

FOR SALE OR LEASE

# HARDEEVILLE COMMERCE PARK

INDUSTRIAL BUILD-TO-SUIT OPPORTUNITY

Hardeeville, SC 29927

PROPOSED:  
264,840 SF  
CLASS-A REAR LOAD



FLEXIBLE  
SITE PLAN



0.2 MILES TO  
INTERSTATE-95



15 MILES  
TO PORT



OPPORTUNITY  
ZONE



PILOT TAX  
PROGRAM

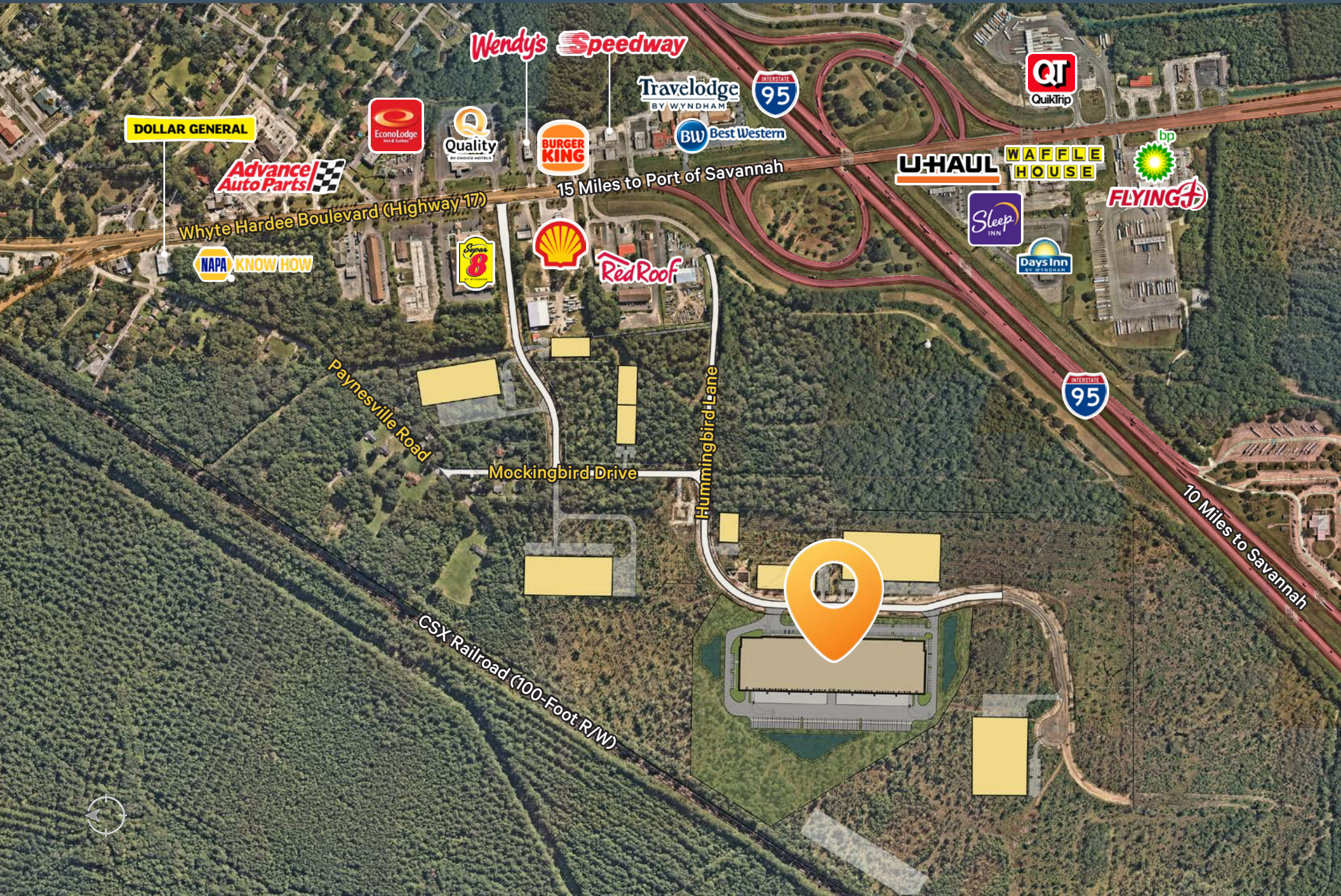


FULLY ENTITLED  
& PERMITTED





AERIAL





## SITE FEATURES

OVERALL LAND AREA: 26.63 AC

UPLAND AREA: 18.95 AC

WETLAND AREA: 7.68 AC

ZONING: PDD - Light Industrial

UTILITIES: All to Site

ENTITLEMENTS: In Place

## PROPOSED BUILDING FEATURES

DELIVERY TIMING: ±14 months

FOOTPRINT: 264,840 SF

BUILDING DIMENSIONS: 952' x 280'

BAY SIZING: 55'x56' Typical with 60'x56' Speed Bays

DOCK POSITIONS: 48

CLEAR HEIGHT: 32'

PARKING: 66 trailer stalls (178 auto)

DRIVE-IN DOORS: Four (4)

# HARDEEVILLE COMMERCE PARK





## ALTERNATE LAYOUT

FOOTPRINT: ±31,000 SF

PARKING: 314 trailer stalls (30 auto)

MAINTENANCE BAYS: 10 total

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UTILITIES: All to Site

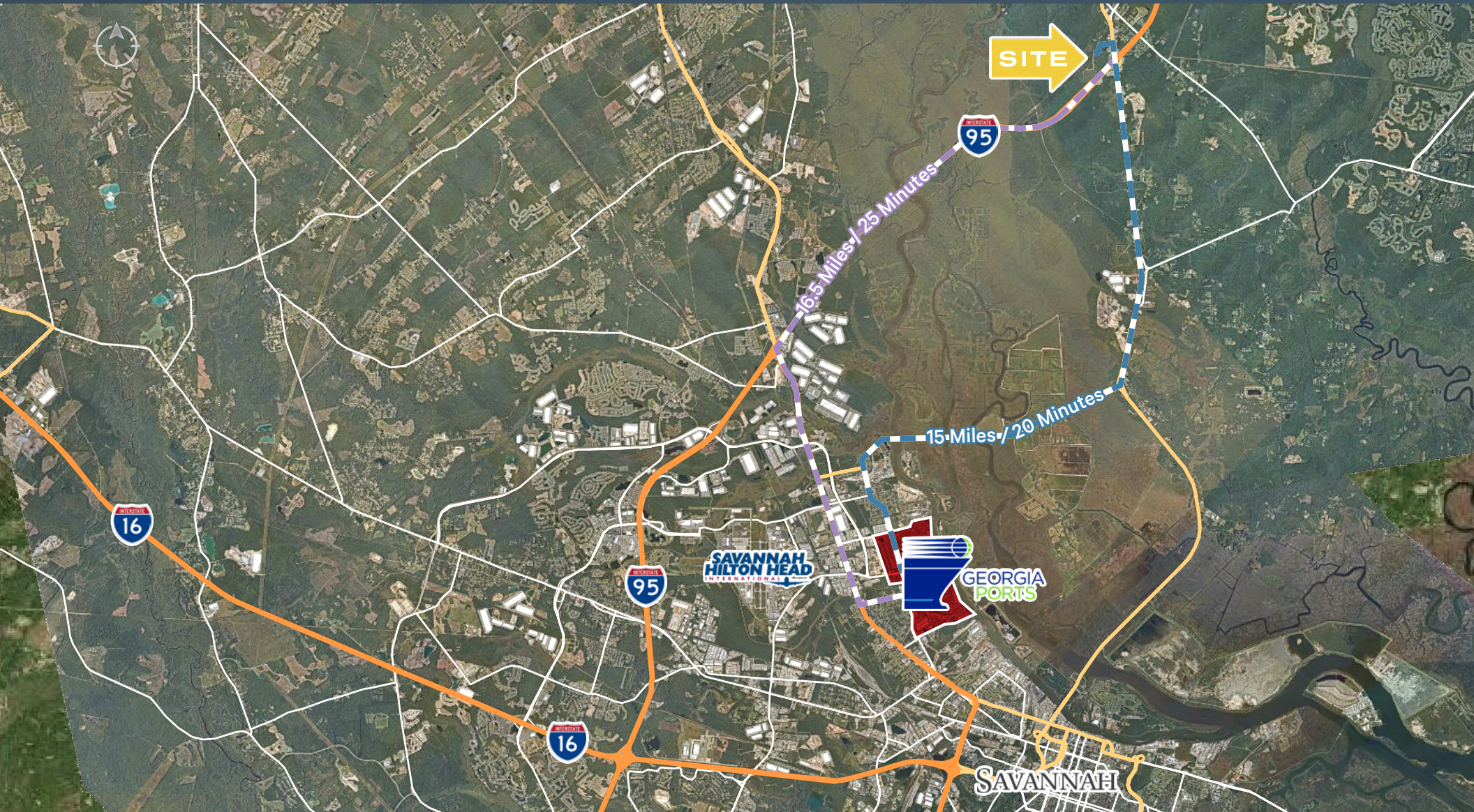
ENTITLEMENTS: In Place

# HARDEEVILLE COMMERCE PARK





# SUPERIOR LOGISTICS LOCATION



» 0.2 miles from  
Interstate-95

» 15 miles to Port of Savannah  
via Highway 17

» 16.5 miles to Port of Savannah  
via Interstate-95

» 18.8 miles to  
Interstate-16



# PORT HIGHLIGHTS

## SAVANNAH: GATEWAY TO AMERICAN COMMERCE

- » **44% of U.S. consumers and manufacturers are best served from the Port of Savannah**



## STRATEGIC DISTRIBUTION HUB

- » Multimodal hub fueled by proximity to the Port of Savannah, regional interstate system linking the area to Atlanta and Florida, and Class I rail service from both Norfolk Southern and CSX
- » Located on the I-95 corridor with direct access to the Florida markets, the Carolinas, Eastern seaboard and Atlanta population center via I-16
- » Largest concentration of break bulk import distribution centers on the East coast
- » Home to Fort Stewart, the largest US Army installation east of the Mississippi, which also provides a highly trained labor base as soldiers exit the military and join the civilian labor force
- » Skilled workforce of more than 453,000 within a 60-mile radius, fueled in part by Georgia Southern University, nearby Fort Stewart and Hunter Army Airfield, and other colleges, universities, and industry ecosystems such as aerospace

## PORT OF SAVANNAH

- » The third largest container volume and the fastest-growing container port by TEU's in the U.S
- » The Port's Garden City Terminal is the largest single container terminal in North America
- » The Terminal covers 1,345 acres with 9,693 ft of contiguous berthing space and 36 ship-to-shore cranes with 42 additional Neo-Panamax cranes expected by 2028. The facility will be able to move nearly 1,300 containers per hour assuming all cranes are moving, and 14,000 truck moves daily. (7,000 containers in, 7,000 containers out)
- » The \$1.4 billion Savannah Harbor Expansion Project (SHEP) has recently deepened its navigation channel from 42 feet to 47 feet, enabling larger and heavier vessels to call on the port
- » Rail connectivity to every major destination east of the Mississippi via two Class I railroads, Norfolk Southern and CSX Transportation
- » The Mason Mega Rail Project is now complete and operates as the largest on-dock intermodal rail facility for a port authority in North America, doubling the Port of Savannah's rail lift capacity to 1 million TEU's per year
- » The Port of Savannah ended fiscal year 2022 in June with a record breaking 5.76 million TEU's, an 8% increase over fiscal year 2021:
  - 1.5M TEU's in Q1 FY 2023 (July-September) an increase of 9.6% year over year
  - Garden City Terminal West Project will add another 1M TEU's of container yard capacity in phases during 2023 and 2024
  - Capacity will increase by 60% to 9.5M TEU's by 2025

# SOUTH CAROLINA BUSINESS ENVIRONMENT

- » Located within an opportunity zone, this project yielding a wide range of tax benefits for owners to leverage their investment while also contributing to positive growth in the Hardeeville community
- » Strong FILOT (Fee in lieu of taxes) property tax abatement program in place. This allows the owner to fix property taxes for 30 years based on a function of direct capital investment
- » Jasper County, SC is a Tier III County which provides a Jobs Tax Credit of \$21,250 per new job created
- » South Carolina has one of the lowest corporate income tax rates (5%) in the Southeast along with numerous credits and methods to reduce and eliminate corporate income tax liability
- » The project is located within Foreign-Trade Zone 104. This lowers the costs of U.S. based operations engaged in international trade thus providing a secure, efficient, and profitable way to compete effectively in domestic and global markets
- » Like Georgia's effective Quick Start workforce training program, South Carolina has ReadySC as their platform which creates incredible opportunities for new and expanding companies
- » Opportunity to pull from the labor pool of Jasper County, shortening the commutes of those travelling to Savannah for employment. There is also a strong military presence due to the proximity of MCAS Beaufort and Parris Island, which together transition around 2,000 soldiers into the civilian workforce annually



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