



CLARIUS  
PARTNERS



CRESSET  
PARTNERS

CLARIUS PARK

# HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170  
HARDEEVILLE, SOUTH CAROLINA



**INDUSTRIAL DEVELOPMENT | ±2,657,352 SF AVAILABLE**

# PROPERTY HIGHLIGHTS

**Clarius Park Hardeeville** is a master planned industrial park consisting of ±2.7 million square feet of Class A industrial warehouse space within 10 miles of the Georgia Ports Authority's Garden City Terminal, the Nation's 3rd largest port of entry and fastest growing container terminal.

Future tenants of the park will benefit from the close proximity to Interstate-95 and Interstate-16 as well as the Georgia and South Carolina labor pool.



6 Buildings with a Total of **±2.7 Million SF**



Space Size Variety Ranging from **50K SF - 1.38M SF**



**Within 10 Miles** of the GPA's Garden City Terminal



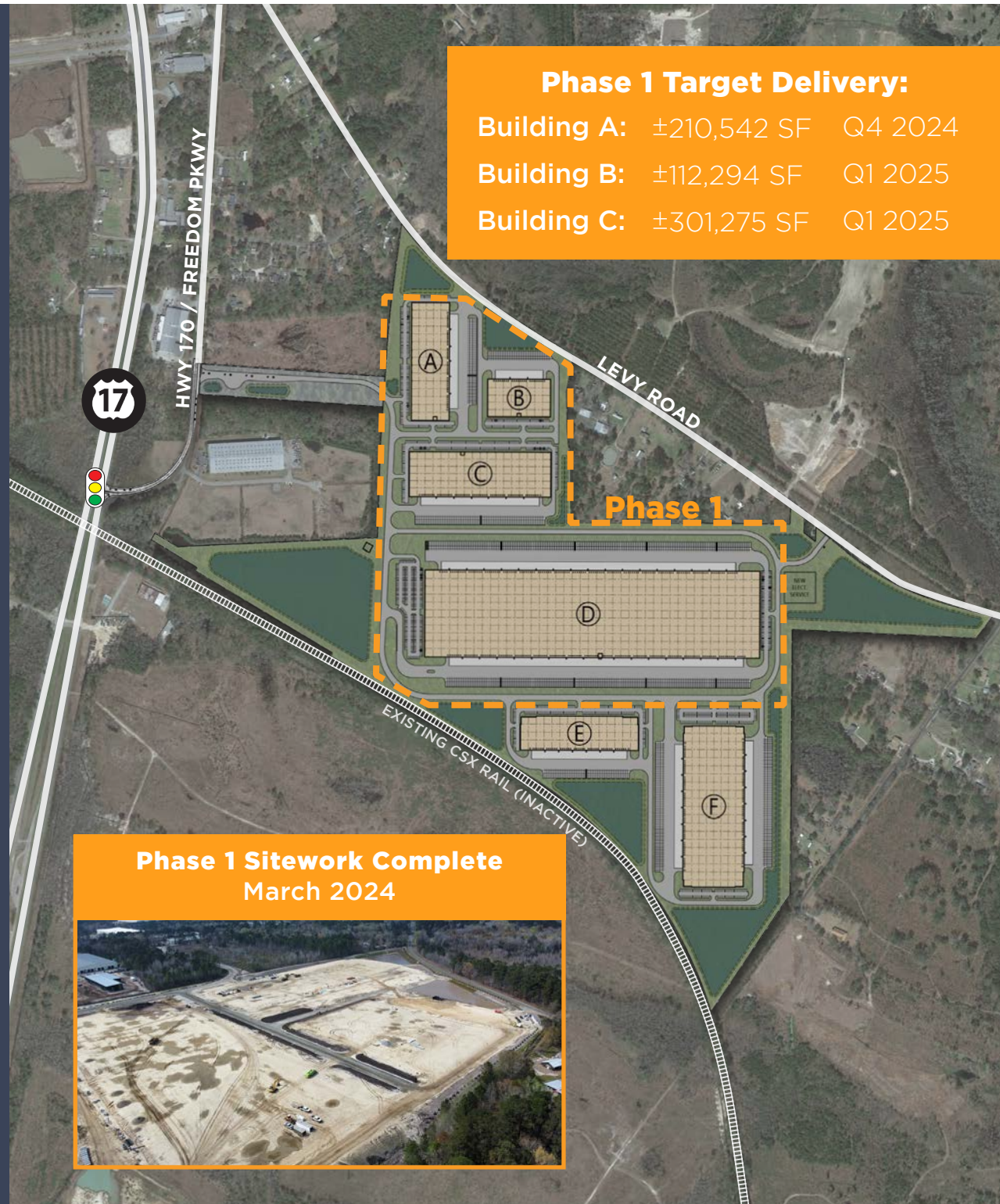
**3 Truck Routes** to the Port - Each Less Than 20 Miles



Attractive South Carolina **Incentive Programs**



**30-year FILOT** with 40% Special Source Revenue Credit



**Phase 1 Target Delivery:**

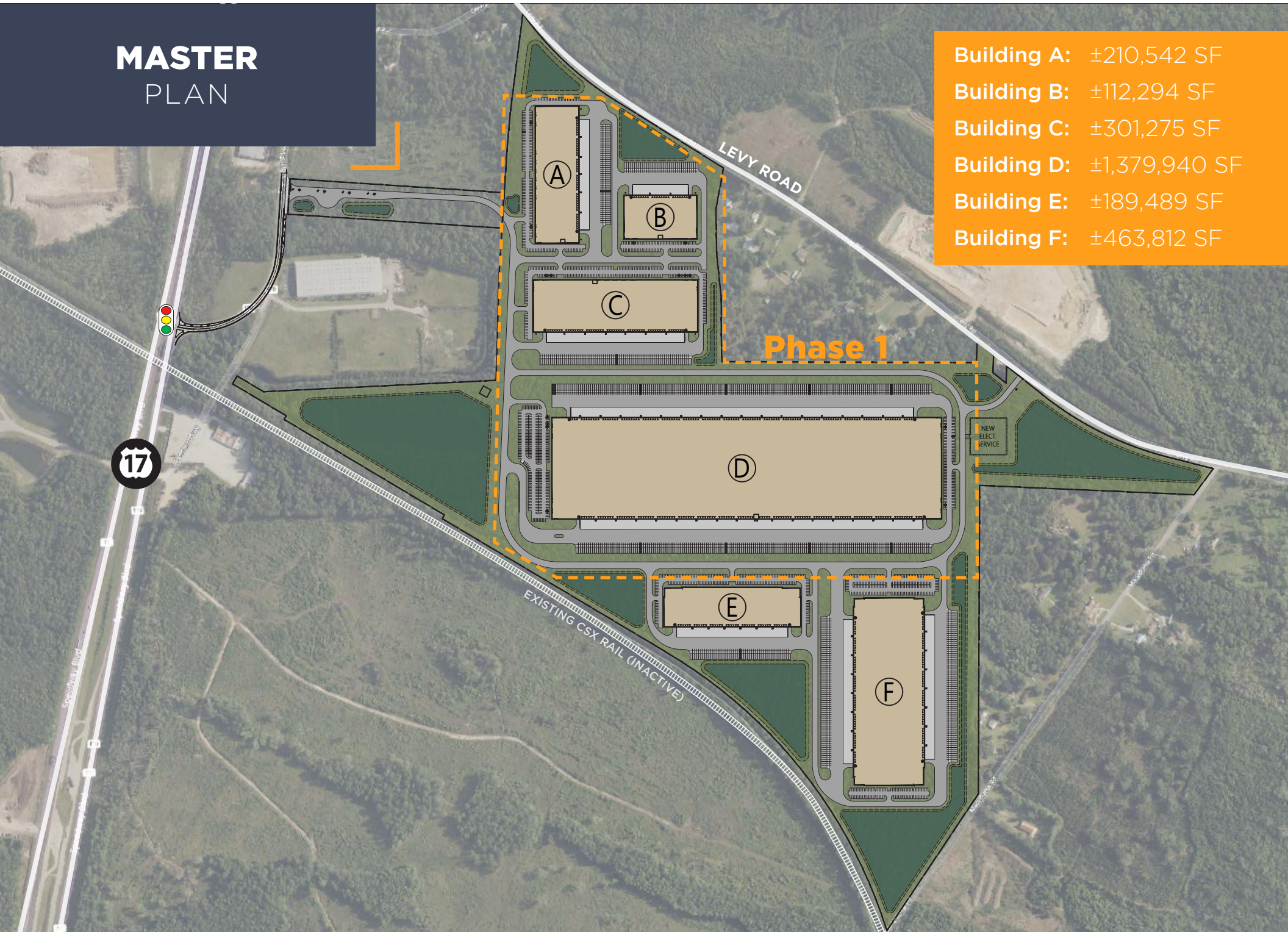
Building A:	±210,542 SF	Q4 2024
Building B:	±112,294 SF	Q1 2025
Building C:	±301,275 SF	Q1 2025

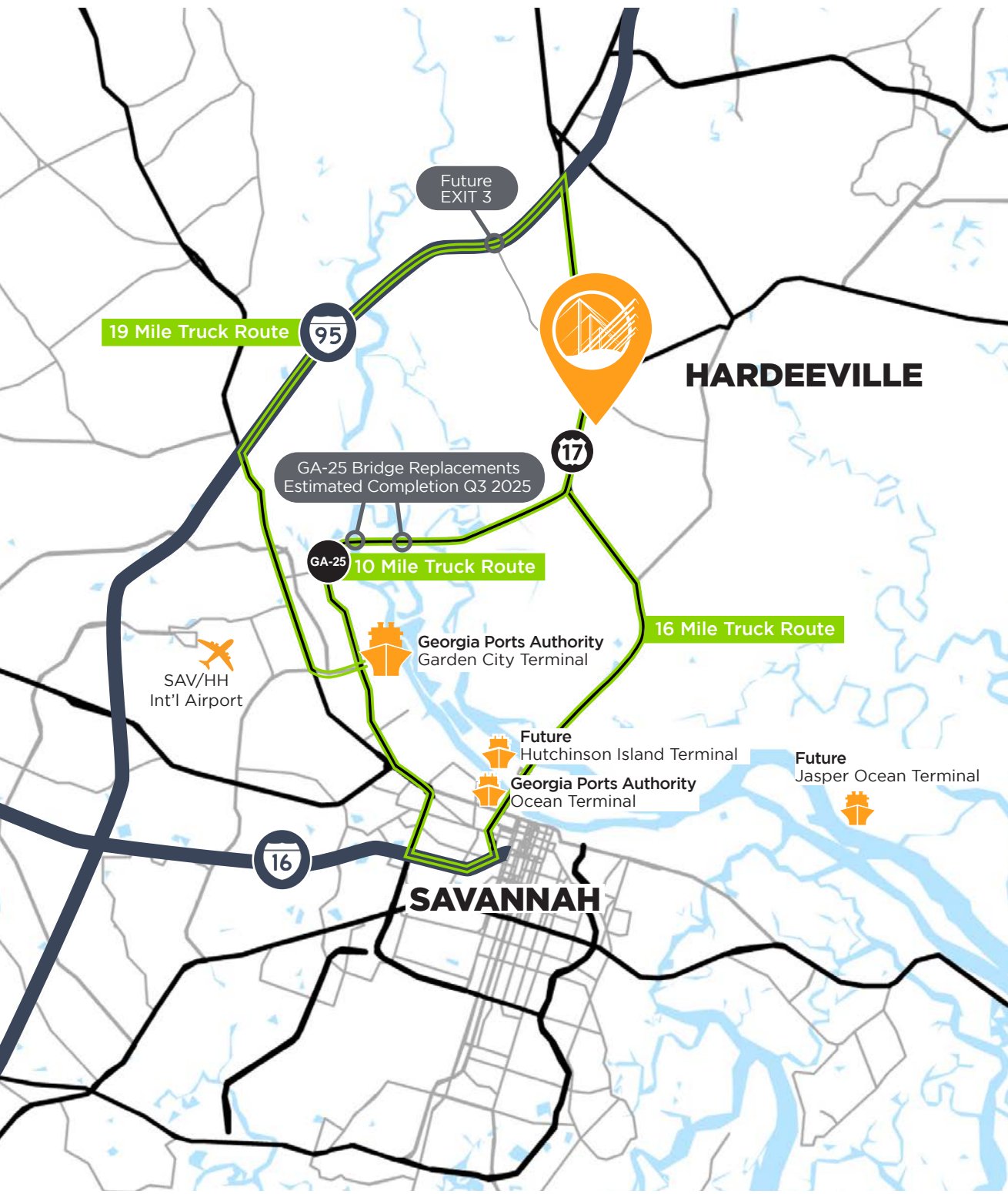
**Phase 1 Sitework Complete**  
March 2024






# MASTER PLAN

- Building A: ±210,542 SF
- Building B: ±112,294 SF
- Building C: ±301,275 SF
- Building D: ±1,379,940 SF
- Building E: ±189,489 SF
- Building F: ±463,812 SF






# LOGISTICAL ADVANTAGE

-  **10 MILES TO GPA'S GARDEN CITY TERMINAL**
-  **5 MILES TO INTERSTATE-95**
-  **HIGHWAY 17 4-LANE DIVIDED HIGHWAY**

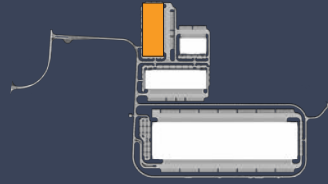
## 3 Truck Routes to the GPA's Garden City Terminal

-  10 Miles via GA-25
- 16 Miles via Highway 17
- 19 Miles via Interstate-95

- 5 Miles Interstate-95
- 12 Miles Interstate-16
- 9 Miles GPA Garden City Terminal
- 12 Miles GPA Ocean Terminal
- 9 Miles Future Hutchinson Island Terminal
- 15 Miles Future Jasper County Ocean Terminal
- 148 Miles Jacksonville
- 241 Miles Charlotte
- 257 Miles Atlanta

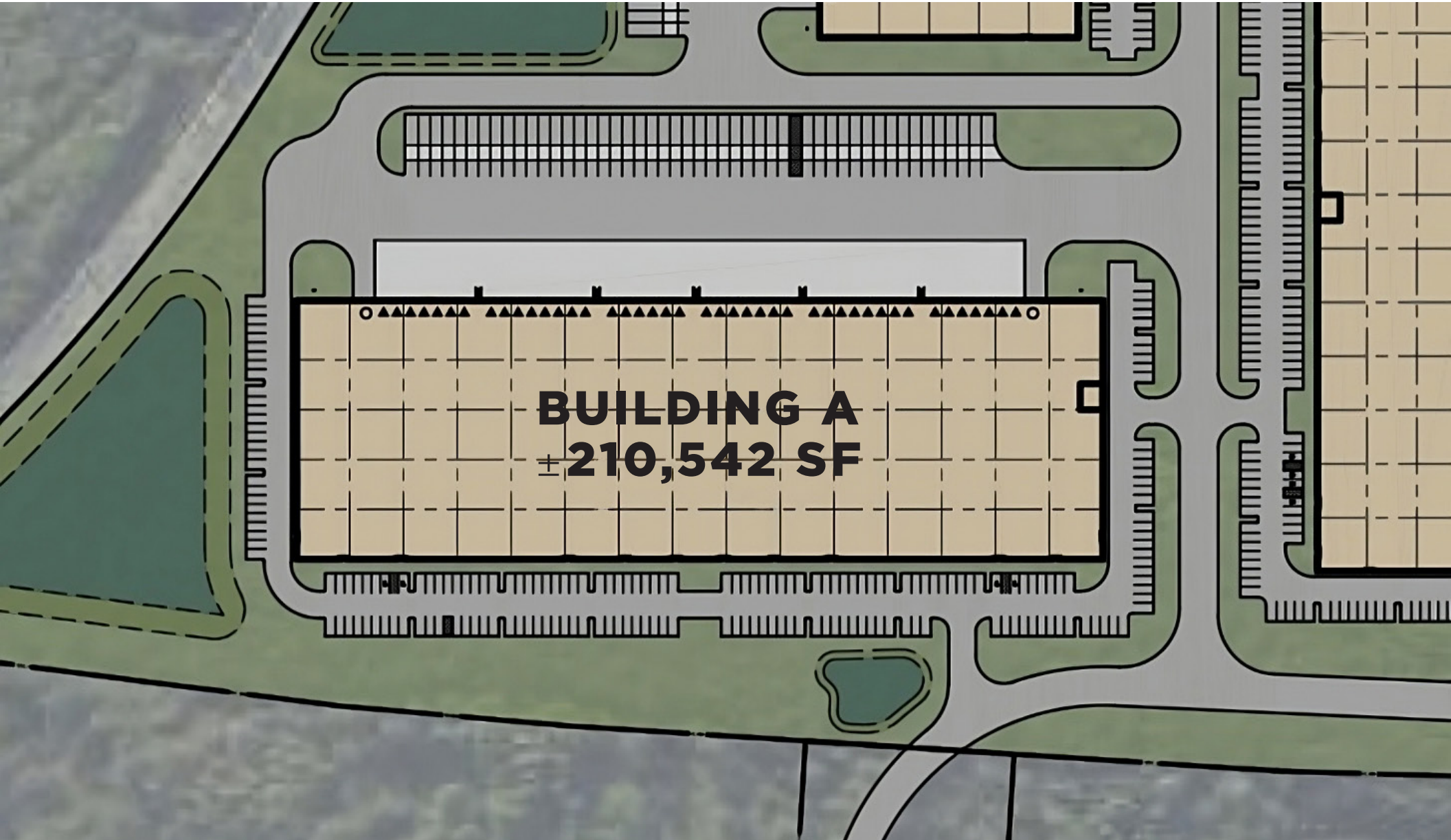
# PHASE 1

## BUILDING A



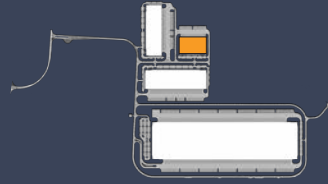
### Building Specifications

Building Size:	±210,542 SF	Clear Height:	32'
Building Type:	Rear Load	Dock Doors:	43 (9' x 10')
Overall Dimensions:	260' x 810'	Drive-in Doors:	2 (14' x 16')
Office Space:	1,000 SF	Trailer Parking:	48 spaces
Estimated Delivery:	Q4 2024	Car Parking:	195 spaces



# PHASE 1

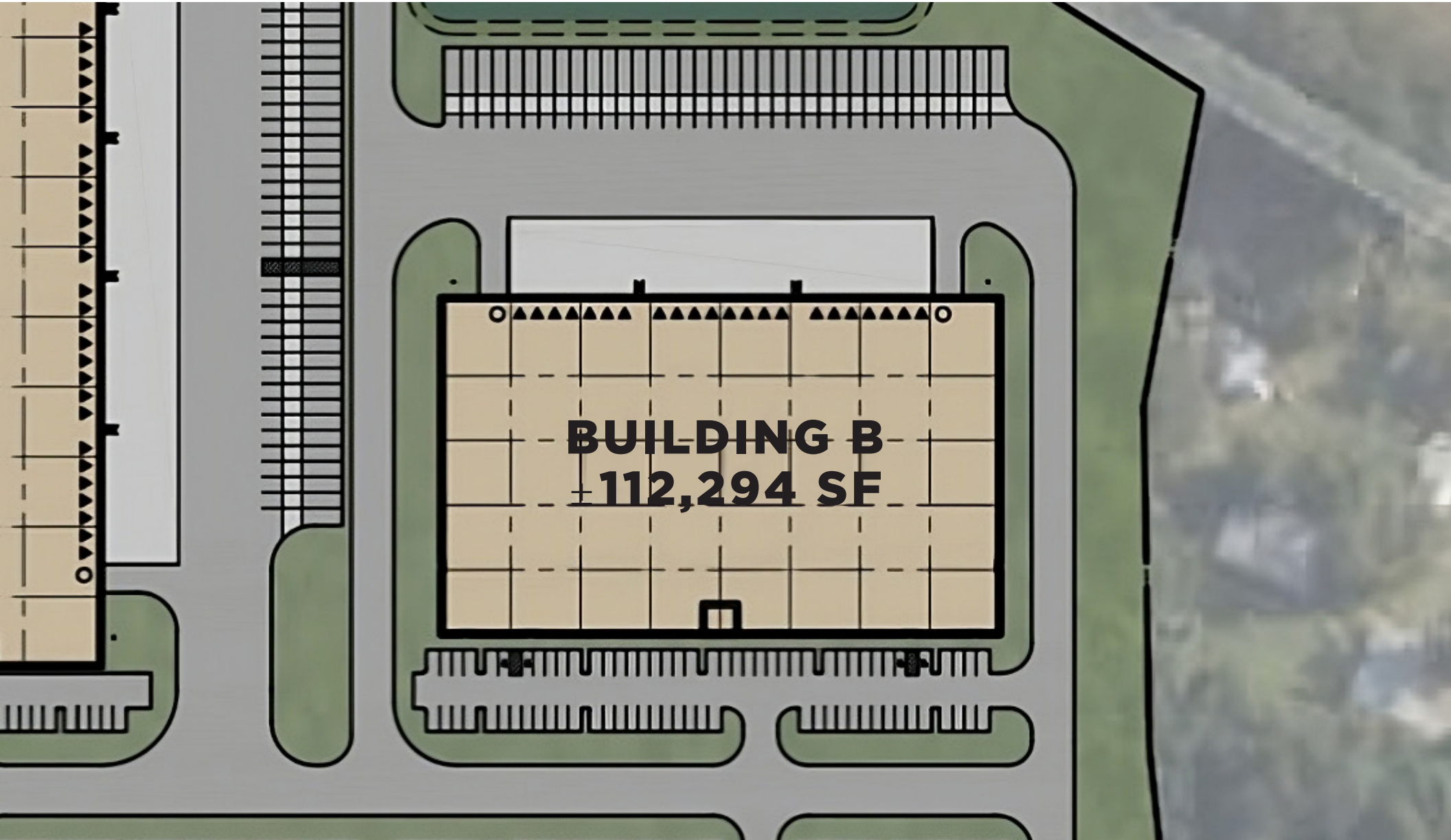
## BUILDING B



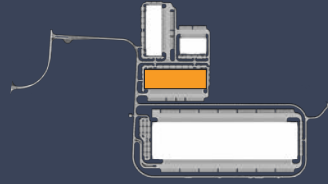
### Building Specifications

Building Size: ±112,294 SF  
Building Type: Rear Load  
Overall Dimensions: 260' x 432'  
Office Space: 1,000 SF  
Estimated Delivery: Q1 2025

Clear Height: 32'  
Dock Doors: 22 (9' x 10')  
Drive-in Doors: 2 (14' x 16')  
Trailer Parking: 36 spaces  
Car Parking: 79 spaces



# PHASE 1 BUILDING C



## Building Specifications

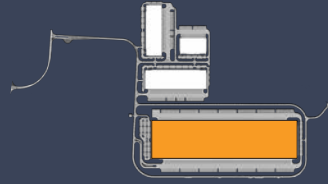
Building Size: ±301,275 SF  
Building Type: Rear Load  
Overall Dimensions: 310' x 972'  
Office Space: 1,000 SF  
Estimated Delivery: Q1 2025

Clear Height: 36'  
Dock Doors: 54 (9' x 10')  
Drive-in Doors: 2 (14' x 16')  
Trailer Parking: 73 spaces  
Car Parking: 233 spaces

**BUILDING C**  
± **301,275 SF**

A detailed site plan of Building C. The building is a large, light-brown rectangle with a grid of dashed lines representing internal structure. The top edge features a long row of dock doors, each with a small square symbol. The bottom edge features two drive-in doors, each with a large triangle symbol. The building is surrounded by parking spaces, with a large area of car parking to the south and trailer parking to the east. The site is landscaped with green areas and trees.

# PHASE 1 BUILDING D



## Building Specifications

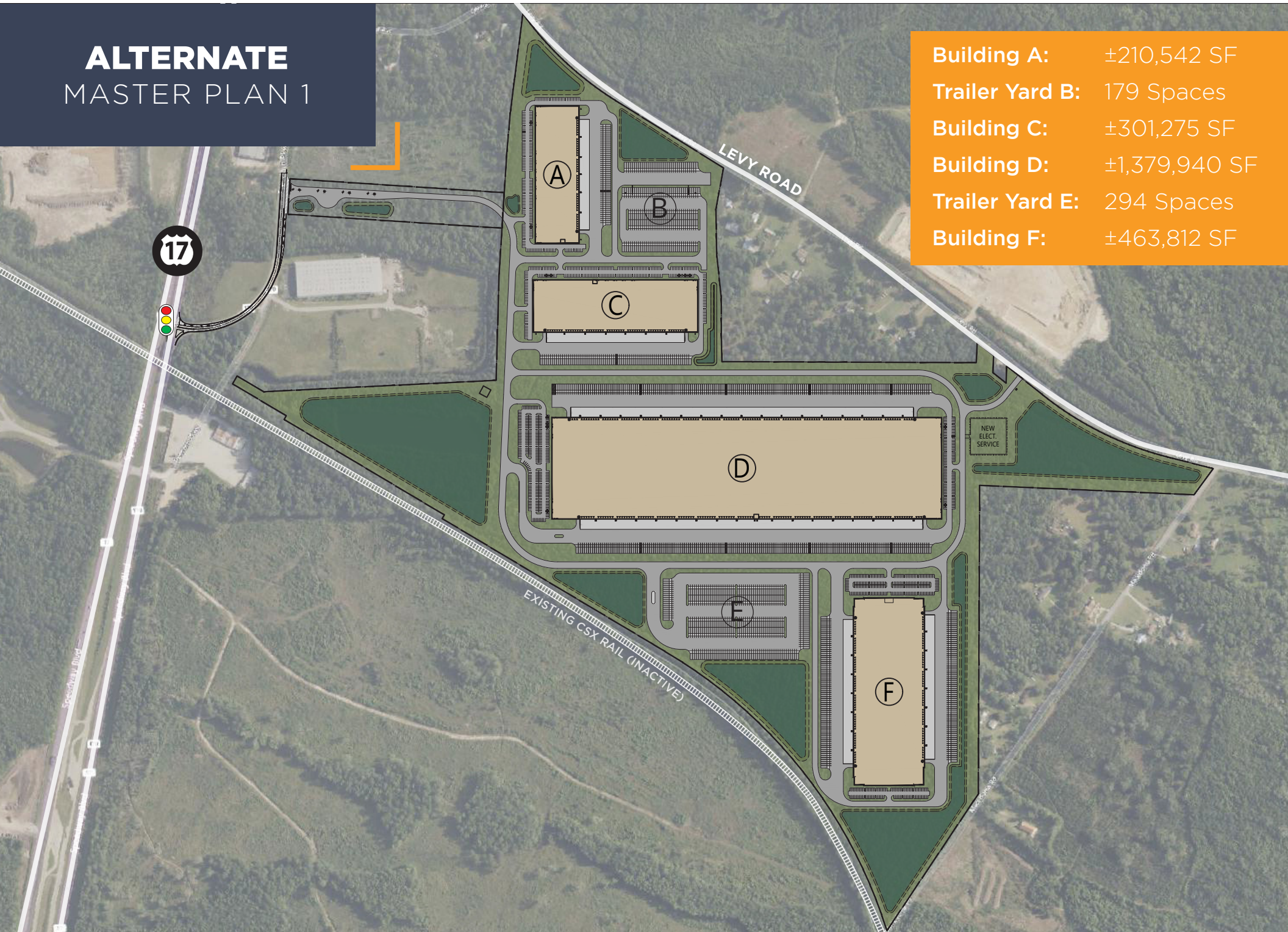
Building Size:	±1,379,940 SF	Clear Height:	40'
Building Type:	Crossdock	Dock Doors:	253 (9' x 10')
Overall Dimensions:	600' x 2,300'	Drive-in Doors:	4 (14' x 16')
Office Space:	1,000 SF	Trailer Parking:	350 spaces
Estimated Delivery:	To Be Determined	Car Parking:	389 spaces

An aerial view of Building D, a large rectangular industrial building with a grid pattern on its roof. The building is surrounded by parking lots, roads, and other industrial structures. The text 'BUILDING D ±1,379,940 SF' is overlaid on the building's roof.

**BUILDING D**  
**±1,379,940 SF**



# ALTERNATE MASTER PLAN 1



Building A:	±210,542 SF
Trailer Yard B:	179 Spaces
Building C:	±301,275 SF
Building D:	±1,379,940 SF
Trailer Yard E:	294 Spaces
Building F:	±463,812 SF

# ALTERNATE MASTER PLAN 2



Building A: ±210,542 SF

Building B: ±112,294 SF

Building C: ±301,275 SF

Building D: ±1,010,340 SF

Building E: ±189,489 SF

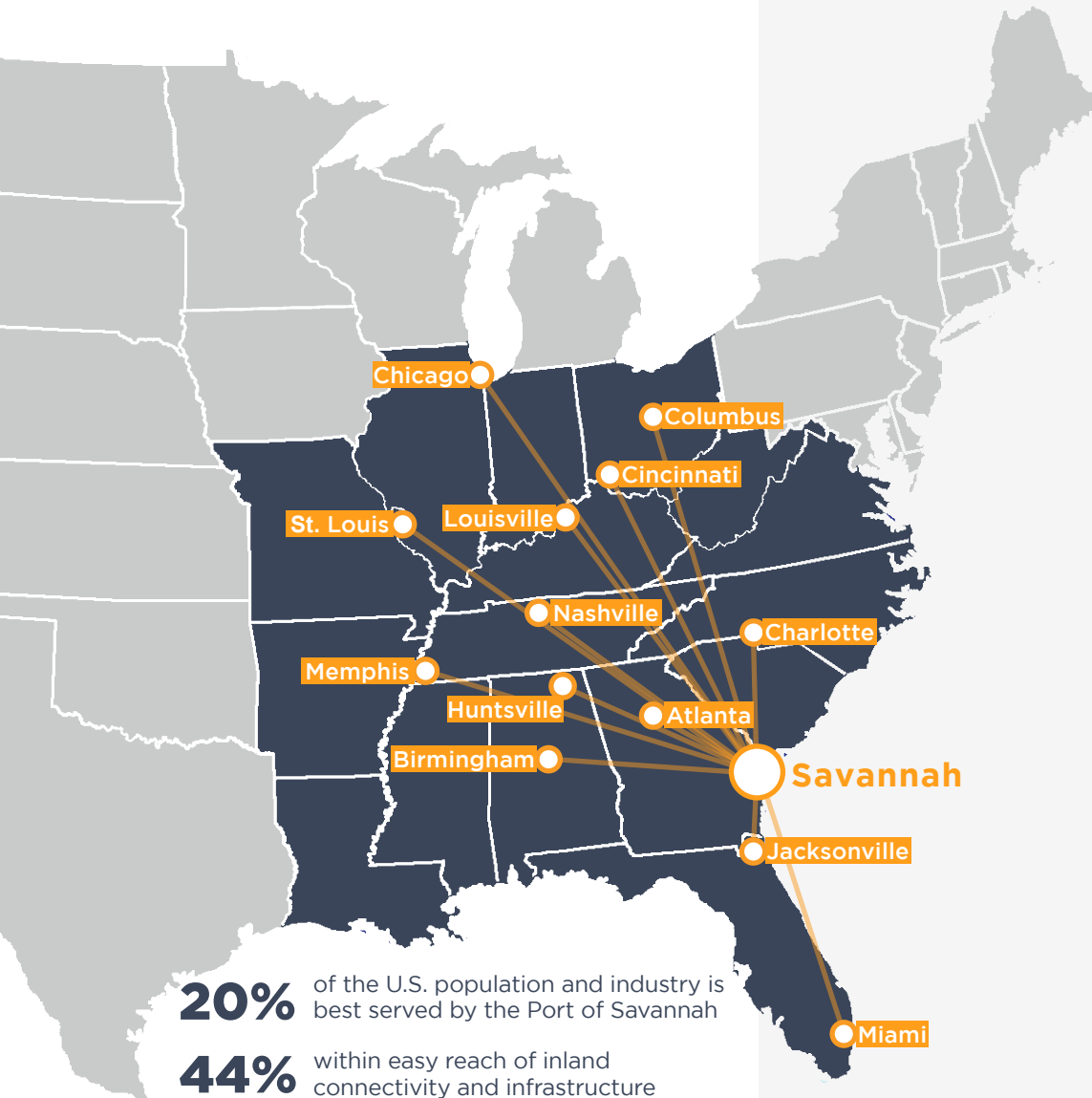
Building F: ±463,812 SF

# PORT OF SAVANNAH

**No. 1** LARGEST SINGLE-CONTAINER TERMINAL IN THE NATION

**2<sup>nd</sup>** LARGEST PORT ON THE EAST COAST

**3<sup>rd</sup>** LARGEST & FASTEST GROWING CONTAINER TERMINAL IN THE NATION



## Port of Savannah Facts

- North America's busiest single-terminal container facility with access to two major interstates (I-16 & I-95)
- Atlanta, Charlotte and Orlando within a 4-hour drive
- Two class I railroads (Norfolk Southern & CSX)
- 60% of vessels coming into Savannah are Neopanmax
- Georgia has one of the highest over-the-road weight allowances for southeast states
- The Georgia Ports Authority is moving cargo at a rate of more than 6 million twenty-foot equivalent container units per year



# PLANNING FOR THE FUTURE

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## **Savannah Harbor Expansion Project**

Completed in March 2022, deepening the Savannah Harbor 47 feet providing ample draft for vessels carrying 16,000+ twenty-foot equivalent container units. The project expedites the flow of cargo to and from global destinations by reducing tidal restrictions for mega-ships transiting the Savannah River.

## **Ocean Terminal Conversion**

Historically a ro/ro and breakbulk terminal, GPA is in the process of converting Ocean Terminal to a container port and re-locating ro/ro and breakbulk to its Brunswick location where the majority of this work is already being done.

## **Hutchinson Island Terminal**

Georgia Ports Authority's future 200-acre container terminal projected to have a capacity of 2.7 million TEUs when fully developed.

## **Jasper Ocean Terminal**

Georgia and South Carolina joint partnership to develop 1,500-acre container terminal along the north bank of the Savannah River, approximately 13 miles closer to the Atlantic than the Savannah port and would handle 7 million cargo containers a year.

# INCENTIVE PROGRAMS

## SOUTH CAROLINA STATE PROGRAMS

### Enterprise Program

South Carolina's Enterprise Program provides companies with funds to assist in offsetting the cost of locating or expanding a business facility in the state by contributing cash contributions to the project that allows the state to lower the cost of investment and positively contribute to the company's bottom line. Eligibility requirements apply.

### Job Development Credit

The Job Development Program reimburses qualifying companies the cost of eligible capital expenditures (land, building, site development, or infrastructure) associated with projects that create new full-time jobs providing healthcare benefits for citizens of South Carolina.

## SOUTH CAROLINA BUSINESS INCENTIVES

South Carolina has one of the lowest state and per capita tax rates in the nation and offers other attractive incentives such as no manufacturer inventory tax and no state real or personal property taxes.

### 30-Year Super Fee-in-Lieu of Property Taxes

A South Carolina local incentive allowing the county to negotiate a fee-in-lieu of property tax agreement with eligible companies for up to 30 years with an assessment ratio as low as 4%. Eligibility requirements apply.

### 5-Year Property Tax Abatement

By law, manufacturers (investing \$50,000 or more) and distribution or corporate headquarters facilities (investing \$50,000 or more and creating 75 new jobs in Year 1) are entitled to a five-year property tax abatement from county operating taxes. Additional exemptions and abatements are also available.

### Future Tax Rates

With larger investments, a special "fee in lieu of taxes" can be negotiated, offering a predictable future tax rate such as:

- No Inventory Tax
- No Local Income Tax
- No Sales Tax on manufacturing machinery, industrial power or materials for the finish
- No State Property Tax
- No Unitary Tax on Worldwide Profits
- No Wholesale Tax



## POTENTIAL WORKFORCE



Jasper County, South Carolina has Over **405,090** Potential Hires within a 45-minute drive-time

**10.66%**

SC's Population Growth Rate (#10 in the U.S.)

**#50**

Lowest Work Stoppage Rate in the Nation

**16%**

Avg. Annual Manufacturing Employment Growth (Highest in the Southeast)

**1.6%**

Unionization Rate, the lowest in the nation, in a right-to-work state

### ReadySC

Employment training resource for companies locating or expanding within South Carolina. ReadySC recruits, screens, and provides short-term training of individuals for specific job assignments with new and expanding businesses and industry, typically at no cost to the company. Custom training programs are provided to actively prepare a trained workforce for positions within the facility and are often conducted in close proximity to the facility or on-site at the new facility itself.

# BOOMING SAVANNAH INDUSTRIAL MARKET

The shift to e-commerce purchasing by consumers has accelerated market growth resulting in Savannah ranking #1 nationally in total industrial space under construction as a percentage of total inventory, among markets with over 75 million square feet of industrial space.



Vacancy Rate  
**7.23%**



Total Inventory  
**124 MSF**



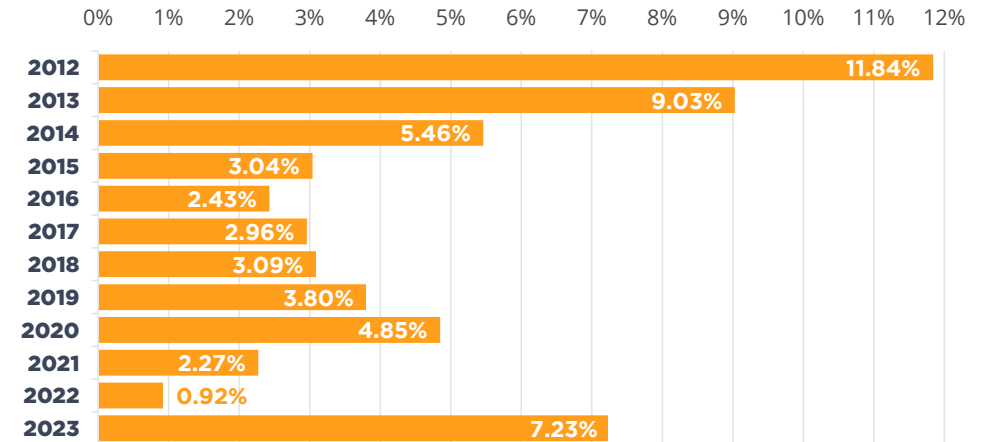
2023 Net Absorption  
**12.6 MSF**



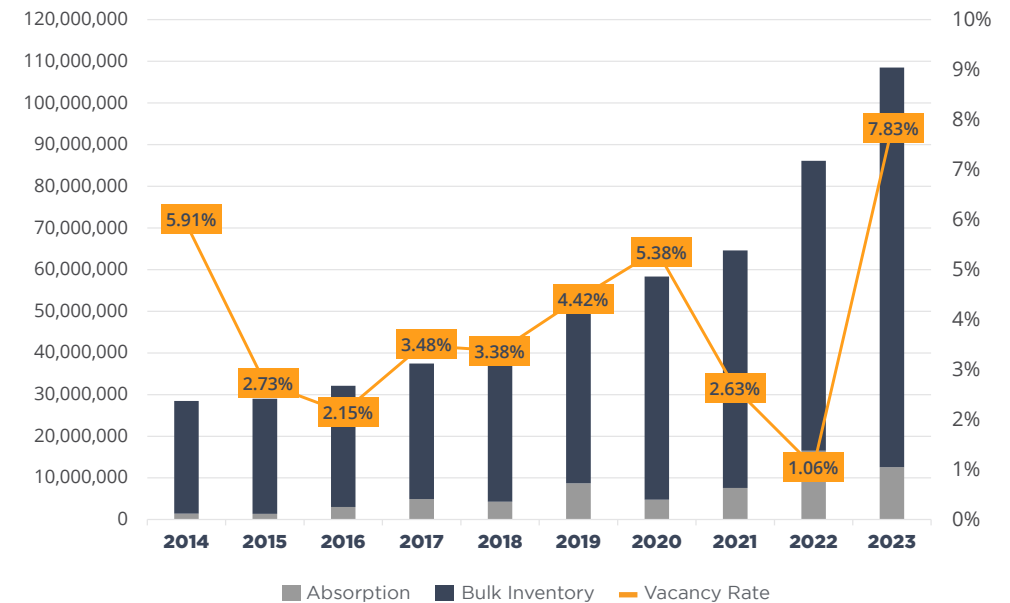
Under Construction  
**13.1 MSF**



## Industrial Vacancy Rate



## Bulk Inventory, Absorption and Vacancy (100,000 SF+)

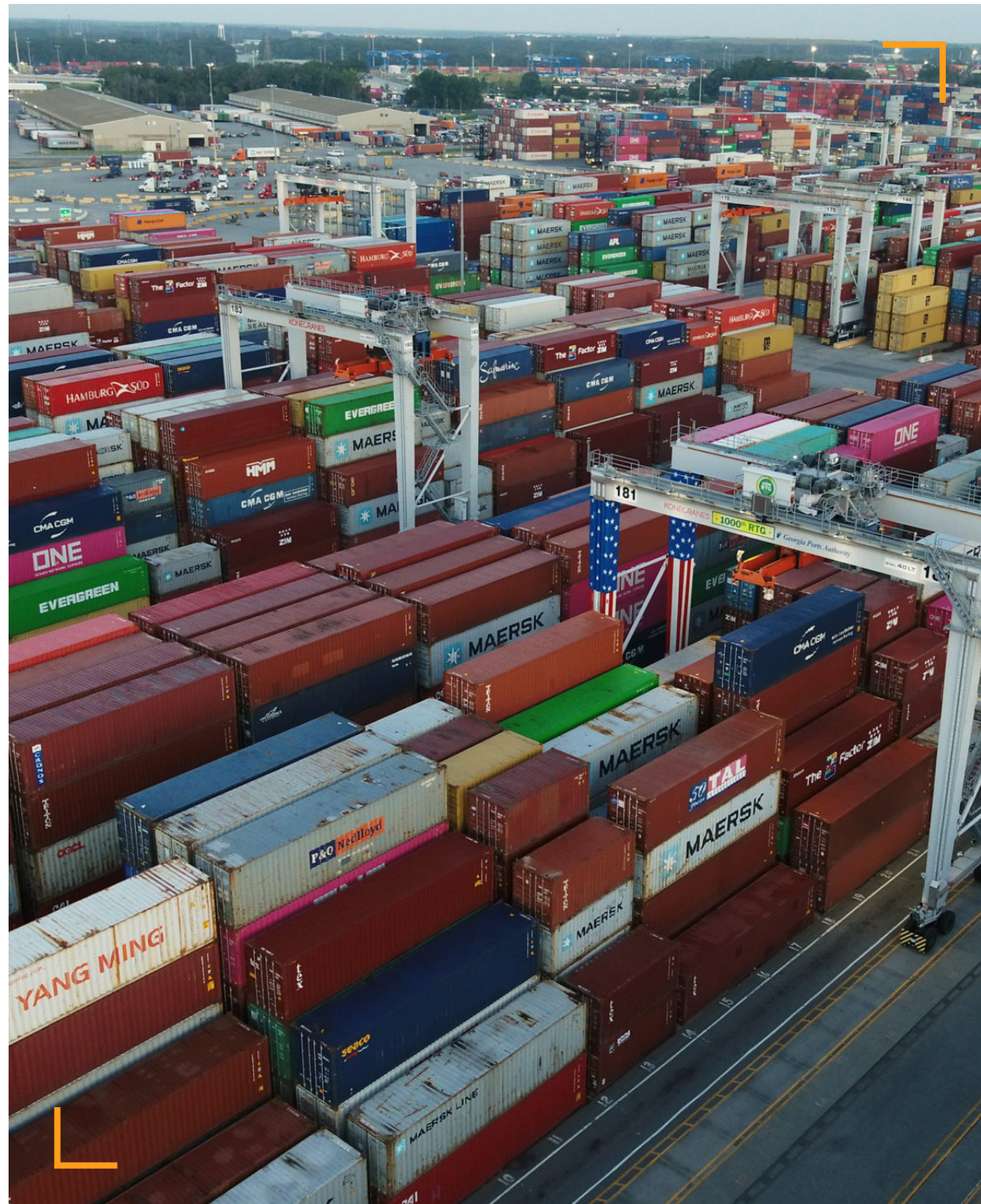


# A HOT SPOT FOR LOGISTICS & DISTRIBUTION

*Sampling of manufactures and large-scale  
retailers with facilities in Savannah:*



MOTOR GROUP







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AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170  
HARDEEVILLE, SOUTH CAROLINA



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