



FOR SALE

RIVERPORT | PHASE 3

Prime Industrial Land Sale Opportunity

Only 10 Miles from the Port of Savannah

HARDEEVILLE, SOUTH CAROLINA (JASPER COUNTY)

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The Opportunity

±454 Gross Acres of Industrial Land | Savannah, Georgia Market

Colliers Savannah is excited to offer a unique opportunity to acquire fully entitled industrial land pods in Hardeeville, South Carolina just across the Savannah River from the Georgia Ports Authority. The property is zoned Industrial with full access to the Riverport Parkway expansion. There is a Wetland Permit in hand with mitigation to impact certain wetlands to develop the Master Plan. The new Riverport Parkway will run adjacent to the four pods with access to utilities. There is approximately 454 gross acres that yield ±4,021,476 SF. This location is perfect for industrial development to support the explosive growth of the Savannah industrial market. The South Carolina submarket has seen significant leasing activity over the last three years with nine (9) buildings leased ranging from 100,000 SF to 790,000 SF.

The offering consists of four separate industrial pods, and Seller will entertain offers for the individual pods or for multiple pods.

Pod A ±201.74 Gross AC with three buildings (±1,616,090 SF)

Pod B ±123.74 Gross AC with two buildings (±1,114,686 SF)

Pod C ±63.19 Gross AC with three buildings (±380,700 SF)

Pod D ±65.44 Gross AC with 1 building (±910,000 SF)

Completed Entitlements

- Zoned Industrial (City of Hardeeville, SC)
- 404 Wetland Permit Complete
- Wetlands Mitigated for warehouse construction per approved Master Plan
- Initial Master Plan Approved (City of Hardeeville, SC)
- Master Utility Agreement with Dominion Power
- Riverport Parkway Extension Building Permit in hand - construction to start Q2 2026
- Water/Sewer Development Agreement Complete with utility infrastructure under construction

Property at a glance



**Total of ±454
Gross Industrial Acres**



**Over 4 Million SF
Development Potential**



**Only 10 Miles
from Georgia Ports Authority**

Location Overview

 Future Riverport Parkway

Immediate access

Interstate-95 (Exit 5)	5 Miles
Future Savannah Container Terminal	10 Miles
Garden City Terminal	10 Miles
Ocean Terminal	12 Miles
Savannah/Hilton Head Int'l Airport	12 Miles
Interstate-16	12 Miles
Hyundai Motor Group Metaplant	32 Miles



HYUNDAI
MOTOR GROUP

Jimmy DeLoach Parkway

RIVERPORT PHASE 3

Existing EXIT 5

Future EXIT 3

Savannah/Hilton Head International Airport

Port of Savannah
Garden City Terminal

Future Savannah Container Terminal

Ocean Terminal

Exceptional Connectivity to the Georgia Ports Authority Terminals

Ocean Terminal Expansion

The Georgia Ports Authority has approved \$65.6 million in contracts to upgrade Savannah's 200-acre Ocean Terminal conversion into a container-only facility, boosting capacity from 300,000 to over 2 million TEUs by late 2027.

Renovations Underway:

- First 1,325-foot berth will be completed in the spring of 2025
- Second berth will be completed in June 2026, for a total of 2,650 feet of berth

Future Savannah Container Terminal

Longer term plans call for the Savannah Container Terminal on Hutchinson Island to open in Phase I by 2030, ultimately adding three additional big ship berths and 3.5 million TEUs of annual capacity in phases, based on demand. The facility is currently in the permitting phase.



With \$4 billion in investments planned for Ocean Terminal and Savannah Container Terminal, Savannah will be a **12.5 million-TEU capacity port by 2035.**

Proposed Master Plan

POD A

Gross Acres	±201.74			
BUILDINGS	SIZE (SF)	DIMENSIONS	AUTO	TRAILER
Building E	±322,090	310' x 1,039'	206	206
Building F	±540,000	470' x 1,150'	TBD	TBD
Building B	±754,000	520' x 1,450'	353	230
TOTAL	±1,616,090 SF			

POD B

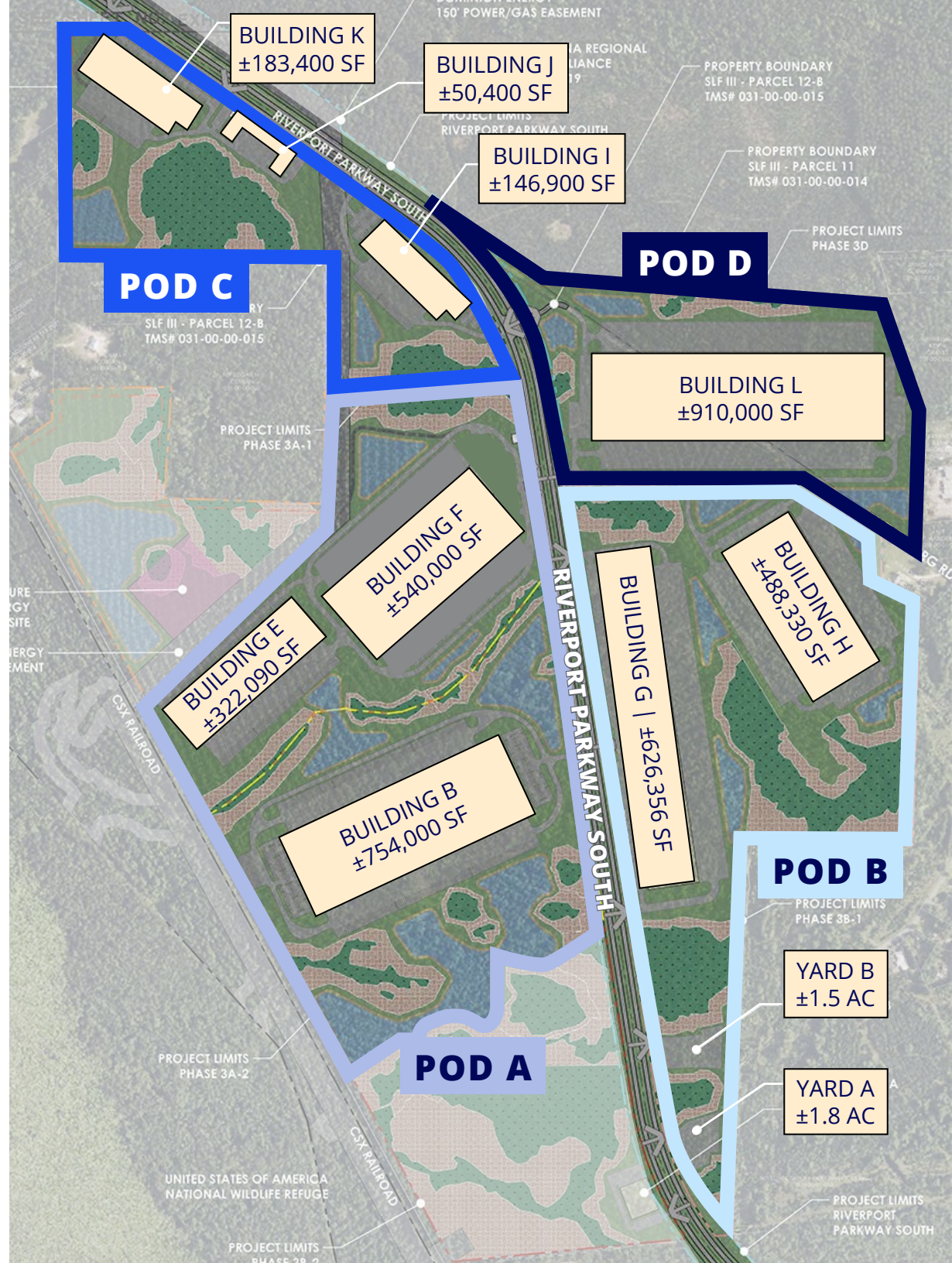
Gross Acres	±123.74			
BUILDINGS	SIZE (SF)	DIMENSIONS	AUTO	TRAILER
Building G	±626,356	310' x 2,020.5'	380	164
Building H	±488,330	470' x 1,039'	96	150
TOTAL	±1,114,686 SF			
YARDS	SIZE (AC)			
Yard A	±1.5			
Yard B	±1.8			
TOTAL	±3.3 AC			

POD C

Gross Acres	±63.19			
BUILDINGS	SIZE (SF)	DIMENSIONS	AUTO	TRAILER
Building I	±146,900	210' x 730'	101	38
Building J	±183,400	260' x 730'	130	38
Building K	±50,400	175' x 440'	61	20
TOTAL	±380,700 SF			

POD D

Gross Acres	±65.44			
BUILDINGS	SIZE (SF)	DIMENSIONS	AUTO	TRAILER
Building L	±910,000	520' x 1,750'	105	270
TOTAL	±910,000 SF			



Significant Leasing Activity in the Highway 17 Corridor

17

Lease Deals in the Past 5 Years

7

Lease Deals in the Past 12 Months

Style Access | 35,296 SF

1 **Home Depot** | 58,539 SF

Sea West Logistics | 59,182 SF

2 **Taylorred Services** | 305,151 SF

RBW Logistics | 303,220 SF

3 **Johnathan Y** | 164,534 SF

TWUSA | 164,500 SF

4 **LT Foods** | 99,518 SF

Tricap | 108,650 SF

5 **Yandle-Witherspoon Supply** | 22,419 SF

Riverstone Logistics | 40,846 SF

6 **ArchPoint** | 180,494 SF

Enterprise Order Solutions | 110,917 SF

7 **Ademco** | 305,163 SF

Lecangs | 486,096 SF

8 **Aster Graphics** | 59,252 SF

9 **TS Conductor** | 301,275 SF



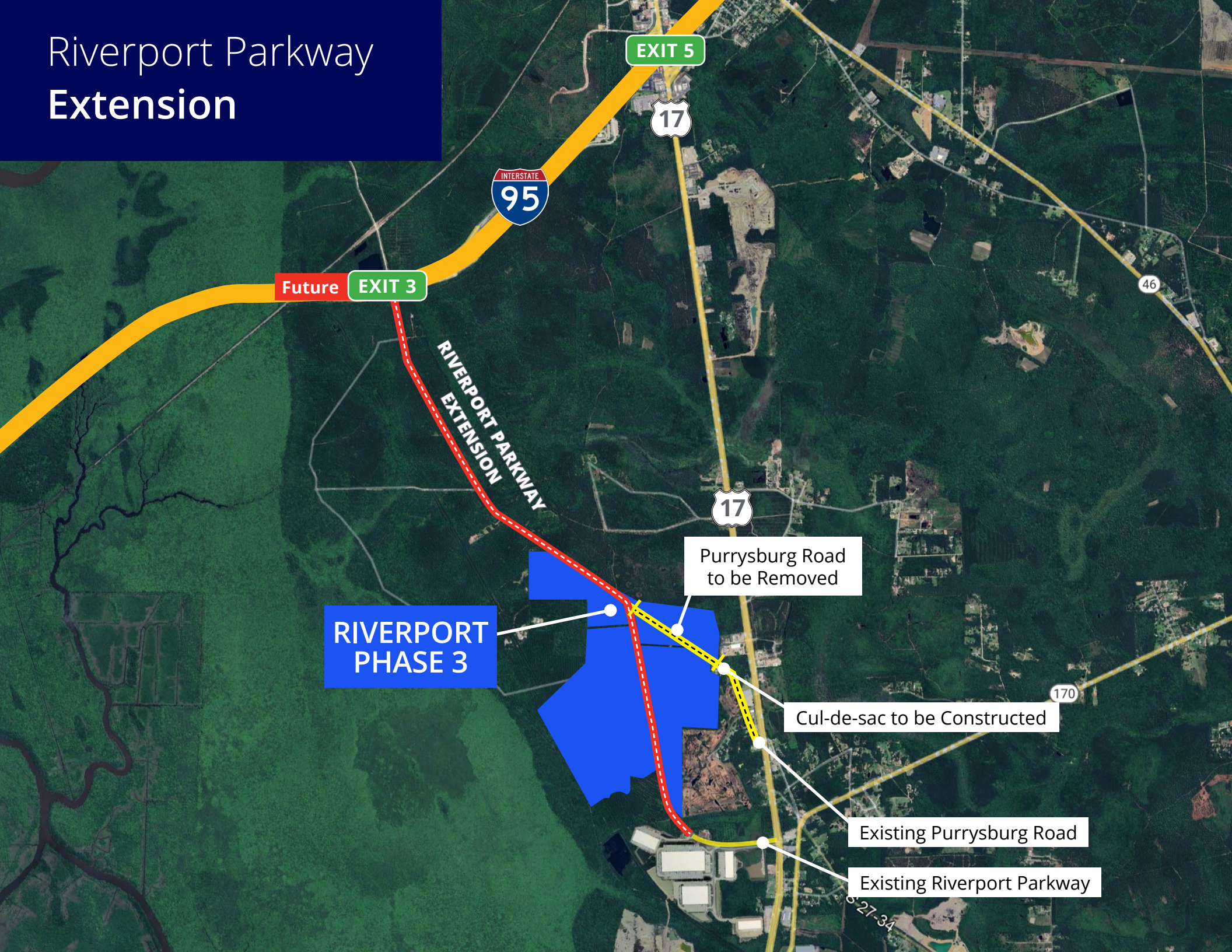
- Leased Building
- Future Building
- Available Building

RIVERPORT PHASE 3

RIVERPORT COMMERCE PARK

CLARIUS PARK HARDEEVILLE

Riverport Parkway Extension



EXIT 5

17

INTERSTATE
95

Future EXIT 3

46

RIVERPORT PARKWAY
EXTENSION

17

Purrysburg Road
to be Removed

RIVERPORT
PHASE 3

170

Cul-de-sac to be Constructed

Existing Purrysburg Road

Existing Riverport Parkway

27-34



Infrastructure Projects

Riverport Parkway / Purrysburg Road / Interstate-95 Interchange (Exit 3)

Four lanes of Riverport Parkway will be extended from Highway 17 to a new Interstate-95 interchange (Exit 3) at the old Purrysburg Road bridge. The first phase through the Riverport Phase 3 industrial park will be complete in Q1 2027 and fully completed to Interstate-95 in Q3 2027. This will open a new commercial and industrial corridor for growth to support the Georgia Ports Authority and the greater Savannah industrial market.

Interstate-95 Expansion Project

I-95 Expansion Project will widen Interstate-95 from two lanes to three lanes in each direction from the Georgia border northbound to Exit 33 which will greatly improve traffic flow from the Georgia border to I-26.

The South Carolina Department of Transportation intends to start construction Q2 2026.

Highway 170 (Alligator Alley) Houlihan Bridge Rebuild

The Houlihan Bridge has been rebuilt allowing heavy-weight trucks to cross from Georgia Ports Authority across Alligator Alley to Highway 17 without weight restrictions. This project was completed in 2024.

Highway 17 Widening Project

The \$14.9M project to widen Highway 17 from two lanes to four lanes from the Savannah River to the existing four lanes at Highway 170 is currently underway, projected to be completed in 18-24 months (Q1 2027). Completion of River[p

The Georgia Department of Transportation plans to add an additional lane in each direction to the existing Highway 17 bridge that connects to the Talmadge Bridge with completion in 2027.

Seamless Access into the GPA's Primary Container Terminals (Garden City Terminal and Ocean Terminal)

All of these road and infrastructure projects that are under construction in and around Riverport will ensure seamless access to the two major GPA container terminals, the Garden City Terminal and Ocean Terminal. The Garden City Terminal is just ten (10) miles from Riverport via Highway 17 and Highway 170. The Ocean Terminal is just 12.5 miles from Riverport via Highway 17. Both routes will have very little traffic reducing overall turn times to and from the Port of Savannah. Access to I-95 at Exit 3 from Riverport will be just three (3) miles up the NEW Riverport Parkway once completed. Prior to completion, it is still only five (5) miles via Highway 17 to I-95 at Exit 5.

South Carolina: Where Opportunity Meets Advantage

Opportunity Zone

RiverPort is in a Federal Opportunity Zone. Opportunity Zones help to inject local communities with strategic development investment while allowing taxpayer-investors to enjoy significant tax advantages.

Jobs Tax Credit

South Carolina Alliance offers South Carolina's Tier tax credits to both expanding and new companies. Applied against corporate income taxes, this valuable credit can offset a company's tax liability. Jasper County is in Tier II, which offers \$2,750 per job created.

ZERO State Property Tax, Local Income Tax, Inventory Tax

ZERO Sales Tax on Manufacturing Machinery, Industrial Power or materials for finished products.

ZERO Wholesale Tax or Unitary tax on worldwide profits.

Low Costs of Operation

Economic climate: South Carolina consistently ranks as one of the top states in the nation to do business as well as ranked #1 in the nation for speed in permitting by Area Development in 2023. Southern Carolina's pro-business support includes minimal regulation that saves time and money. A high-impact array of incentives assures faster return on investment, and lower costs every day to support profitability year in and year out.

“ South Carolina is a **Perennial Leader** in Business Incentives *”*
[Area Development, 2023]

#1

Business Incentives Program in the Nation
[Area Development, 2024]

2nd

State in the Nation for Doing Business
[Area Development, 2024]

#1

Lowest Industrial Electricity Rate in the South Atlantic Region
[U.S. Energy Admin., 2024]

3rd

Best Business Climate in the United States
[Site Selection Group, 2024]

Savannah is the Premier Logistical Location

Savannah is known as a vital transportation and logistics center in North America, thanks to its strong links with sea, rail, air, and road networks.



SEA

The Port of Savannah is the **single largest & fastest-growing** container terminal in the U.S.



ROAD

Savannah's connectivity through major interstates (**I-16 & I-95**) offers drivers **easy access to the entire East Coast**



RAIL

Access to two Class I Railroads (CSX & Norfolk Southern) with 24 hour ship to rail cargo time



AIR

Savannah/Hilton Head International Airport, **Georgia's 2nd busiest airport**, with more than 40 direct daily flights

Georgia Ports Authority's: Port of Savannah

The Port of Savannah continues to strengthen its position as one of the fastest-growing container ports in the United States. In 2025, the Georgia Ports Authority handled nearly 5.7 million TEUs, marking the second-busiest year in the port's history and a 2.6% increase over 2024. Growth has been supported by strong retail imports, expanded rail connectivity to inland markets, and continued infrastructure investments improving efficiency and cargo flow. Savannah also recorded record intermodal rail activity, reinforcing its role as a key logistics hub connecting Southeast manufacturers to global trade routes.

Hyundai Motor Group Metaplant America

Hyundai Motor Group's first dedicated Electric Vehicle mass-production plant located in Bryan County, GA. Construction began in January 2023 and was officially opened March 2025. The plant is expected to produce 500,000 vehicles per year under the Hyundai, Kia and Genesis brands.



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