



LOGISTICS CENTER

2.2M SF INDUSTRIAL PARK

HARDEEVILLE, SOUTH CAROLINA



BUILT TO SUIT OPPORTUNITIES

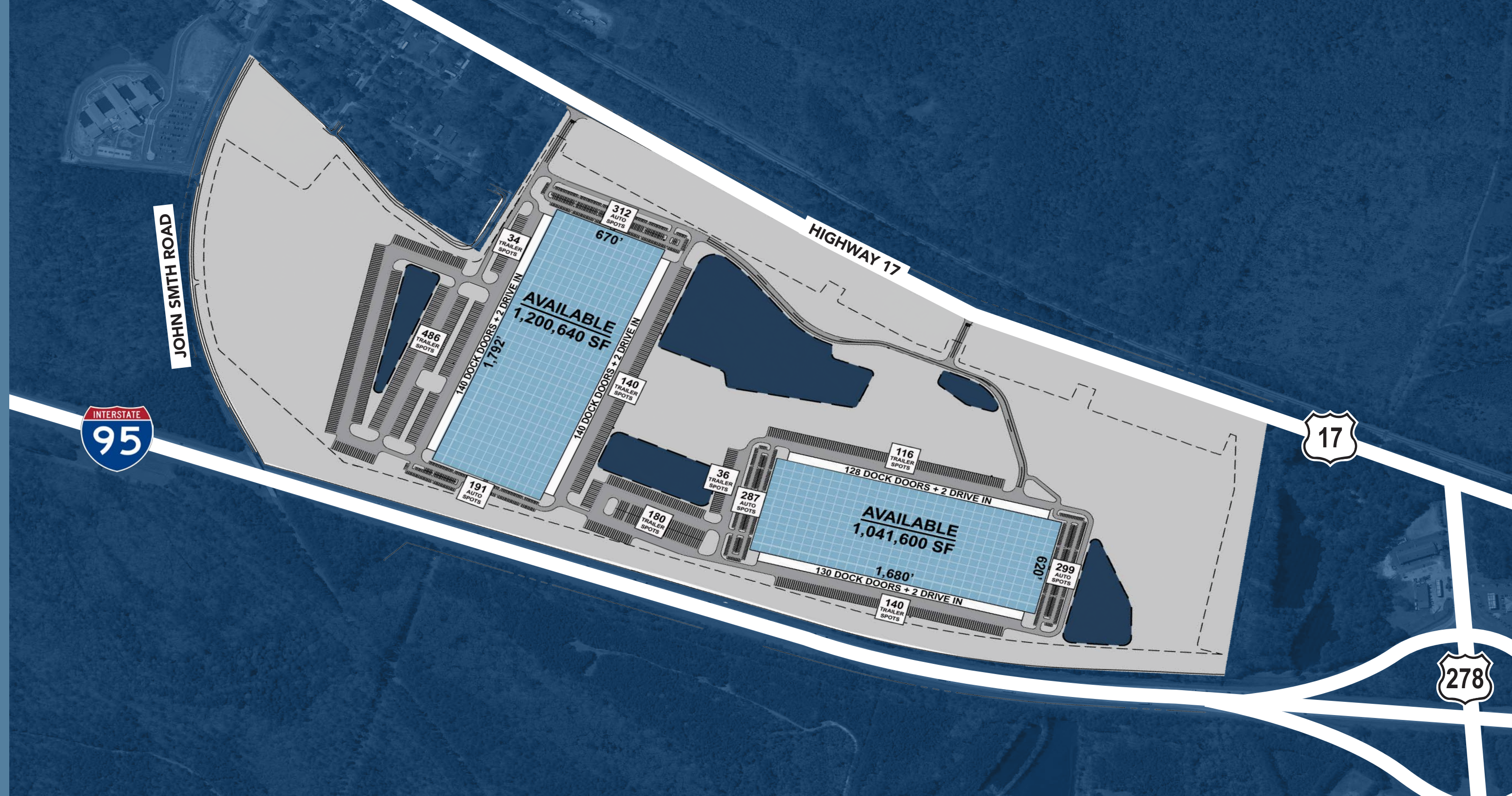


MASTER PLAN

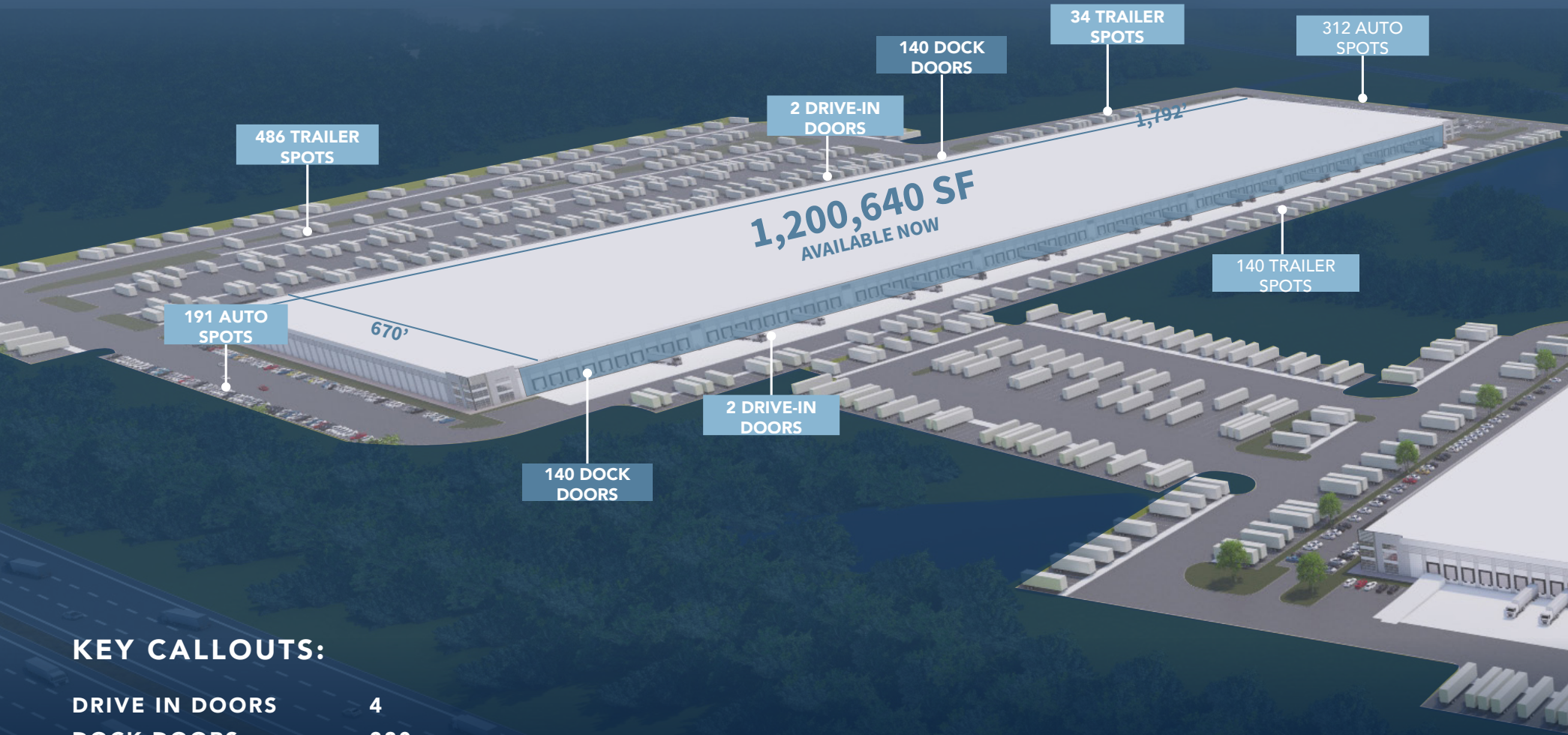
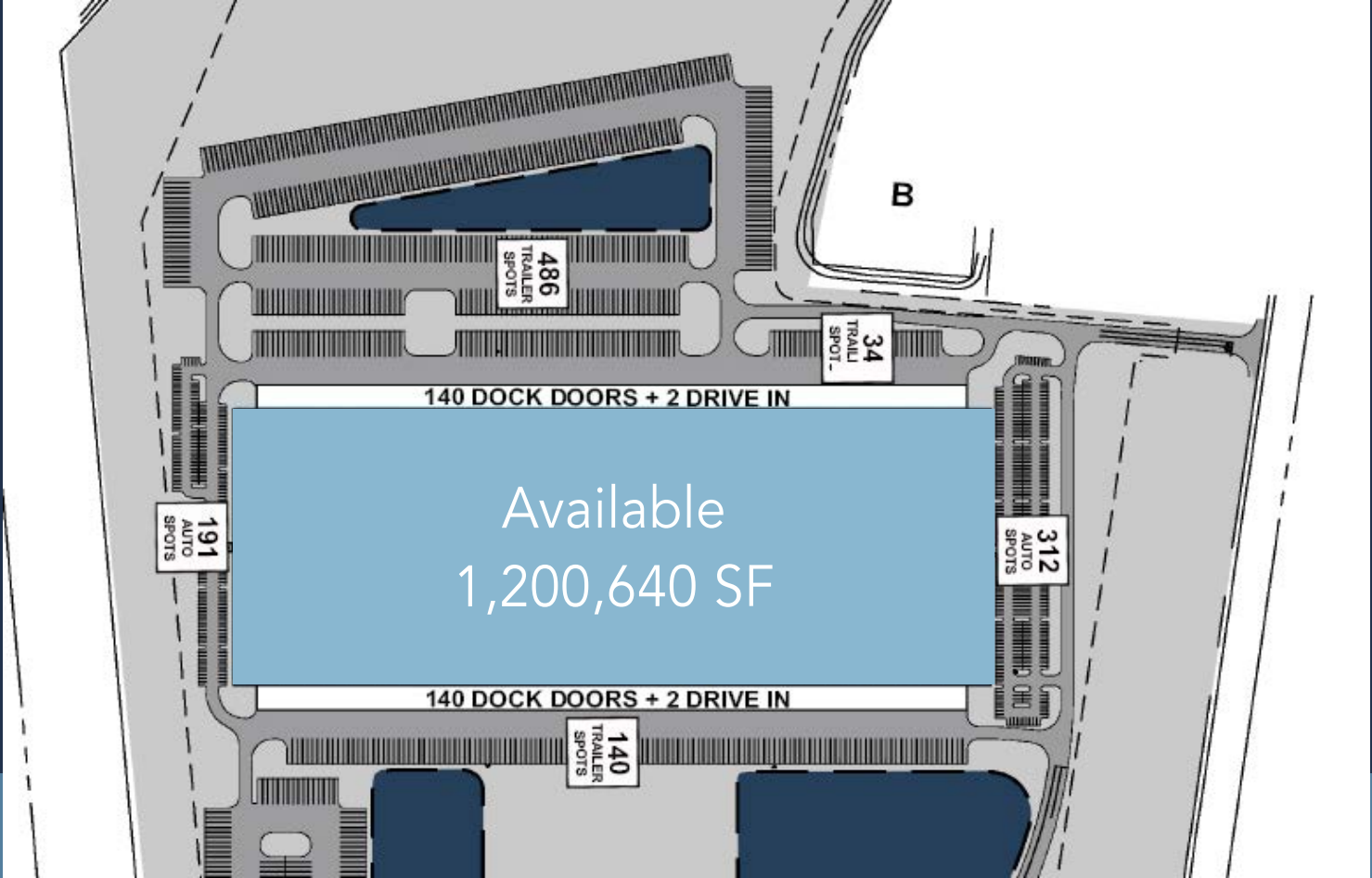
HARDEEVILLE, SOUTH CAROLINA



95 Logistics Center is a 226 acre industrial park featuring two Class A manufacturing & distribution facilities consisting of 1,200,640 square feet and 1,041,600 square feet. These cross dock industrial buildings feature a 40' clear height with ample dock doors, as well as auto and trailer parking. The site features I-95 frontage with immediate interstate access via exit 8 and close proximity to the Savannah Port, just north of the SC/GA border. 95 Logistics Center is placed in Jasper County, which is a favorable county for SC economic incentives.



BUILDING 1 SPECIFICATIONS | 1,200,640 SF



PROPERTY FEATURES

COMPLETION	2023	DOCK DOORS	280	POWER	TBD
SITE AREA	226.94	TRUCK COURT DEPTH	TBD	FIRE PROTECTION	ESFR
CLEAR HEIGHT	40'	TRAILER PARKING	660		
DRIVE IN DOORS	4	CAR PARKING	503		

KEY CALLOUTS:

DRIVE IN DOORS	4
DOCK DOORS	280
TRAILER PARKING	660
CAR PARKING	503

BUILDING 2 SPECIFICATIONS | 1,041,600 SF

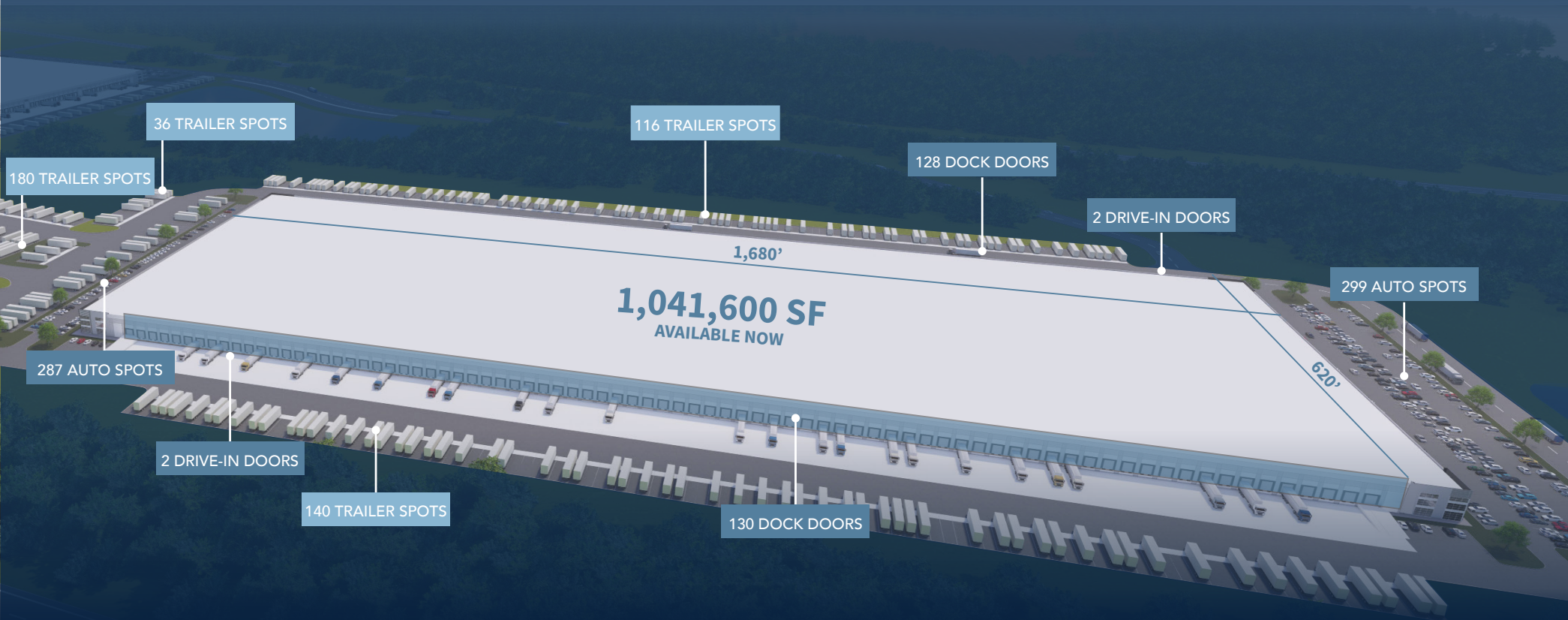


KEY CALLOUTS:

DRIVE IN DOORS	4
DOCK DOORS	258
TRAILER PARKING	472
CAR PARKING	586

PROPERTY FEATURES

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MAJOR INDUSTRIAL USERS



SAVANNAH AT A GLANCE



463,000
available workforce
within a 60-mile radius



4,000
military members
transition to civilian
workforce annually



78,000+
students pursuing
higher education
at 17 colleges and
universities

WORKFORCE AT A GLANCE



**one of the hottest
industrial real estate
markets in the country**



#1
largest single container
terminal and fastest-
growing container
terminal in the nation



2
class I railroads
on terminal at the
Port of Savannah



32
non-stop destination
at Savannah-Hilton
Head International
Airport

GEORGIA PORT VARIABLES

As the Georgia Authority (GPA) continues to expand infrastructure and capacity for increased container handling, leasing and under-construction volumes will remain robust. Between December 2021 and June 2022, the GPA opened 1.6 million TEUs of new capacity, some of which is already in operation, as it works toward an annual capacity of 6 million TEUs. The Savannah Industrial real estate is well positioned to accommodate the growing port and users interested in location in Savannah or expanding their presence.

THE PORT OF SAVANNAH: EXPLOSIVE GROWTH AND EXPANSION

NOW HANDLING VOLUME THAT WASN'T EXPECTED UNTIL 2025

145-acre acquisition of land contiguous to the Garden City Terminal

- Slated to add 1 million TEUs in annual capacity – the largest addition of container terminal space in 20+ years
- Will partially convert Ocean Terminal to serve additional capacity

New Container Terminal: a second container port on Hutchinson Island across the Savannah River

- \$1.8 billion, 200-acre port expansion adding 2.5-3.0 million TEUs to annual capacity
- Expected operational in 2026-2027
- Will expand the port's capacity by more than 20% over next five years



About the Developer



SL Industrial Partners, a member of the Silverman Group family of companies, oversees the leasing and management of 25 million square feet of existing industrial product across 20 states, as well as an additional 15 million square feet of new construction in 9 states. The current projects under development include both build to suit and speculative opportunities in emerging markets such as Hartford CT, Charlotte & Greensboro NC, Richmond VA, Savannah & Atlanta GA, and South Florida. SL Industrial Partners brings together a group of dedicated professionals with vast expertise and the commitment to identify value in the industrial space. Our goal is to ensure that all our tenants have the facilities necessary to achieve their goals.

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