

CLARIUS PARK HARDEEVILLE

Highway 17 & Highway 170 | Hardeeville, South Carolina



CLARIUS
PARTNERS



CRESSET
PARTNERS



INDUSTRIAL DEVELOPMENT | $\pm 2,657,352$ 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: $\pm 210,542$ SF Q4 2024

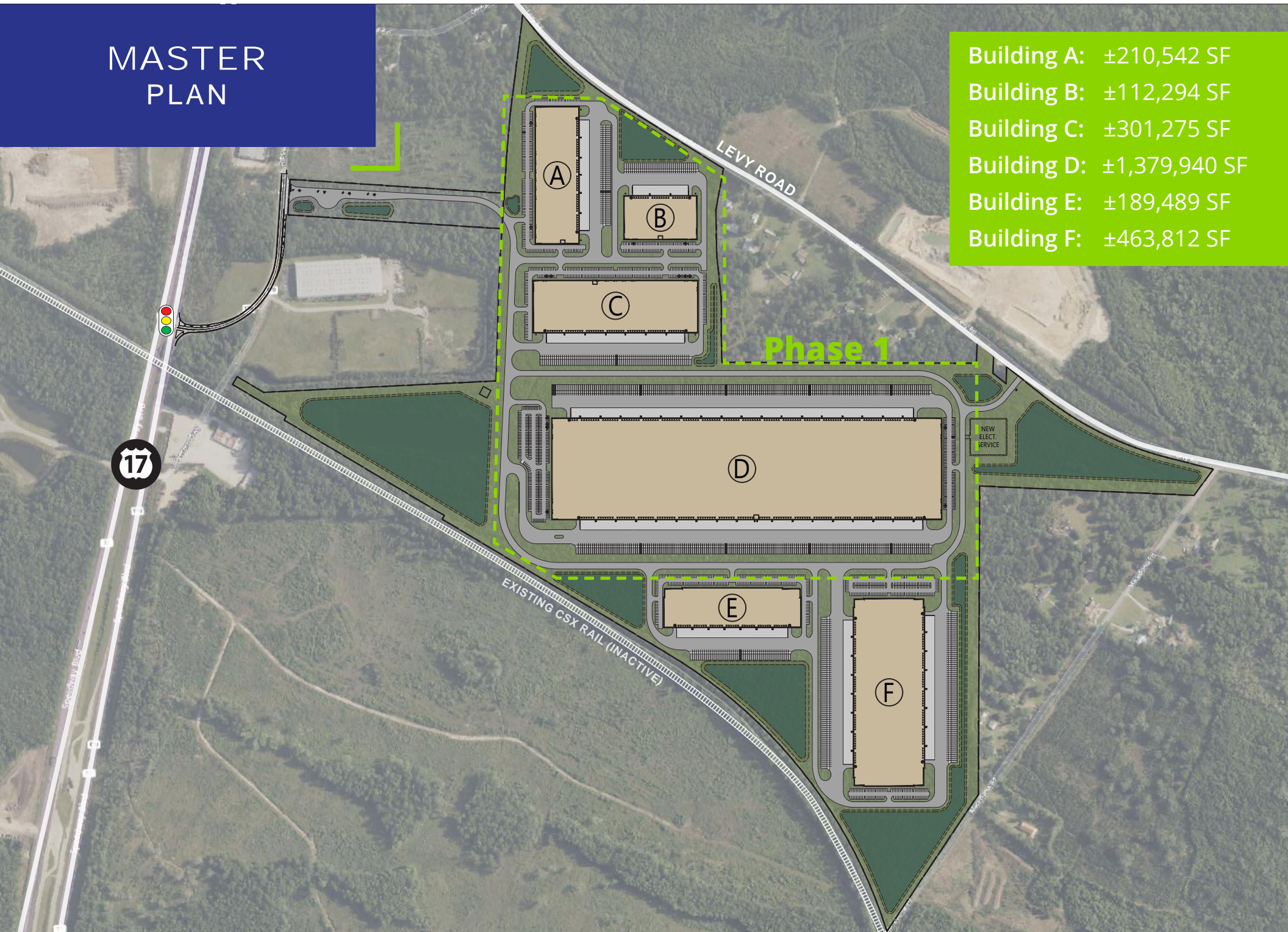
Building B: $\pm 112,294$ SF Q4 2025

Building C: $\pm 301,275$ SF Q4 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

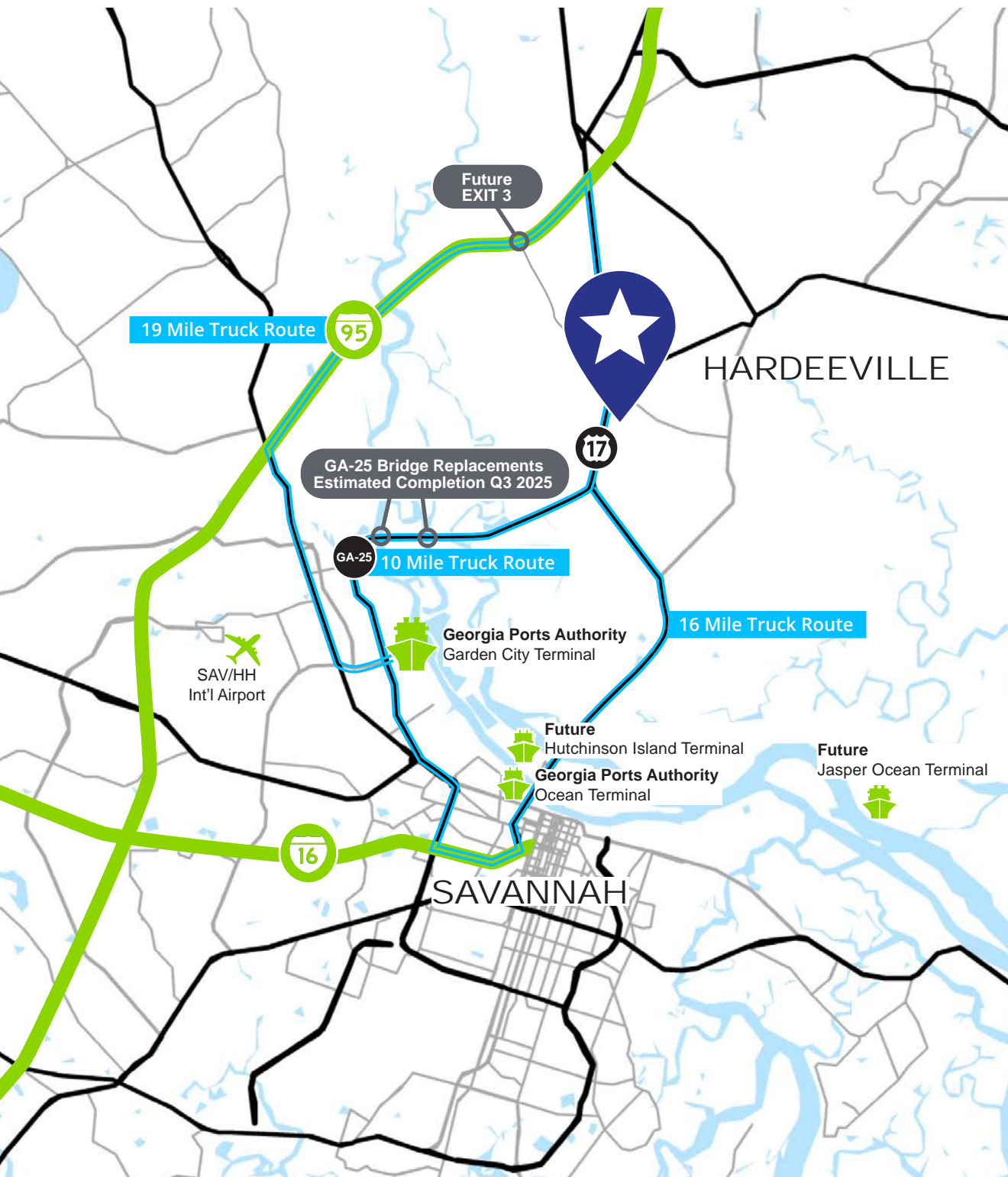


HIGHWAY 17
4-LANE DIVIDED HIGHWAY

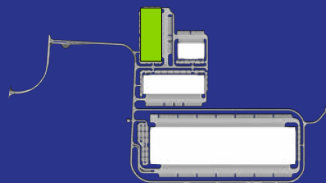


10 Miles via GA-25
16 Miles via Highway 17
19 Miles via Interstate-95

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



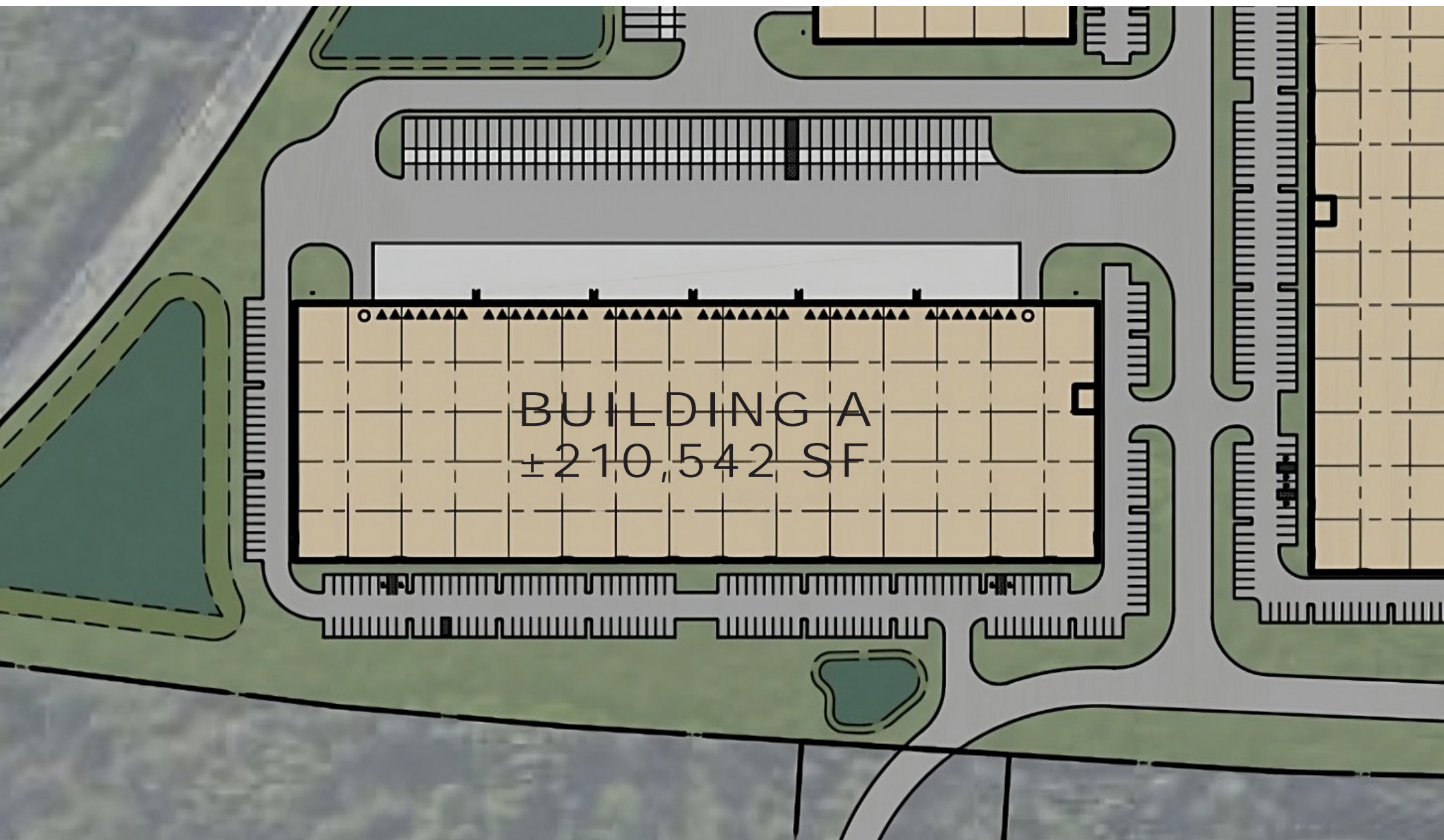
PHASE 1 BUILDING A



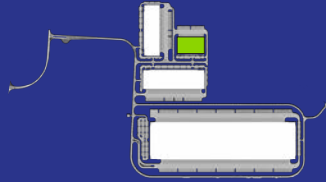
Building Specifications

Building Size: ±210,542 SF
Building Type: Rear Load
Overall Dimensions: 260' x 810'
Office Space: 1,000 SF
Estimated Delivery: Q4 2024

Clear Height: 32'
Dock Doors: 43 (9' x 10')
Drive-in Doors: 2 (14' x 16')
Trailer Parking: 48 spaces
Car Parking: 195 spaces



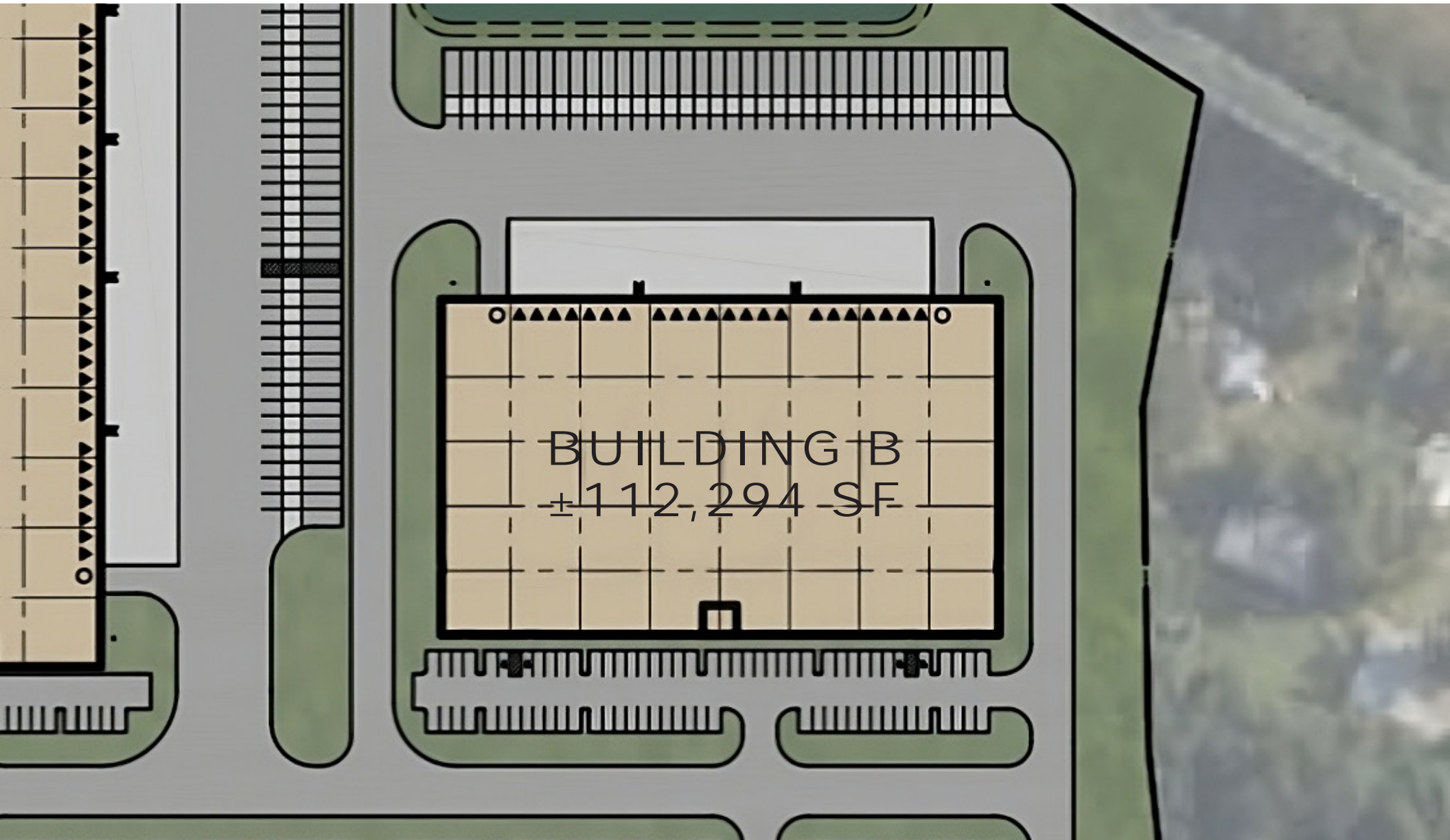
PHASE 1 BUILDING B



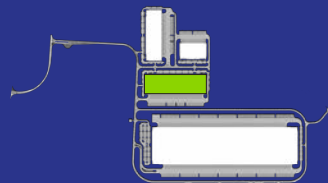
Building Specifications

Building Size: $\pm 112,294$ SF
Building Type: Rear Load
Overall Dimensions: 260' x 432'
Office Space: 1,000 SF
Estimated Delivery: Q4 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

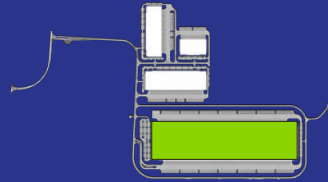
Building Size: ±301,275 SF
Building Type: Rear Load
Overall Dimensions: 310' x 972'
Office Space: 1,000 SF
Estimated Delivery: Q4 2024

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

A detailed site plan of Building C. The building is a large, rectangular structure with a tan-colored roof and a grid pattern of dashed lines. It is surrounded by a parking lot with numerous parking spaces, some of which are marked with green triangles. The building is situated within a larger site plan that includes other buildings, parking areas, and site boundaries. The text 'BUILDING C' and '±301,275 SF' is centered on the building's footprint.

BUILDING C
±301,275 SF

PHASE 1 BUILDING D



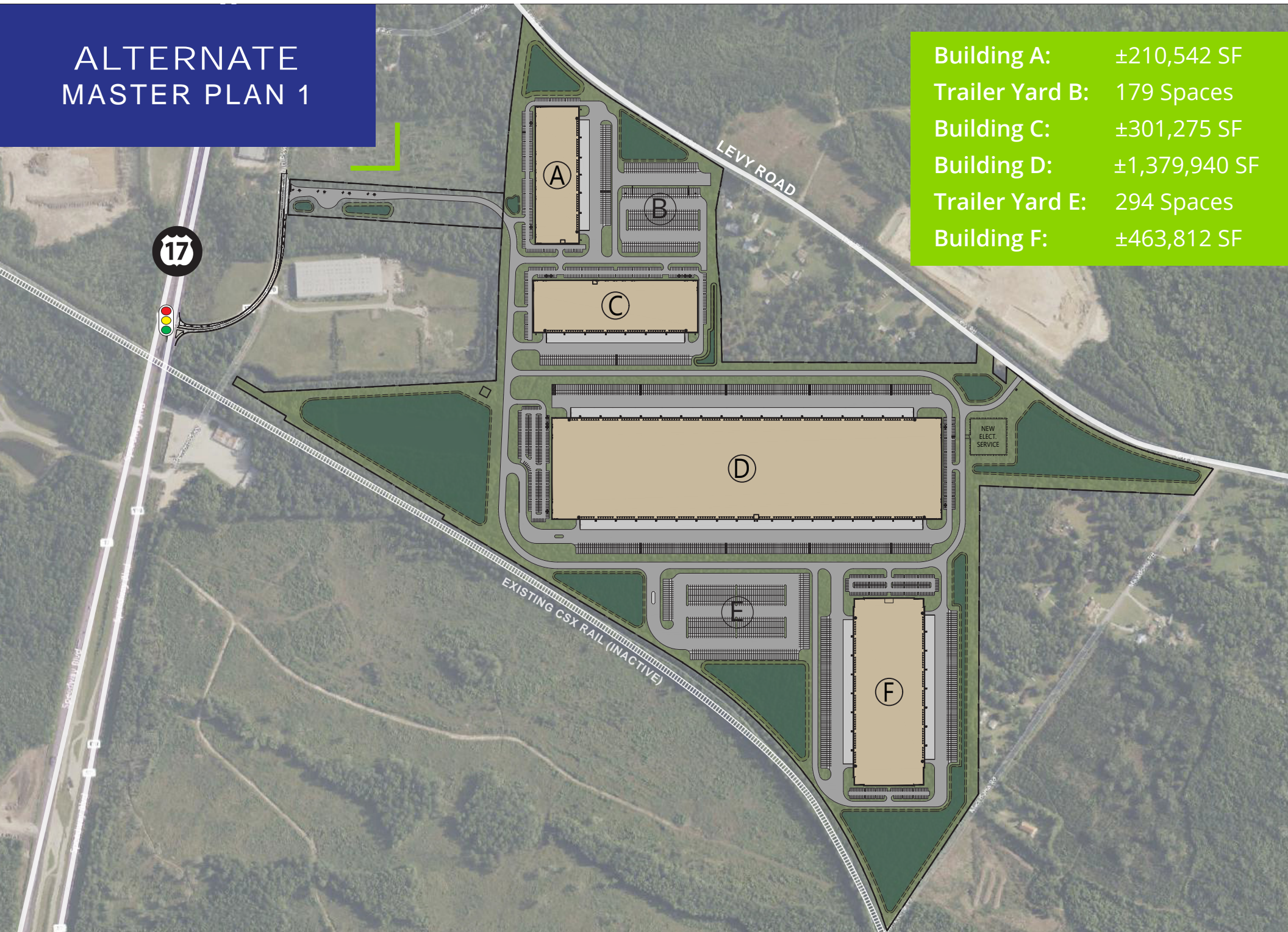
Building Specifications

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 site plan showing a large, rectangular building footprint in the center, colored light tan with a dashed grid pattern. The building is labeled 'BUILDING D' and '±1,379,940 SF'. Surrounding the building are various parking areas, roads, and other smaller building footprints. The entire plan is set against a background of green and grey representing land and infrastructure.

BUILDING D
±1,379,940 SF

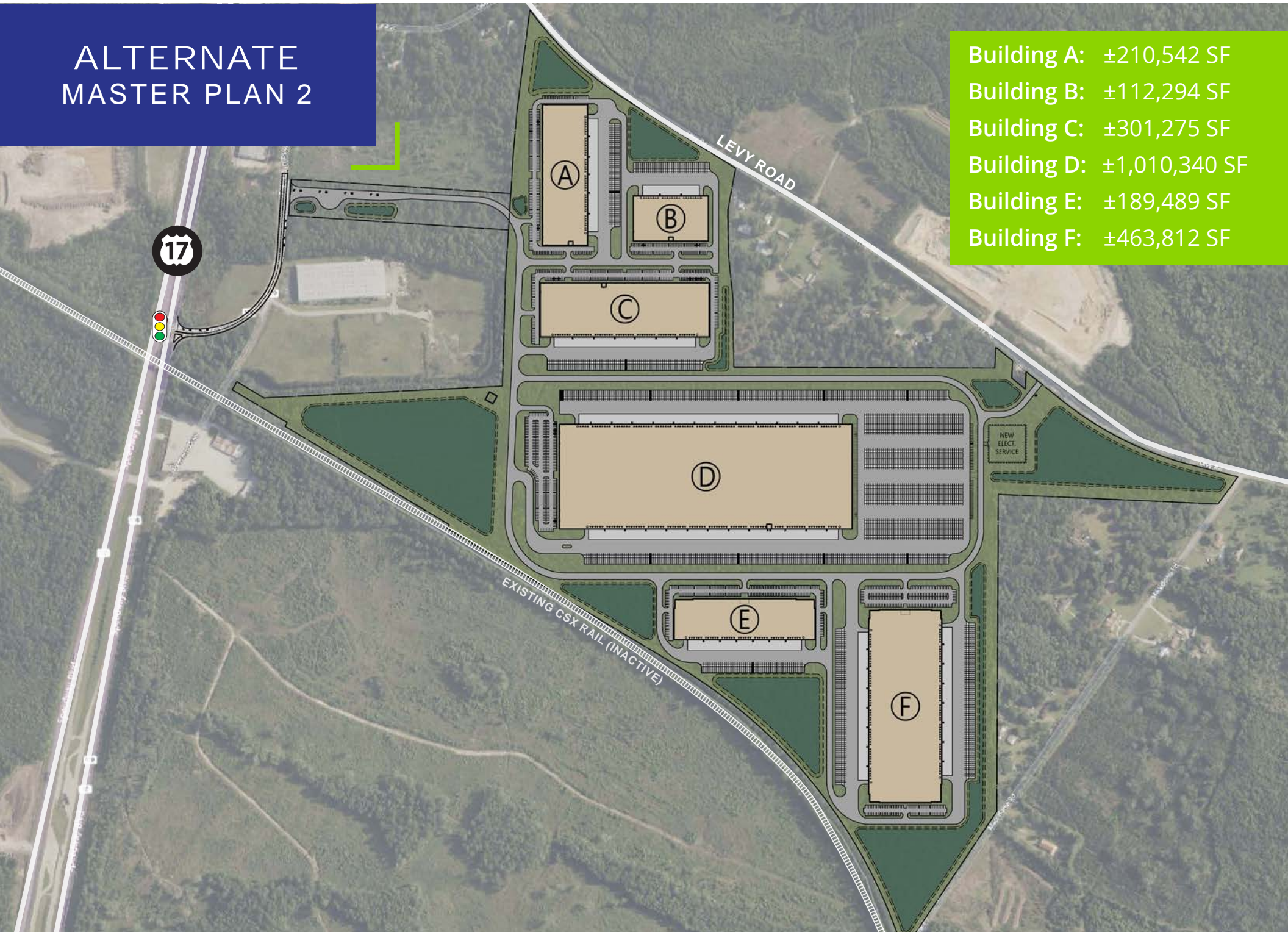
ALTERNATE MASTER PLAN 1



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

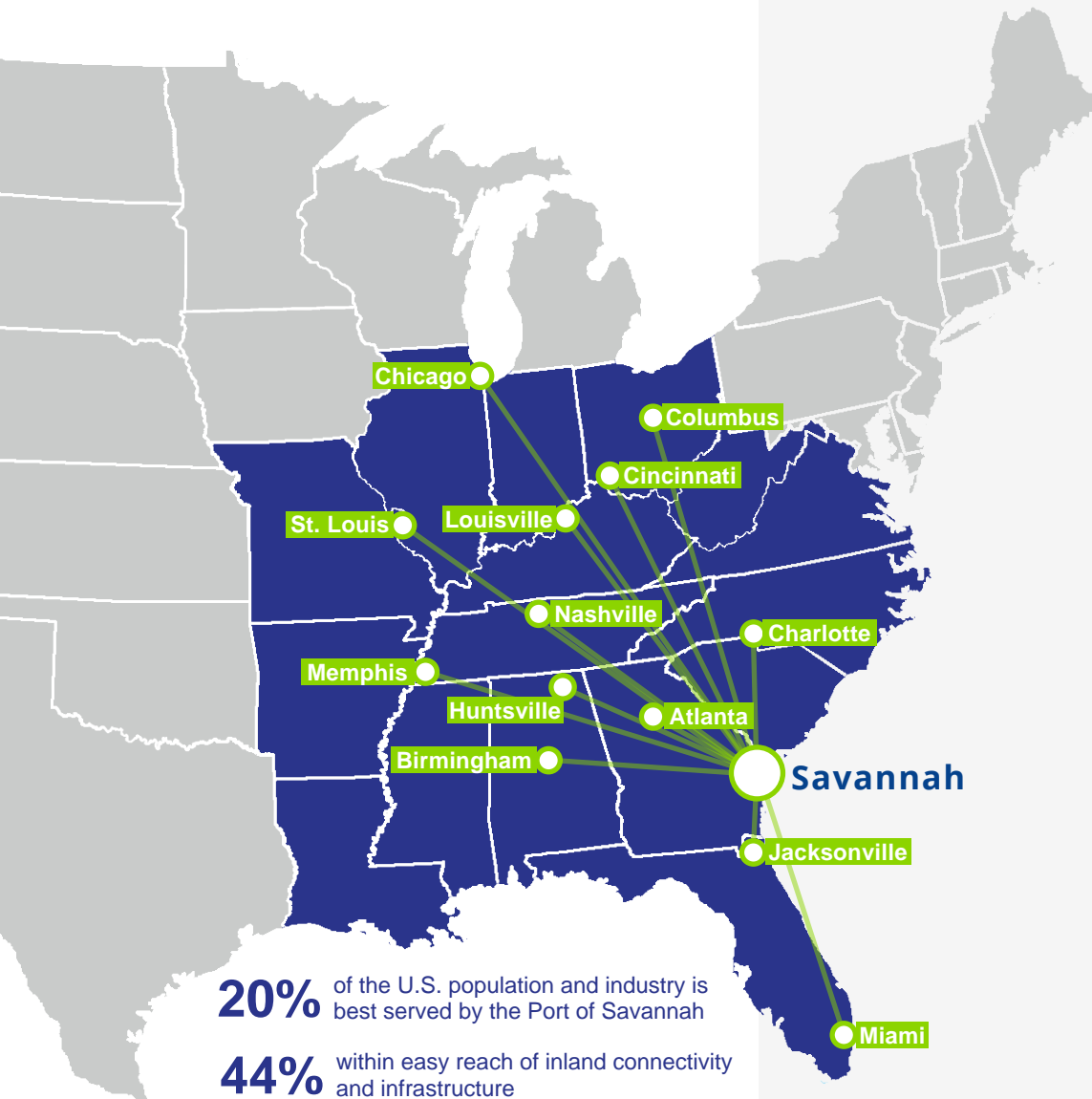


PORT OF SAVANNAH

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

2nd LARGEST PORT ON THE EAST COAST

3rd LARGEST & FASTEST GROWING
CONTAINER TERMINAL IN THE NATION



20% of the U.S. population and industry is best served by the Port of Savannah

44% within easy reach of inland connectivity and infrastructure

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

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
4.23%



Total Inventory
118 MSF



2023 Absorption YTD
9.9 MSF

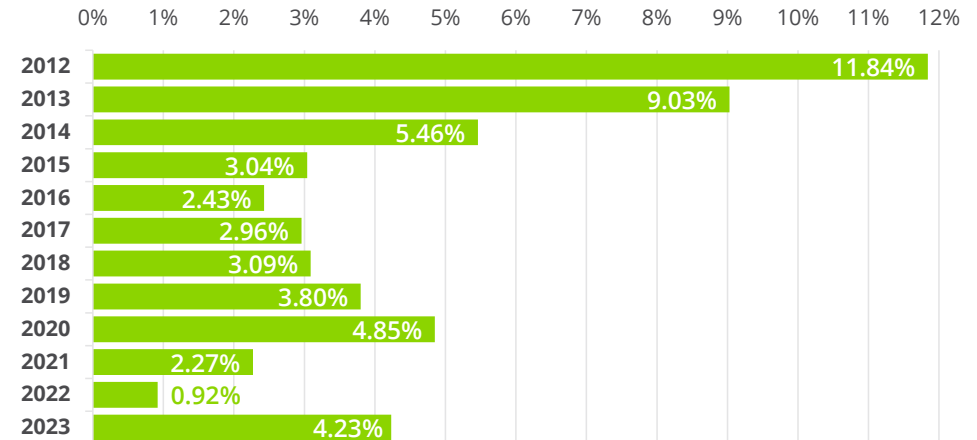


Under Construction
17.6 MSF

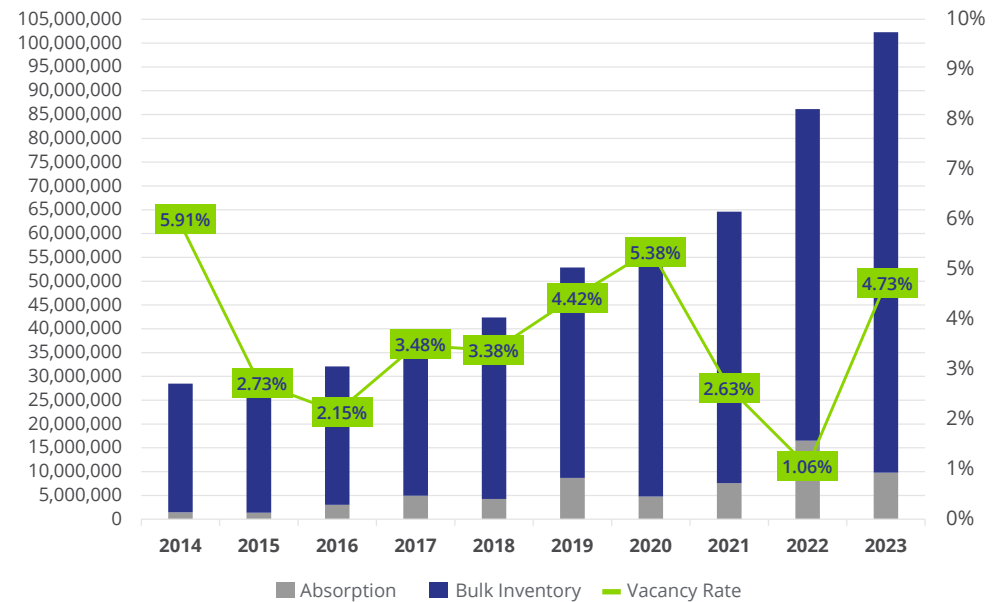


Third Quarter 2023 Numbers

Industrial Vacancy Rate

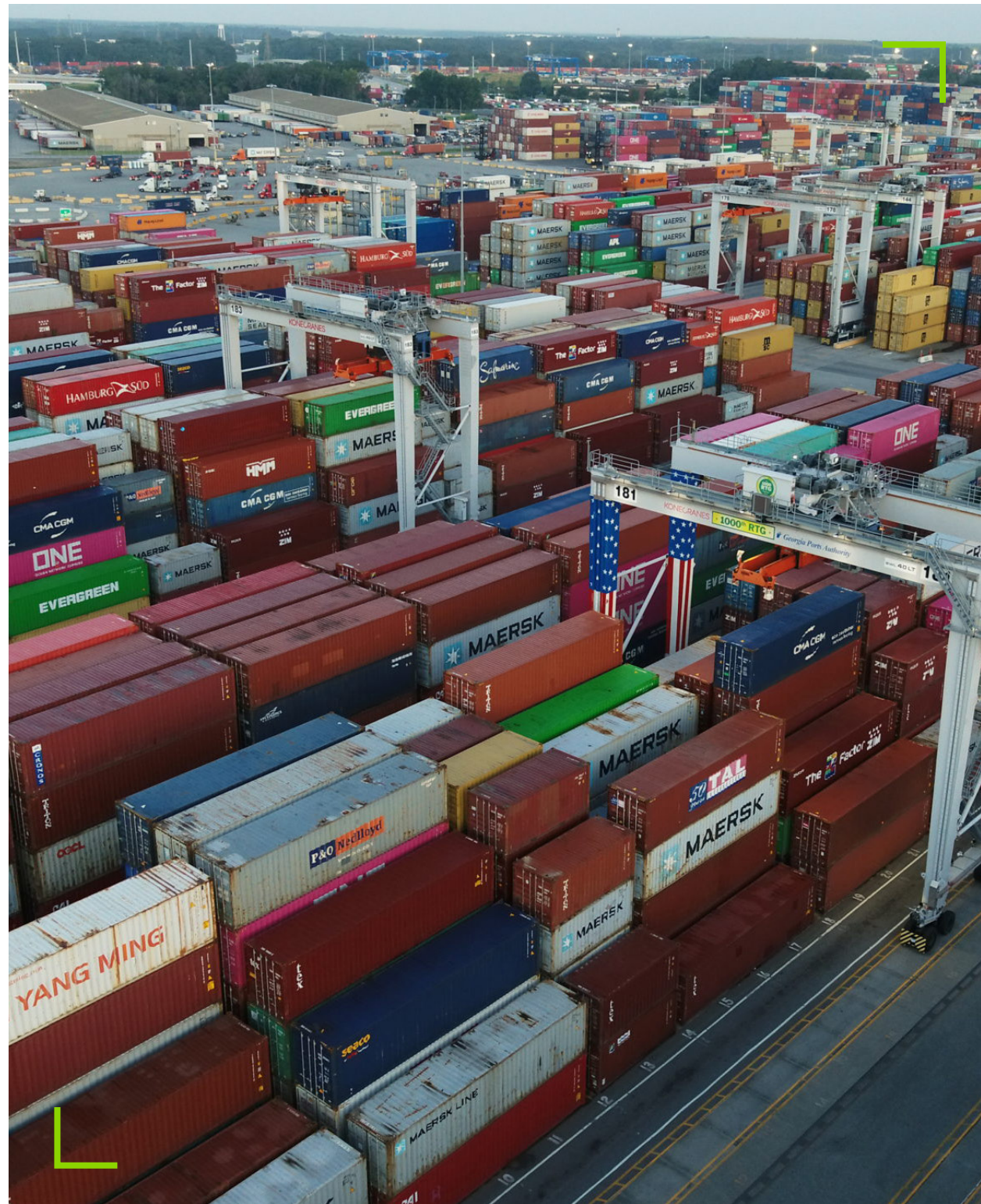


Bulk Inventory, Absorption and Vacancy (100,000 SF+)



A HOT SPOT FOR LOGISTICS AND DISTRIBUTION

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



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