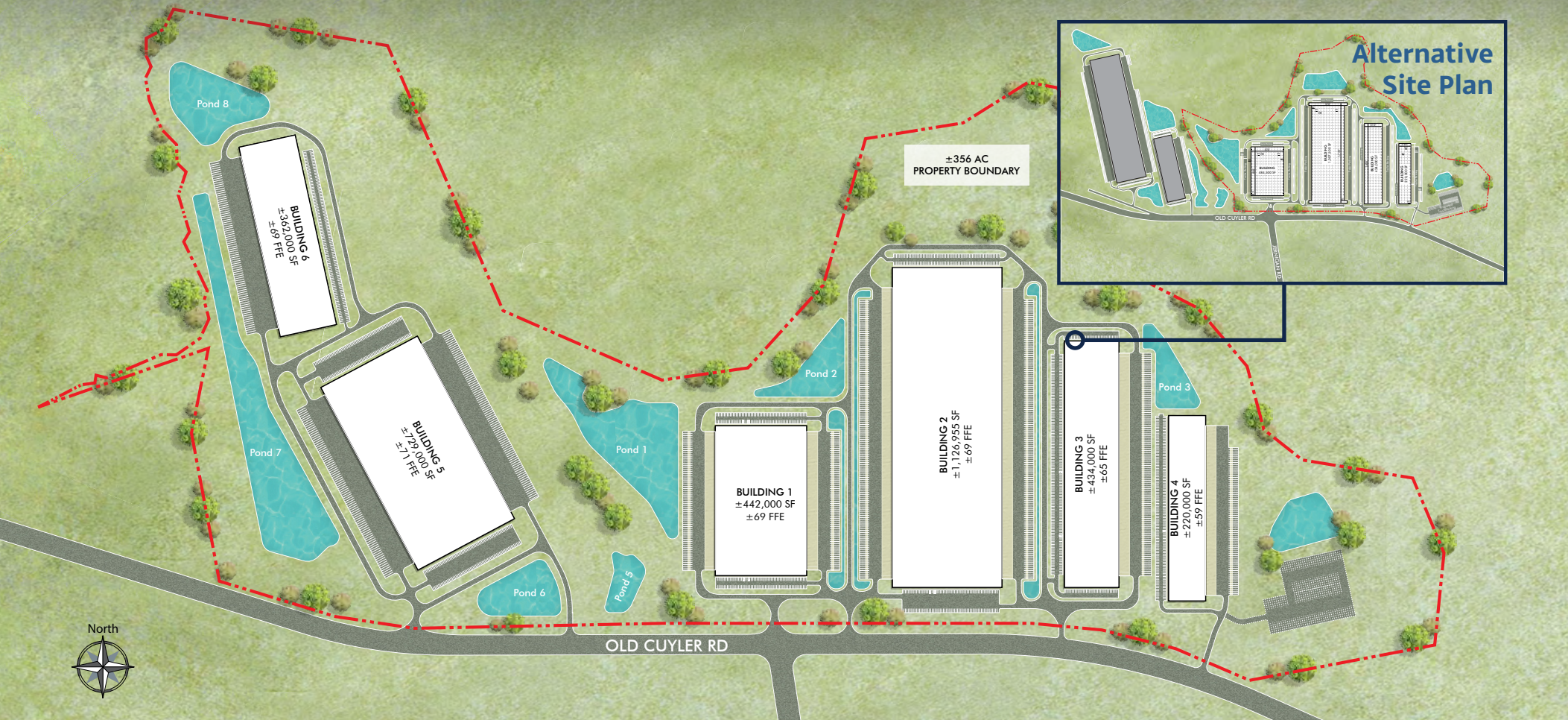




RIDGEWAY LOGISTICS PARK

Old Cuyler Road, Ellabell, GA

PROJECT HIGHLIGHTS



Three Phase Industrial Park Totaling 3.3 MSF



20 Miles to Port of Savannah



Located Across from the Hyundai Metaplant with direct access into the plant via new interchange



Direct Access to I-16 via New Interchange Opening Spring 2027



Buildings 1 & 2 Delivering Summer 2027

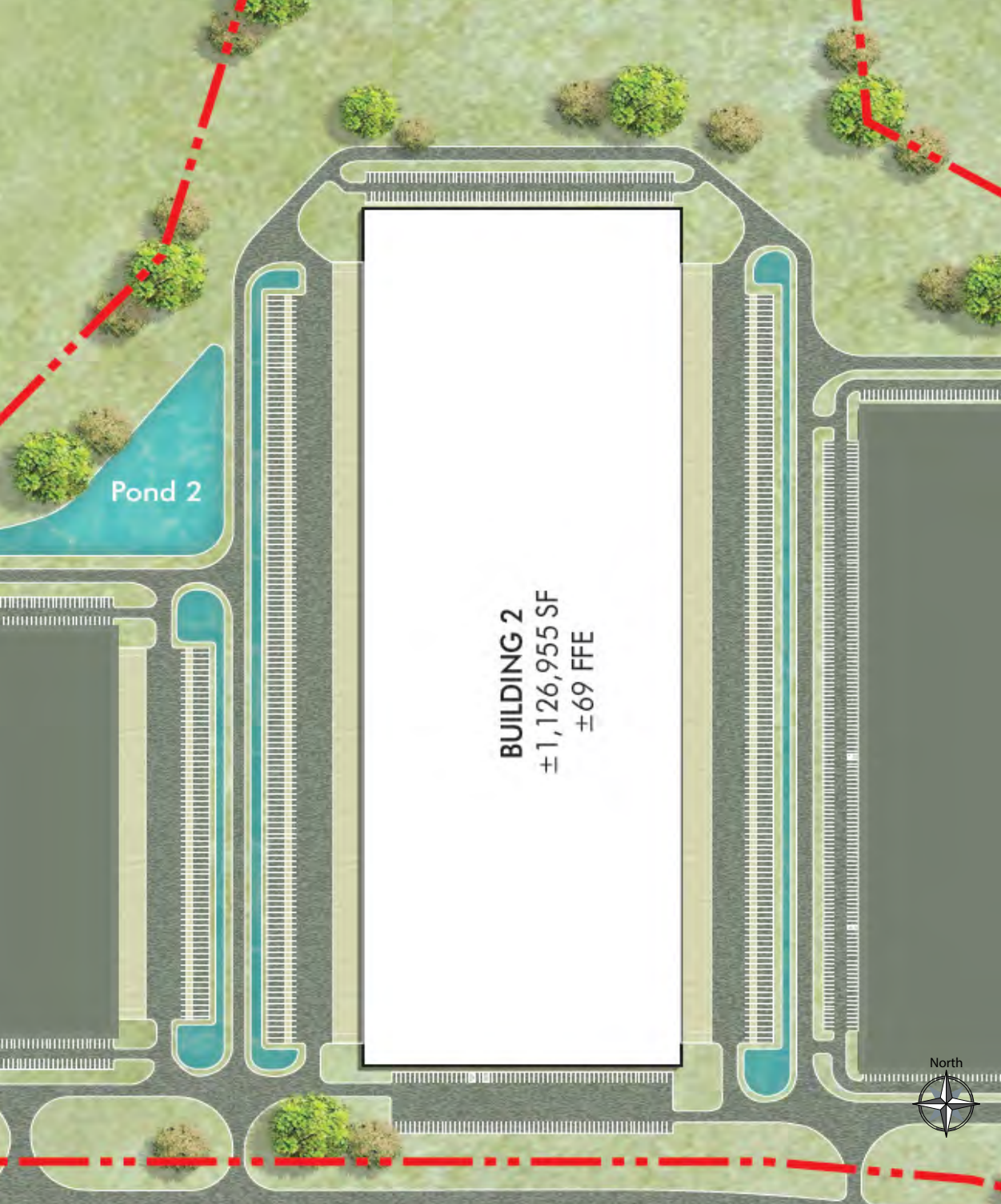


Mass Grading for Phase I and Phase II Completion in Spring 2027



BUILDING ONE

Footprint	442,000 SF
Trailer Parks	±130
Auto Parks	±240
Clear Height	40'
Bay Sizing	53-4' x 50' w 60' Speed Bays
Roof	R-20, 45-Mil TPO Roof Membrane
Truck Courts	185'
Drive-in Doors	4
Floor Slab	7", 4,000 PSI unreinforced concrete slab with dowel baskets in speed bay
Dock Positions	±90
Dock Packages	±45 dock packages (40k lbs mechanical levelers, seal, bumpers, & lights)
Electrical Service	(2) 3,000 Amp
Spec Office	±2,600 SF (Expandable)
Lighting	30fc LED



BUILDING TWO

Footprint	1,126,955 SF
Trailer Parks	±338
Auto Parks	±350
Clear Height	40'
Bay Sizing	53-4' x 50' w 60' Speed Bays
Roof	R-20, 45-Mil TPO Roof Membrane
Truck Courts	185'
Drive-in Doors	4
Floor Slab	7", 4,000 PSI unreinforced concrete slab with dowel baskets in speed bay
Dock Positions	±234
Dock Packages	±45 dock packages (40k lbs mechanical levelers, seal, bumpers, & lights)
Electrical Service	(2) 3,000 Amp
Spec Office	±2,600 SF (Expandable)
Lighting	30fc LED

NEW INTERCHANGE AT I-16 TO BE COMPLETED SPRING 2027





KISS

FORTUNE LOGISTICS

AJ LogisValue USA
_SERVEONE

ROOMS TO GO
MCKESSON

LEO ANG'S

HYUNDAI MOBIS

VIMI

CZM

GFA

SECO ECOPLASTIC

DOREL

Burlington

DIRECT DISTRIBUTOR INCORPORATED

preci-dip

WebstaurantStore

AGCO
Your Agriculture Company

DANIEL DEFENSE
LIGHTER. STRONGER. BETTER...

ORAFOL

U.S. HIGHWAY 280

RIDGEWAY LOGISTICS PARK

HMG Metaplant America

KOMAR
Distribution Services

NEW INTERCHANGE

SURROUNDING INDUSTRY

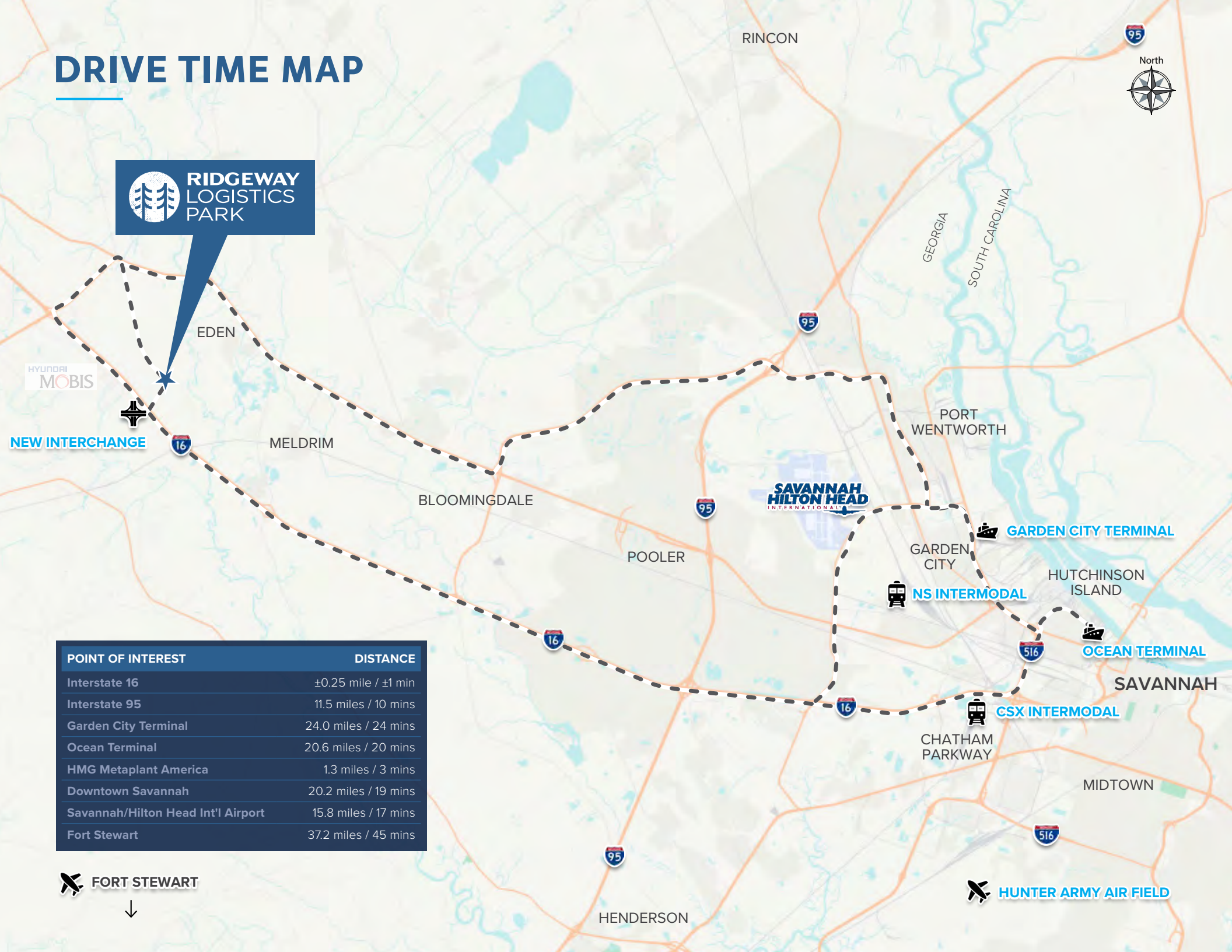


DRIVE TIME MAP



NEW INTERCHANGE

POINT OF INTEREST	DISTANCE
Interstate 16	±0.25 mile / ±1 min
Interstate 95	11.5 miles / 10 mins
Garden City Terminal	24.0 miles / 24 mins
Ocean Terminal	20.6 miles / 20 mins
HMG Metaplant America	1.3 miles / 3 mins
Downtown Savannah	20.2 miles / 19 mins
Savannah/Hilton Head Int'l Airport	15.8 miles / 17 mins
Fort Stewart	37.2 miles / 45 mins



EDEN

MELDRIM

BLOOMINGDALE

POOLER



PORT WENTWORTH

GARDEN CITY



NS INTERMODAL

HUTCHINSON ISLAND



CHATHAM PARKWAY

OCEAN TERMINAL

SAVANNAH

MIDTOWN

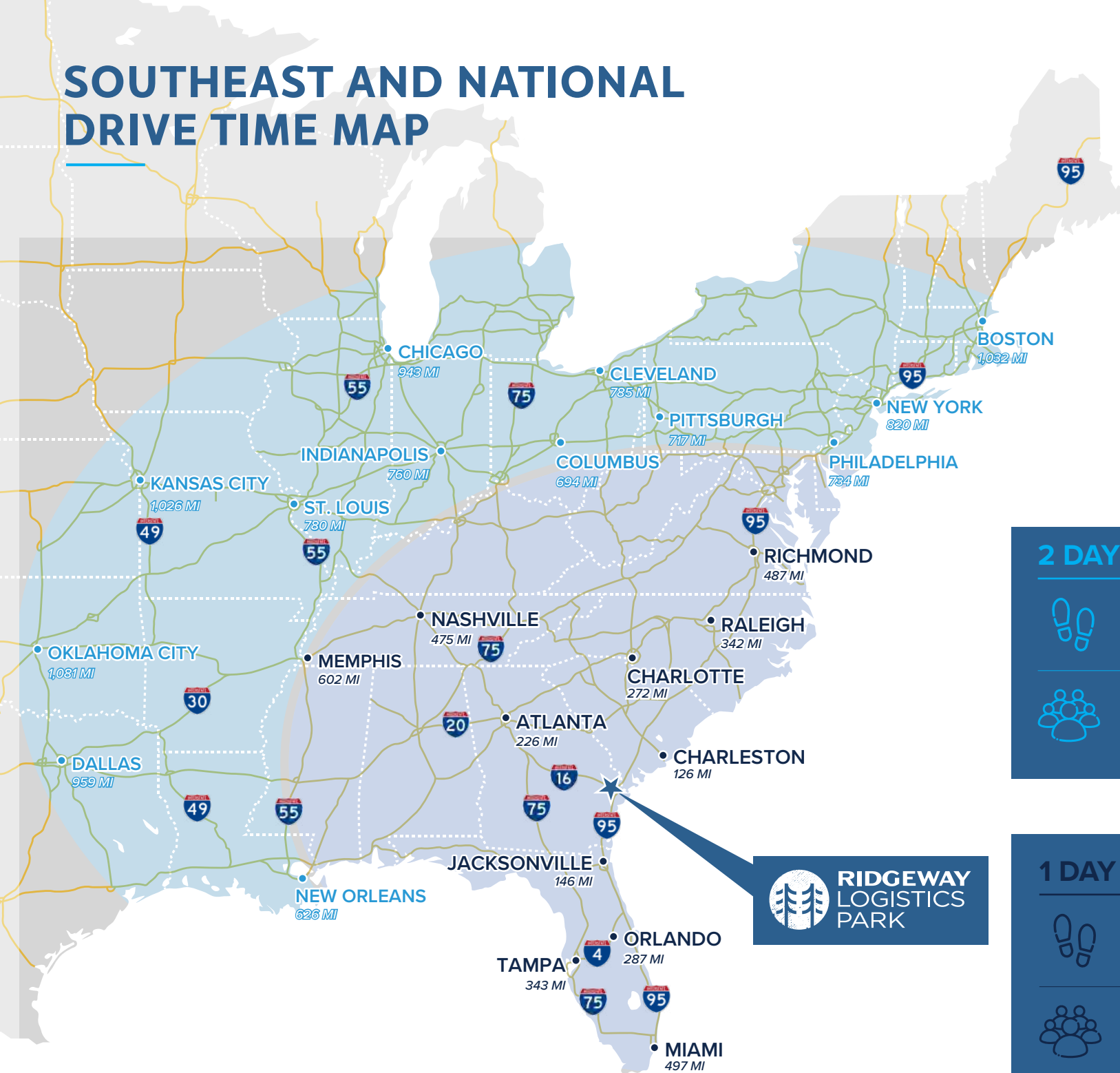
HENDERSON

GEORGIA
SOUTH CAROLINA


RINCON




SOUTHEAST AND NATIONAL DRIVE TIME MAP





2 DAY DRIVE

 **269,730,478**
Footprints

 **79.36%**
of US Population

1 DAY DRIVE

 **150, 440,955**
Footprints

 **44.26%**
of US Population

THE PORT OF SAVANNAH

\$3.2B

Total investments
in its facilities
2015-2025



\$4.2B

Investment
planned
2025-2035



44%

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



2

Modern and
deepwater
terminals



12-13M

Total annual
TEU capacity
by 2032



\$122B

Annual
economic
impact



#1

Garden City Terminal is
the single largest
container terminal
in North America



#1

Fastest growing
container port
in the Nation



#2

Largest East
Coast port



#3

Busiest port
in the nation



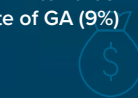
8.6%

Container Trade
Growth in FY 2025



\$77B

2024 GDP towards
the State of GA (9%)



5.7M

TEUs
moved in
FY 2025



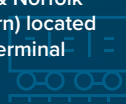
37

Weekly vessel calls,
the most on
the East Coast



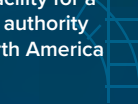
2

Class I Railroads
(CSX & Norfolk
Southern) located
on terminal



#1

Largest intermodal
rail facility for a
port authority
in North America





HYUNDAI MOTOR GROUP METAPLANT

- ▶ The Hyundai Motor Group Metaplant America represents a monumental investment in Georgia, with a total of \$12.6 billion, including joint batter ventures. This makes it the largest single investment in the state’s history.
- ▶ HMGMA is projected to create 8,500 direct jobs at the plants by 2031, with broader impact of nearly 40,000 direct and indirect jobs throughout Georgia.
- ▶ Located in Ellabell, Bryan County, Georgia, approximately 20-25 miles west of Savannah, the Metaplant is a state-of-the-art facility dedicated to mass-producing electric and hybrid vehicles for Hyundai, Kia, and Genesis brands.
- ▶ HMGMA is an “intelligent manufacturing plant” that optimizes all production processes—from order collection to logistics—using AI and data, fostering a human-centered work environment with robotic assistance.
- ▶ The plant has an initial annual production capacity of 300,000 vehicles, with plans to expand to 500,000 units. Production of the Hyundai IONIQ 5 and IONIQ 9 has already begun, with Kia models to follow in 2026.
- ▶ HMGMA has already attracted significant investment from numerous suppliers, totaling over \$2.5 billion and creating an additional 6,900 jobs across 12 counties in Georgia. More suppliers are expected to locate in the region, offering substantial opportunities for related industrial businesses.
- ▶ Situated along Interstate 16, the Metaplant benefits from excellent logistical connections, including proximity to the Port of Savannah. Infrastructure upgrades are planned, including widening US 280 and expanding I-16 interchanges.
- ▶ The HMGMA project is expected to contribute \$4.6 billion in individual earnings annually to Georgia’s economy. It signifies a transformational shift, establishing the Savannah region as an advanced manufacturing hub for clean transportation.



RIDGEWAY LOGISTICS PARK

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SCANNELL
PROPERTIES

CBRE

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