

CLASS A MASTER PLANNED INDUSTRIAL PARK



GEORGIA
INTERNATIONAL COMMERCE CENTRE

Savannah, GA

7.0 MSF Industrial Park at Build-Out

983,751 SF Available

Chesterfield.

SJP | PROPERTIES

Manulife Investment Management

ATALAYA

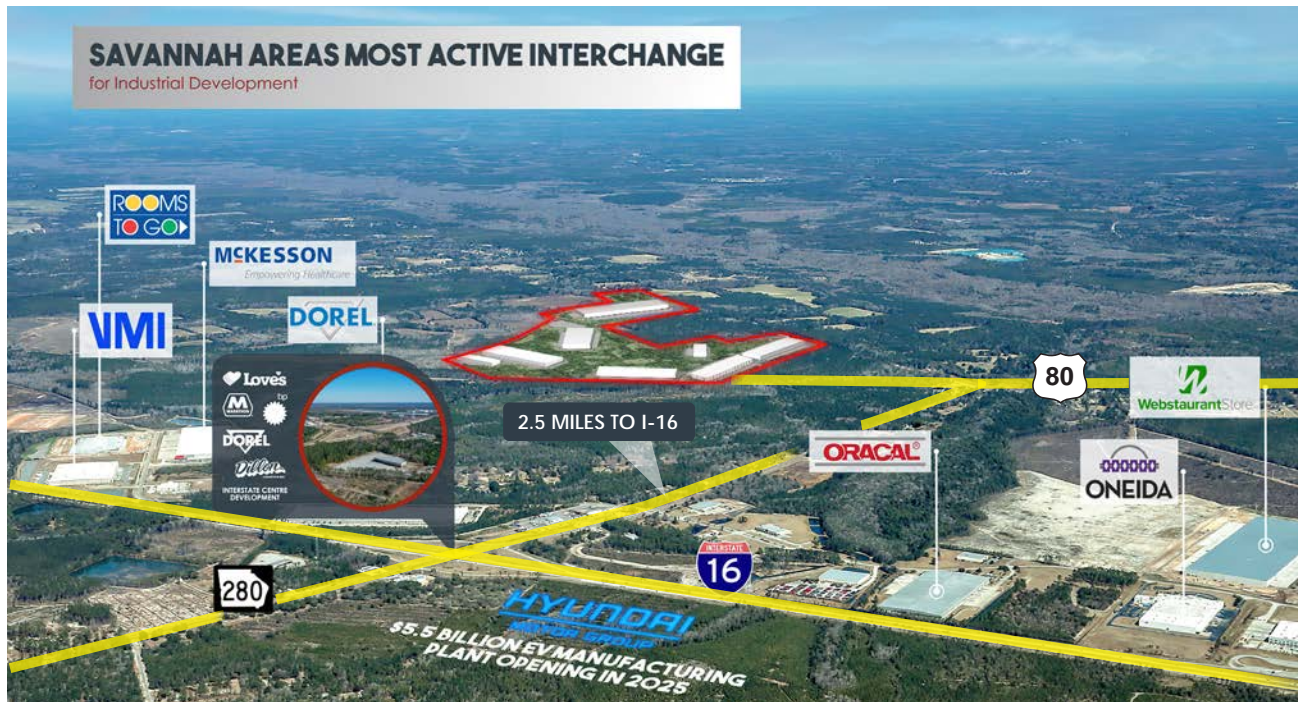
CUSHMAN & WAKEFIELD

GILBERT & EZELLE

Overview

GEORGIA INTERNATIONAL COMMERCE CENTRE is one of Savannah's newest master planned industrial parks consisting of 7 MSF of Class A distribution warehouse space at build-out. Strategically located along the I-16 corridor at one of the fastest growing interchanges and home of Hyundai Motor Group's recently announced \$5.5 billion electric vehicle manufacturing plant, the Park is within 21.5 miles of the GA Ports Authority Garden City terminal. The park offers direct access to Highway 80 and excellent connectivity to I-16, I-95, the Georgia Ports Authority and surrounding Savannah area.

Savannah is home to the Nation's 3rd largest and fastest growing container terminal. A \$2.5 billion expansion plan is nearing completion to accommodate the Port's projection to double TEU throughput to 8 million by 2030.



**7.0 MSF Class A
Industrial Park**



**Within 22.1 Miles
of the Georgia Ports Authority**




**Direct Access to Interstate 16 and
Highways 80 and 280**

GICC Industrial Master Plan

BUILDING SUMMARY
(8 BUILDING CONCEPT)

BUILDING	± SQUARE FOOTAGE	± BUILDING LENGTH / WIDTH
BUILDING 1	1,147,000 SF	1,850' X 620'
BUILDING 2	983,751 SF	1,890' X 520'
BUILDING 3	1,147,000 SF	1,850' X 620'
BUILDING 4	279,000 SF	900' X 310'
BUILDING 5	325,000 SF	1,050' X 310'
BUILDING 6	1,323,250 SF	1,975' X 670'
BUILDING 7	1,122,250 SF	1,675' X 670'
BUILDING 8	1,457,000 SF	2,350' X 620'
TOTAL:	7,784,251 SF	

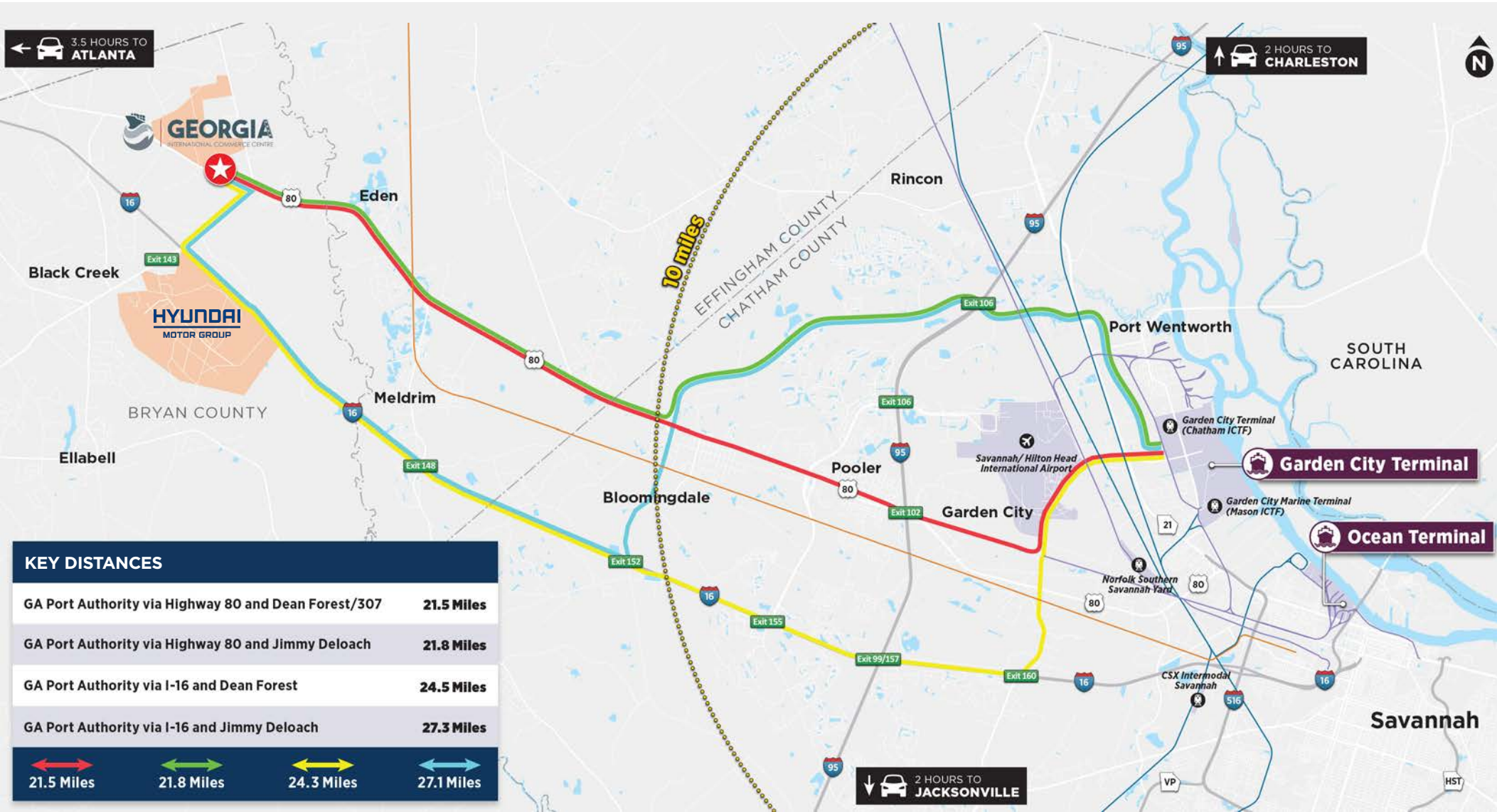
-  FUTURE ROAD INTERSECTION IMPROVEMENTS
-  ACCESS POINTS
-  PARK SIGNAGE



GRAPHIC SCALE: 1 INCH = 500 FEET



Multiple Routes to Port of Savannah



Close Proximity to Hyundai EV Plant



LOCATION	DISTANCE
Interstate 16	2.5 miles
Interstate 95	15 miles
Savannah / Hilton Head International Airport	18 miles
Georgia Ports Authority	22.1 miles

HYUNDAI
MOTOR GROUP

A Booming Economy & Key Logistic Hub

STRONG ECONOMY & WORKFORCE

- » Home to Fort Stewart and Hunter Army Airfield, which make up one of coastal Georgia's largest employers with more than 22,000 military and 5,773 civilians
- » Georgia Ports Authority supports more than 369,000 jobs across the state and Savannah and contributes \$20.4 billion in income, and \$84.1 million in revenue to its economy
- » Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast, employs nearly 10,000 workers locally
- » With the largest concentration of import distribution centers on the east coast, Savannah has attracted a host of major corporate retailers which occupy major footprints, like Shaw (3.4 MSF), Target (3 MSF), Home Depot (3 MSF), Wayfair (1.2 MSF), and more
- » Hyundai Motor Group is underway building a \$5.5 billion electric vehicle plant on the former Bryan County Mega-Site, less than 2.5 miles from Georgia International Commerce Centre

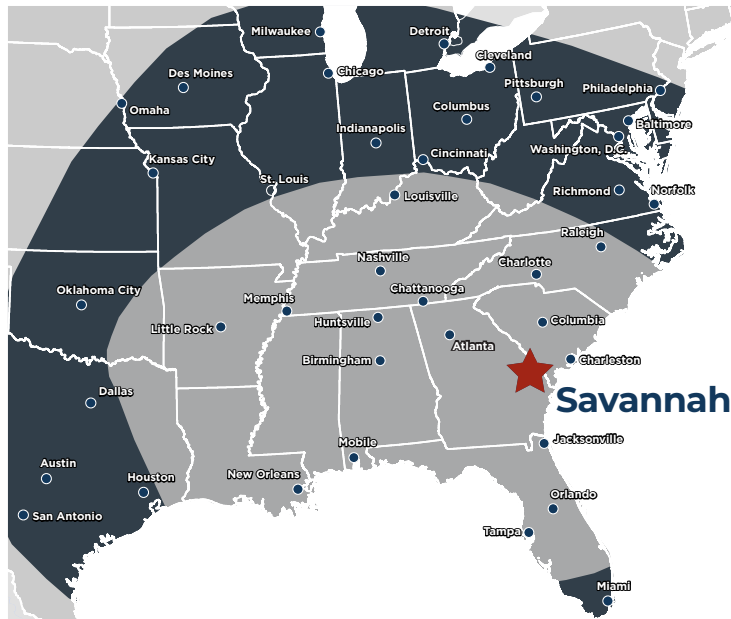
Gulfstream

HYUNDAI
MOTOR GROUP

 **MITSUBISHI**
POWER

 **JCB**

 wayfair



KEY TRANSPORTATION & LOGISTIC HUB

- » 44% of U.S. consumers and manufacturers are within a one to two day drive of the Port of Savannah
- » A 3.5-hour drive to major markets such as Atlanta, Orlando, and Charlotte
- » Largest concentration of import distribution centers on the East coast
- » Proximity vital for ocean carriers, cargo owners, and large retailers such as Walmart, Home Depot, Target, Lowe's, IKEA, Floor & Decor, Wayfair, Shaw, and Dollar Tree

44%

of U.S. consumers and manufacturers are within a one to two day drive of the Port of Savannah

Georgia #1 State for Doing Business



GEORGIA - #1 STATE FOR BUSINESS

Year after year, Georgia ranks as one of the top states for business. The state was named the No. 1 State for Business by Site Selection magazine 9 years in a row (2013-2021). No other state has earned this distinction for so many years. Area Development magazine also listed Georgia as the No. 1 state for business ten years in a row (2014-2023) and the No. 1 state for distribution & supply chain hubs.

Georgia remains on a record pace for economic development investments and job creation in the state during fiscal year 2022, increasing investments by 94% and jobs by 53% compared to the same time frame last year. Investments in expansions and new locations totaled more than \$21.2 billion and 51,132 jobs (84% are logistics related companies) were created in the state through 358 projects supported by The Georgia Department of Economic Development.



PRO-BUSINESS

Georgia boasts one of the top pro-business environments in the nation. State statutes, economic development practices, business development support, fiscal conservatism, community leadership and an innovative, progressive business community all combine to provide an ecosystem that is prime for doing business.



LOW CORPORATE TAXES

Georgia was the first Southeastern state to pass single-factor corporate tax apportionment. This means that in-state sales are the only relevant factor in determining the portion of taxable income to which the 5.75% corporate tax rate is applied.



HIGH BOND RATINGS

Georgia is one of a handful of states to have the highest bond ratings (AAA) from all three major municipal bond rating agencies — Moody's, Fitch and Standard & Poor's.





GEORGIA

INTERNATIONAL COMMERCE CENTRE

LEASING INFORMATION:

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