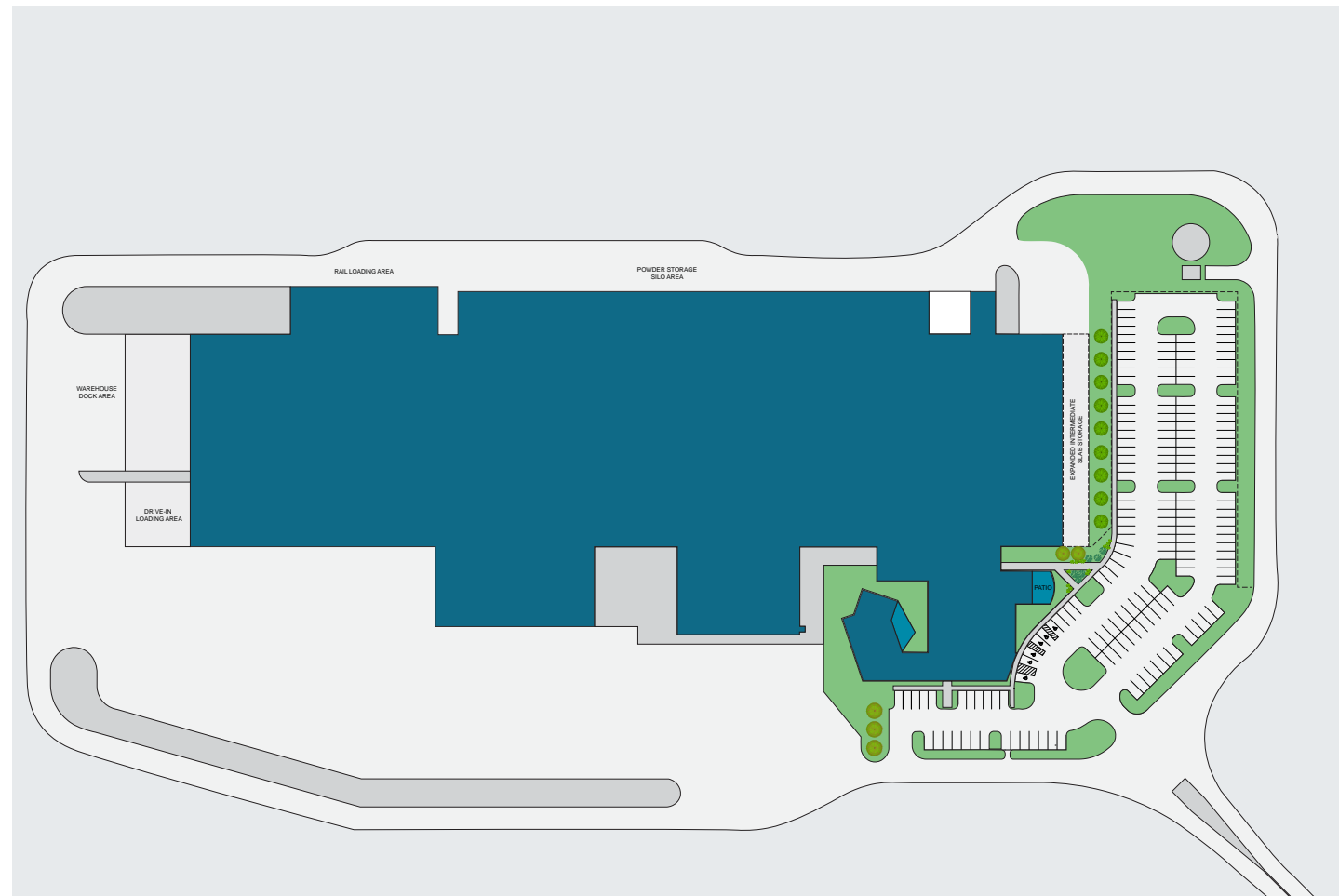
---

2015

YEAR BUILT

# Building Specifications

Type	Class A - Industrial Manufacturing facility built 2015
Size	±286,000 SF Showroom: 3,300 SF Office: 5,330 SF Maintenance Shop: 8,300 SF
Office Details	12 Private Offices 19 Workstations 2 Conference Rooms 1,300 SF Breakroom
Loading Docks	8
Drive-Ins	13
Slab	Varies (6-8"+ range)
Clear Height	32-80'
Rail	Potential Access (building equipped with rail dock)



# Exterior Photos

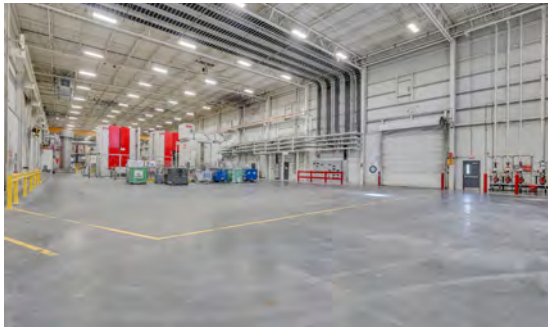
---



# Interior Photos



# Warehouse Portion



# Additional Details

---



## UTILITIES

- **Water:** 10" main (City of Richmond Hill)
- **Sewer:** City of Richmond Hill
- **Natural Gas:** 8" supply



## POWER

- **Provider:** Coastal Electric Cooperative
- **Existing Service:** (2) 2,500 kVa transformers, with immediate ability to add a third 2,500 kVa transformer. Significant additional capacity available, if required.
- Brand new 100 megawatt 115/25kV substation under construction immediately adjacent to the site with an automatic transfer switch on the service lateral to the facility that switches to an alternate source should there be any loss of voltage on the primary feed. (3) distribution substations provide alternate supply for maximum redundancy.



## NOTEWORTHY FEATURES

- 21,000 SF material storage tent built Q3 2023
- (22) 200 metric ton indoor silos
- (10) 20 metric ton indoor silos
- Bulk resin storage: 160 ton capacity
- Water recycling center with 600 tons of recycled water capacity, filter press, sludge tank, cleanwater storage, and water pit.
- RTO systems (Regenerative Thermal Oxidizers)
- Dust collector systems
- Multiple overhead cranes of varying sizes
- More detailed specs available

# Site Plan

AERIAL

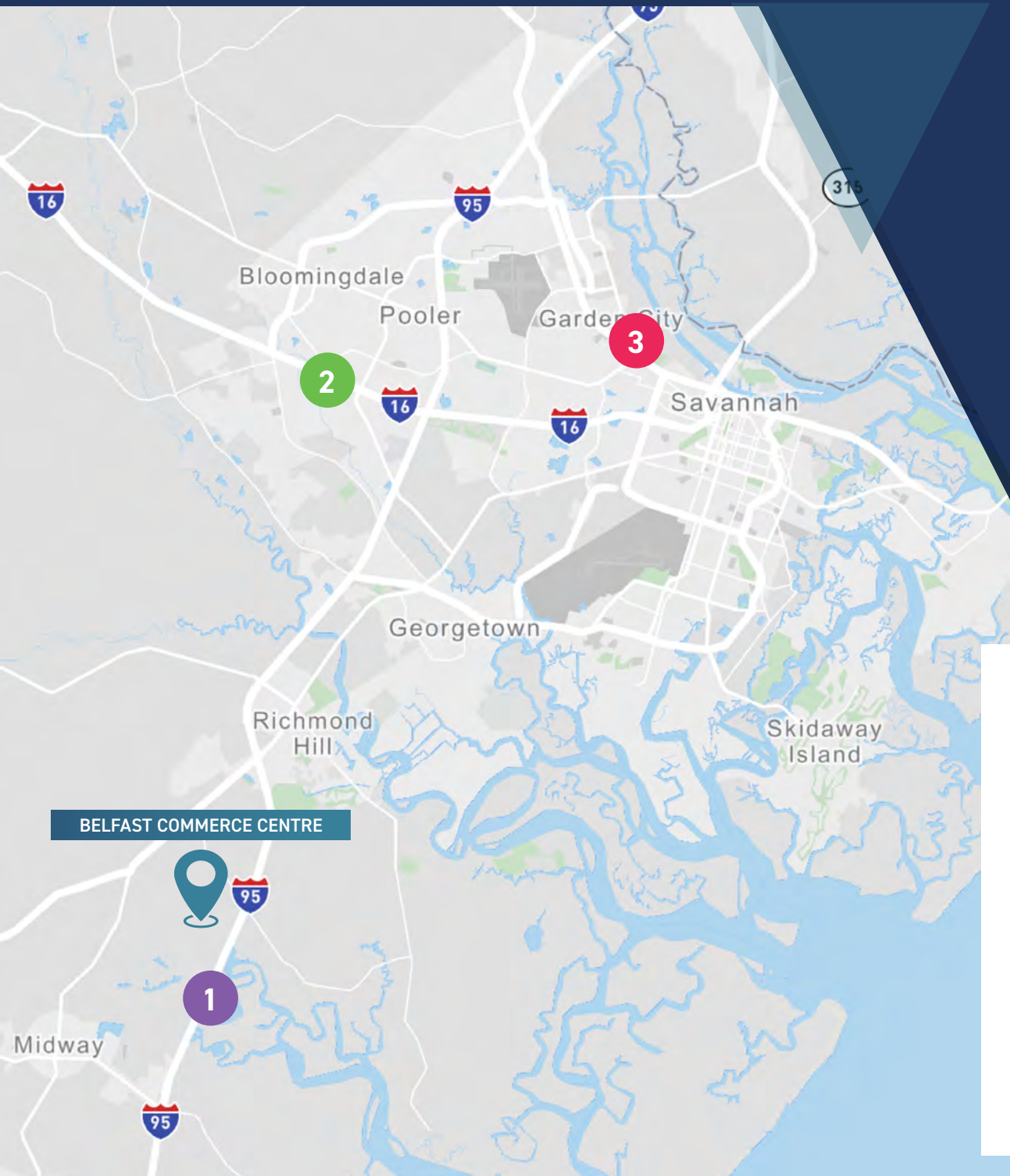




# Current Use



# Location Map



**1** ADJACENT TO  
Interstate 95

**2** INTERSTATE 16  
18.9 Miles | 19 Minutes

**3** GARDEN CITY TERMINAL  
26.7 Miles | 30 Minutes



## ONE DAY DRIVE

Jacksonville - 113 miles / 1.5 hrs  
Charleston - 126 miles / 2.25 hrs  
Orlando - 254 miles / 3.75 hrs  
Atlanta - 255 miles / 3.75 hrs  
Charlotte - 271 miles / 4 hrs  
Birmingham - 400 miles / 6 hrs  
Miami - 466 miles / 6.75 hrs  
Nashville - 503 miles / 8 hrs  
Memphis - 645 miles / 9 hrs

# Bryan County

---



## HEARTWOOD AT RICHMOND HILL

---

Heartwood, a master planned Raydient community immediately adjacent to Belfast Commerce Park boasts 10,580 residential units of capacity.

## READY TO GROW...

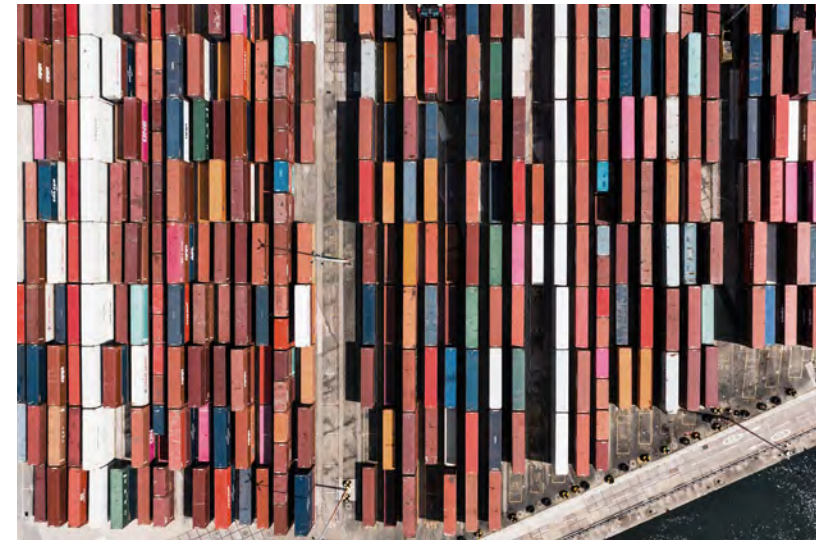
---

- Located within foreign trade zone 104
- Nearly 3,500 soldiers transitioning out of the military annually in the area
- Total population within 25 miles = 431,630

# Port of Savannah

## 3RD BUSIEST CONTAINER PORT IN THE U.S.

- The 3rd largest port 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 Georgia Ports Authority and Governor Brian Kemp announced the completion of the Savannah River deepening in early April which will allow ships to carry an additional 1,000 containers worth of cargo. This increases the capacity of an already highly efficient port
- Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- Savannah Harbor Expansion Project completed in March 2022
- From the GPA January 2023 - Renovations to Berth 1 at Garden City Terminal are nearing completion. The project will give Savannah four berths for vessels carrying 16,00+ twenty-foot equivalent container units, and three additional berths. The improvements will increase the port's annual berth capacity by 25 percent





## CONTACTS

Preston Andrews

First Vice President

+1 912 484 1510

[preston.andrews@cbre.com](mailto:preston.andrews@cbre.com)

William Lattimore, SIOR

Executive Vice President

+1 912 596 7019

[william.lattimore@cbre.com](mailto:william.lattimore@cbre.com)

Bill Sparks, SIOR

Executive Vice President

+1 912 659 1147

[bill.sparks@cbre.com](mailto:bill.sparks@cbre.com)

Stuart Pendley

Senior Vice President

+1 678 595 7628

[stuart.pendley@cbre.com](mailto:stuart.pendley@cbre.com)

Greg Haynes, SIOR

Senior Vice President

+1 404 923 1436

[greg.haynes@cbre.com](mailto:greg.haynes@cbre.com)

CBRE, Inc.

144 Habersham St

Savannah, GA 31401

+1 912 228 3528

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.