

35,197 FOR SUBLEASE

RIVERPORT COMMERCE PARK

201 EXCHANGE PLACE, HARDEEVILLE, SC



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RIVERPORT COMMERCE PARK



35,197 SF
For Sublease



11.8 miles to
Savannah Port



4.0 miles to
I-95



Class A
Industrial Park



HIGHLIGHTS

Riverport Commerce Park is a true Class A warehouse development located in Hardeeville, South Carolina, with a total capacity of 4.6 million square feet. The park offers both build-to-suit and speculative construction options. Significant incentives are available in Jasper County, SC, making it an attractive location for businesses. Riverport Commerce Park is conveniently situated just 11.8 miles from the Port of Savannah.

MUNICIPALITY: HARDEEVILLE, SC

COUNTY: JASPER COUNTY

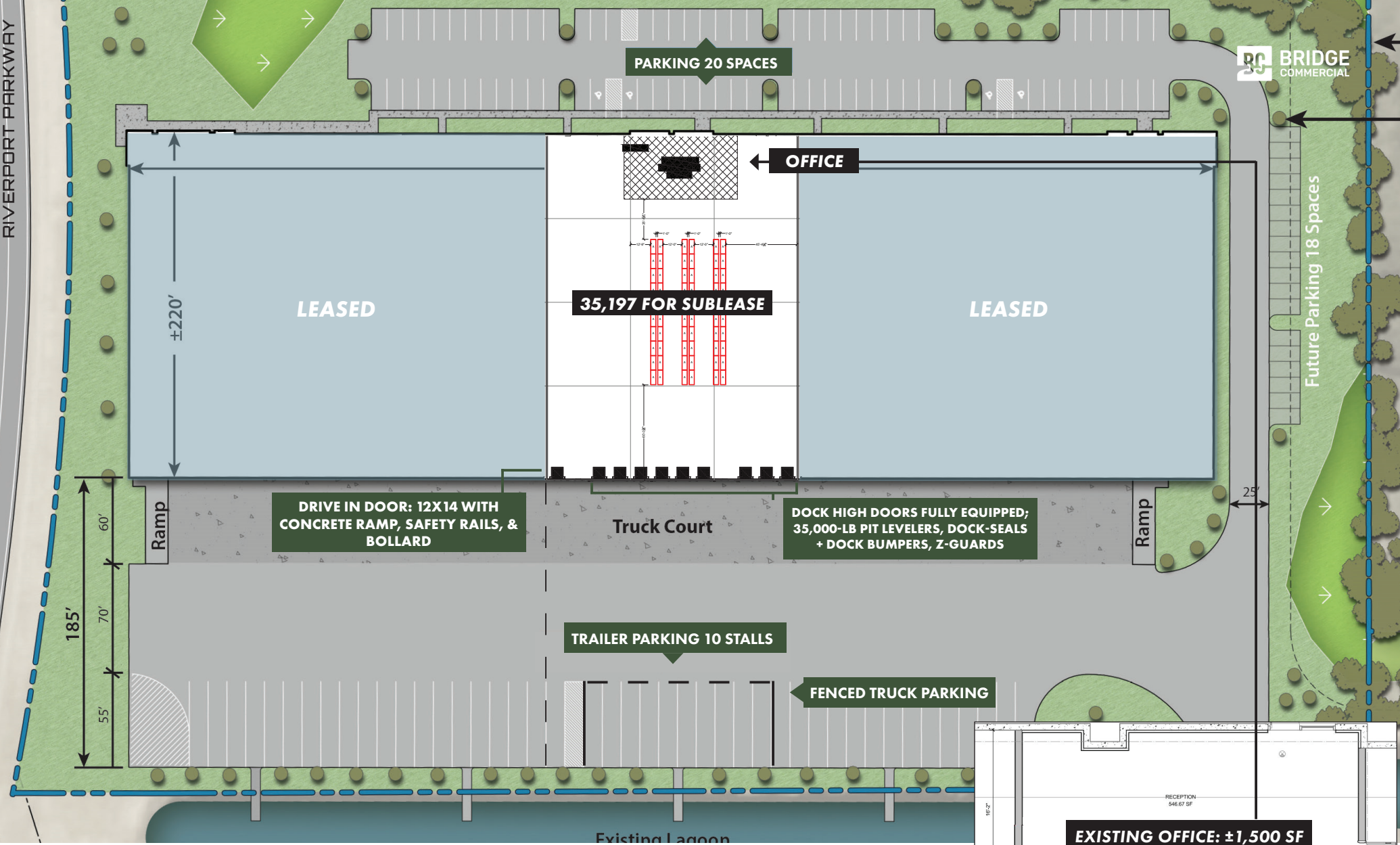
ZONING: DISTRIBUTION + MANUFACTURING

TYPE: CLASS A INDUSTRIAL

ACCESS: VIA HIGHWAY 17

CONSTRUCTION: TILT-UP CONSTRUCTION

RIVERPORT PARKWAY

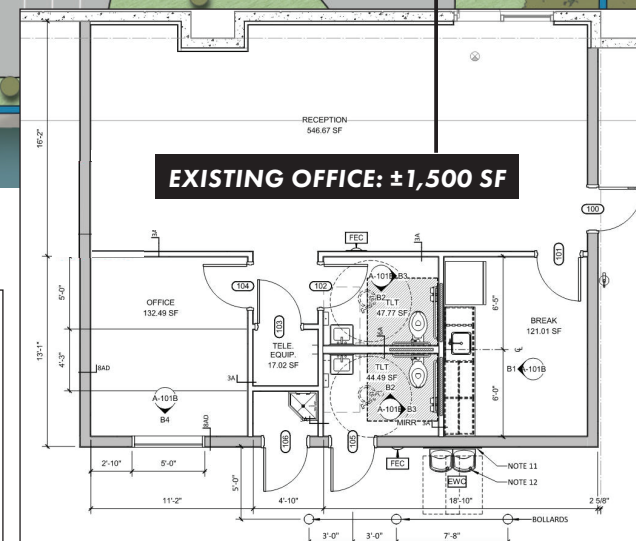


BUILDING 1 SPECS

BUILDING SIZE: 152,918 SF
CONSTRUCTION: Tilt-Up Construction
SF: 35,197 (Sublease Premises)
OFFICE SF: ±1,500 SF
DOCK HIGH DOORS: Nine (9)

DRIVE-IN DOOR: One (1)
EMPLOYEE PARKING: Twenty (20)
TRAILER PARKING: Ten (10) Stalls
TRUCK COURT: 185'
CLEAR HEIGHT: 32'

LIGHTING: Motion-sensored LED
SPRINKLER: ESFR-K1
COLUMN SPACING: 53'4" x 53'4"
HVLS FAN: One (1)



RIVERPORT COMMERCE PARK LOCATION

- Located in Hardeeville, South Carolina off Highway 17 with close proximity to the Port of Savannah & I-95.
- Easily accessed from Highway 17 approximately 4.5 miles from the I-95.
- Amenities close by including restaurants, gas stations, convenience stores with 12 miles to Downtown Savannah.

DISTANCE TO INTERSTATES

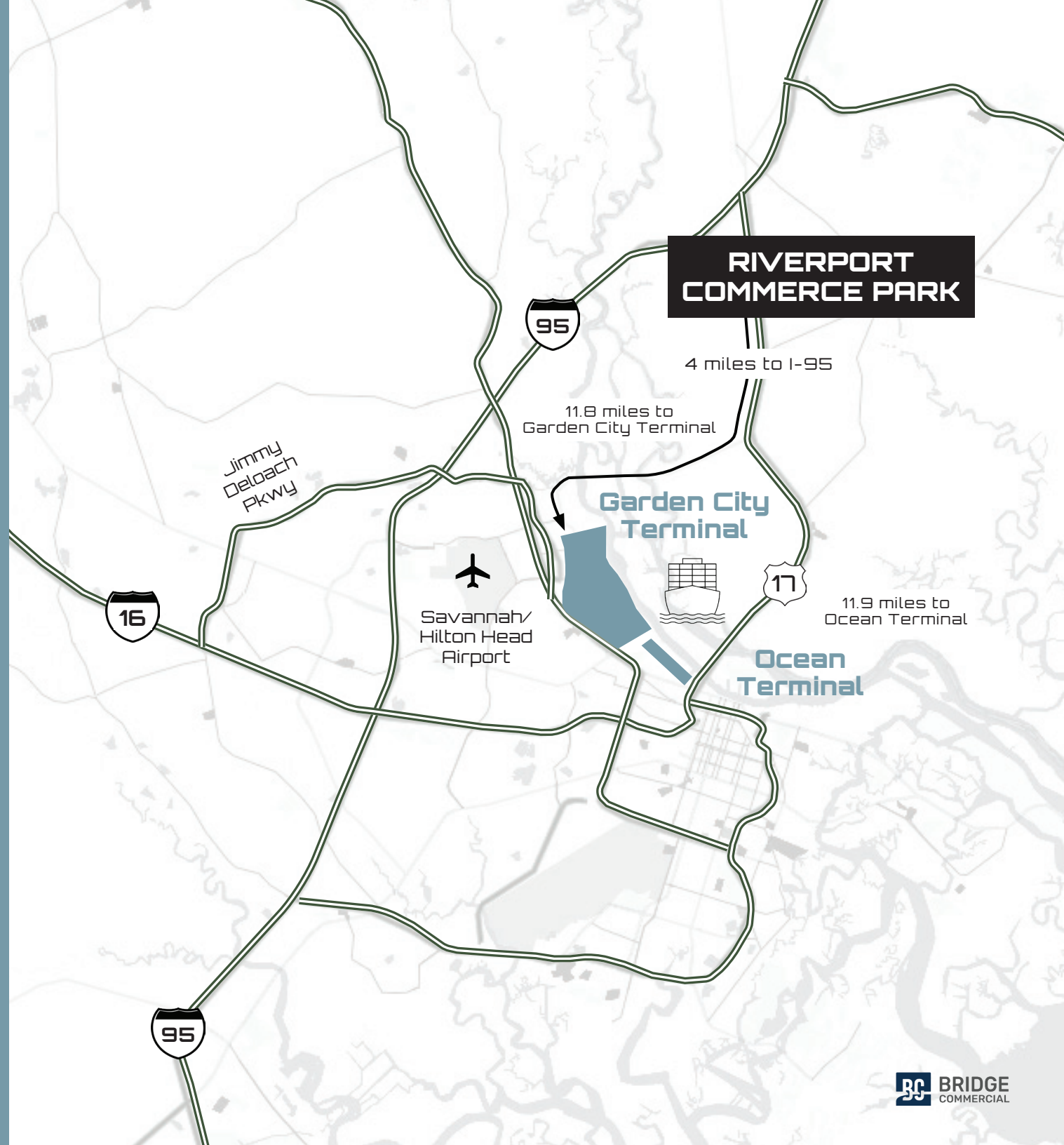
I-95:	4.0 miles
I-16:	12 miles
I-516:	13 miles

DISTANCE TO PORTS

Garden City Terminal:	11.8 miles
Ocean Terminal:	11.9 miles

NEARBY TRANSPORTATION

Railroad:	11.0 miles
Savannah/Hilton Head Airport:	14.8 miles
Commuter Rail:	15.7 miles
Hilton Head Airport:	32.6 miles





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AVAILABLE

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