

FOR LEASE

445 PROSPER PARKWAY

33,750 SF AVAILABLE

Hardeeville, SC 29927

NEW
CONSTRUCTION:
105,750 SF
CLASS-A REAR LOAD



33,750 SF
AVAILABLE



0.2 MILES TO
INTERSTATE-95



15 MILES
TO PORT



DISCRETIONARY
INCENTIVES
AVAILABLE



PILOT TAX
PROGRAM



SHELL COMPLETED
JULY 2025

CBRE

AERIAL



INTERSTATE 95

INTERSTATE 95

Whyte Hardee Boulevard (Highway 17)

Paynesville Road

Mockingbird Drive

Hummingbird Lane

10 Miles to Savannah >>

15 Miles to Port of Savannah >>

CSX Railroad (100' Right-of-Way)

SITE

POTENTIAL EXPANSION OF PROSPER PARKWAY



Advance Auto Parts

EconoLodge

Quality

Wendy's

BURGER KING

Speedway

BW Best Western

QT QuikTrip

WAFFLE HOUSE

bp

SUBWAY

U-HAUL

Sleep INN

Days Inn

Pilot FLYING J

DOLLAR GENERAL

NAPA KNOW HOW

Super 8

Shell

Red Roof

FUTURE DEVELOPMENT AREA

WETLAND

WETLAND

TRUCK COURT
150 TRAILER PARKING SPACES

EMPLOYEE PARKING

TRUCK COURT
150 TRAILER PARKING SPACES

EMPLOYEE PARKING

TRUCK COURT
150 TRAILER PARKING SPACES

EMPLOYEE PARKING

SPACE FEATURES

REMAINING AVAILABLE: 33,750 SF

CLEAR HEIGHT: 32'

DRIVE-IN DOORS: 1

TOTAL BUILDING SIZE: 105,750 SF

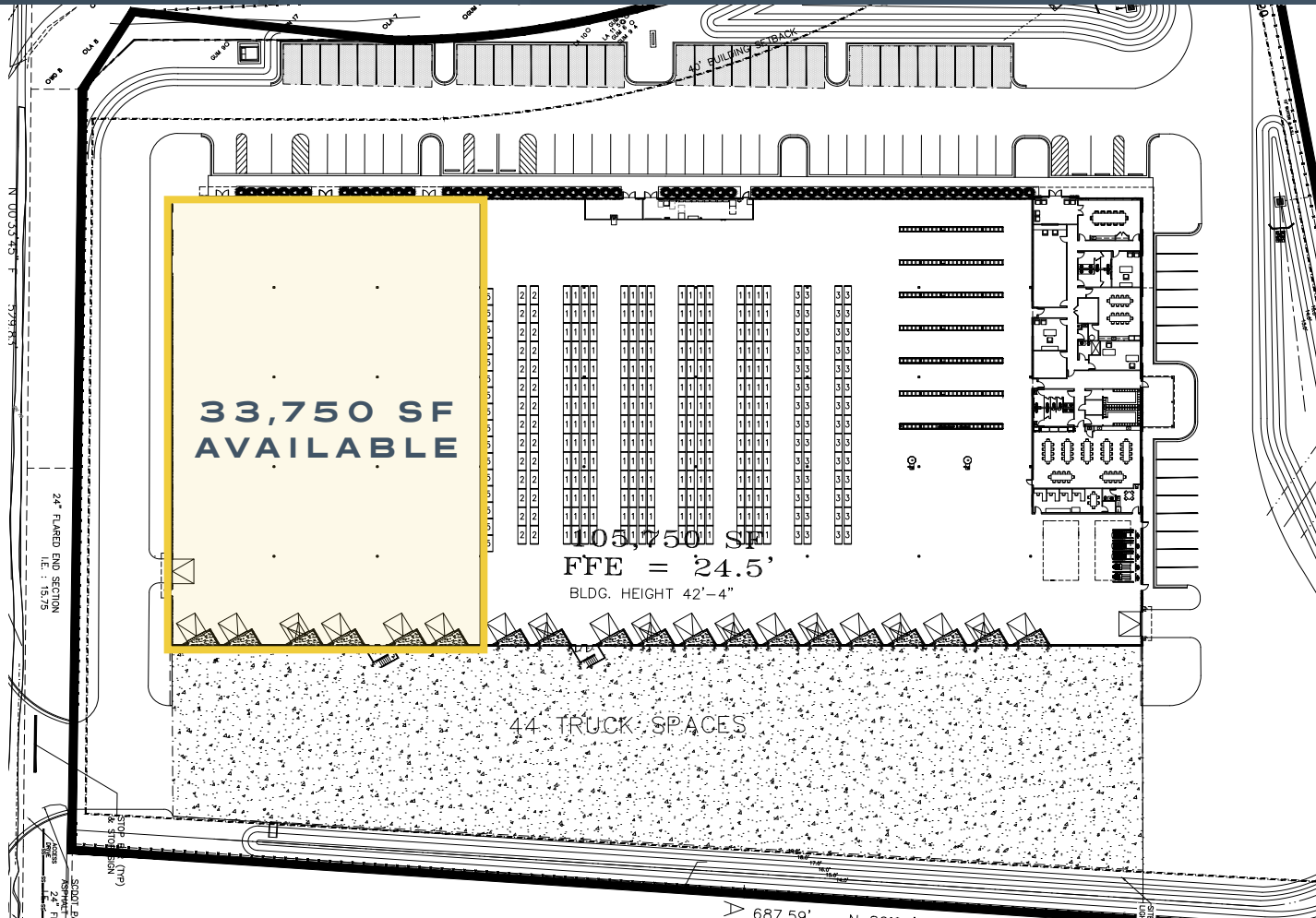
PARKING: Trailer parking at dock
(30 auto)

DOCK POSITION: 6

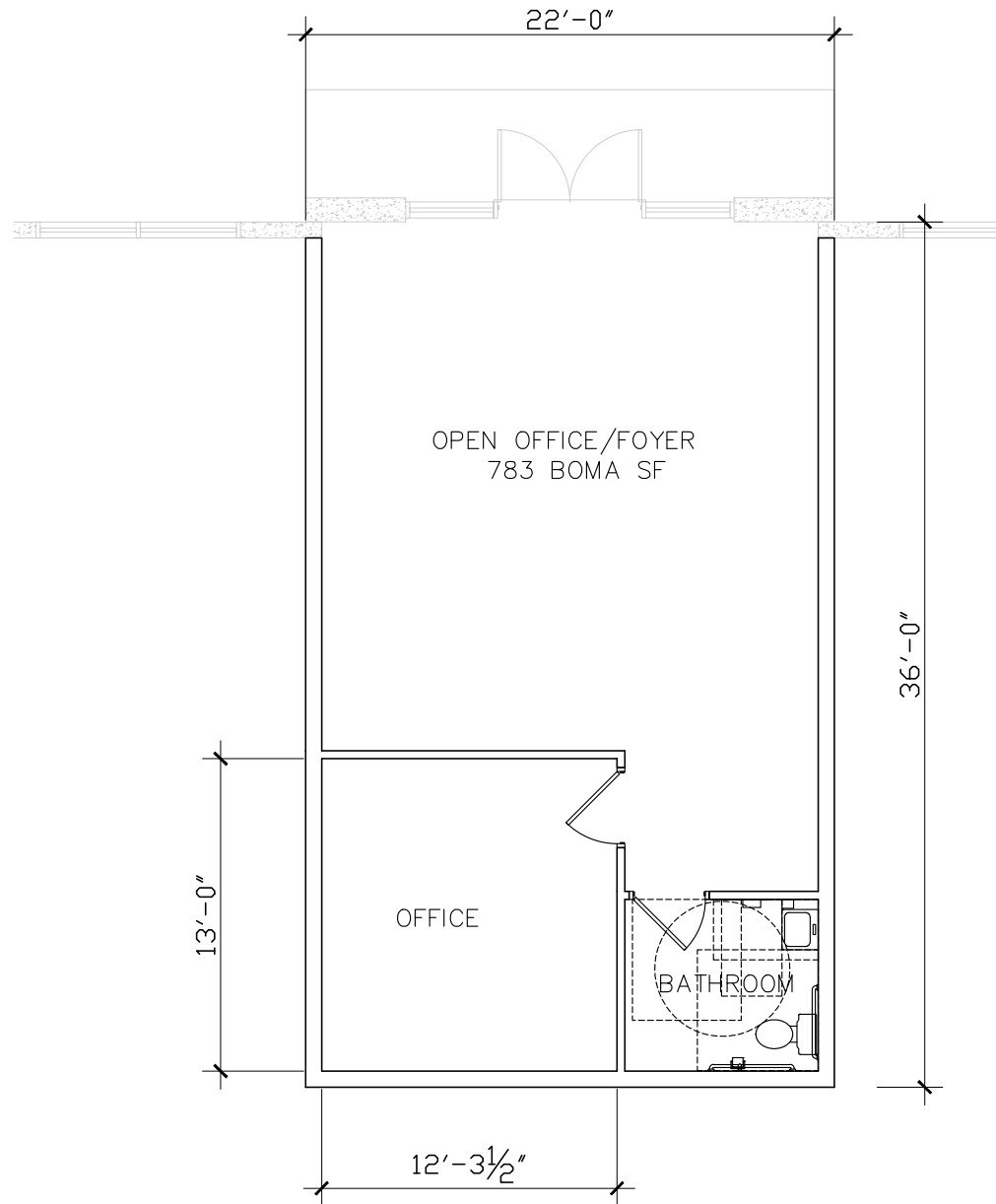
SPACE DIMENSIONS: 150' X 225'

SPEC OFFICE: 783 SF

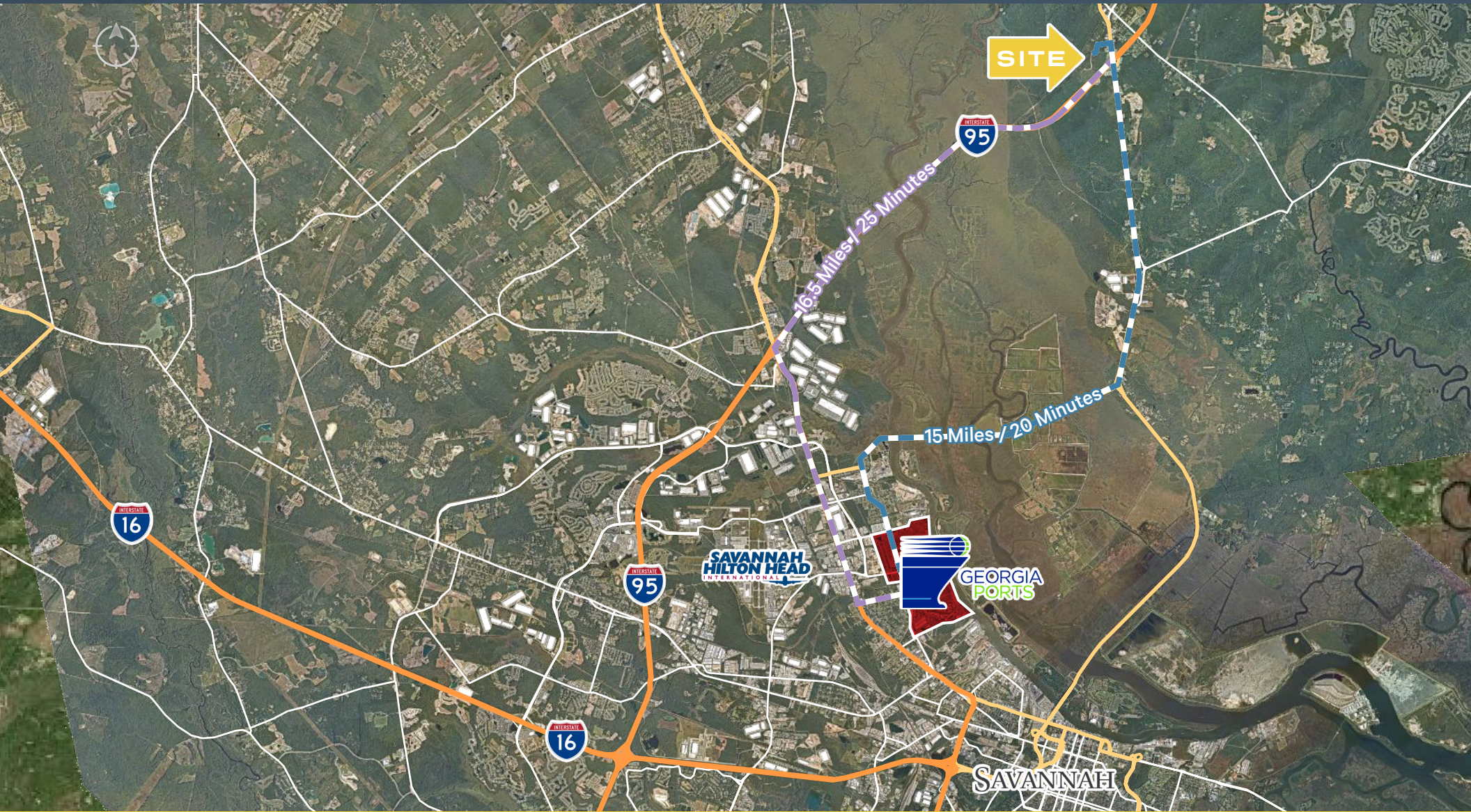
DOCK EQUIPMENT
(1) mechanical pit levelers
(5) edge of dock levelers



OFFICE PLAN



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 OF SAVANNAH
IS THE #1 PORT IN
THE U.S.**

- » Two Class I Railroads: CSX & Norfolk Southern; on-dock rail and line haul services
- » Two Terminals: Ocean & Garden City Terminal; modern & deep water
- » Neopanamax Vessels: 60% of vessels calling on Savannah are Neopanamax
- » Access to Interstates: Immediate access to I-16 E/W & I-95 N/S

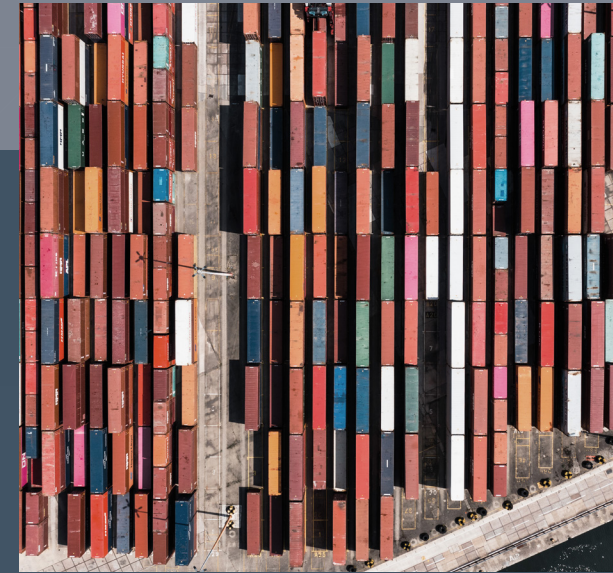
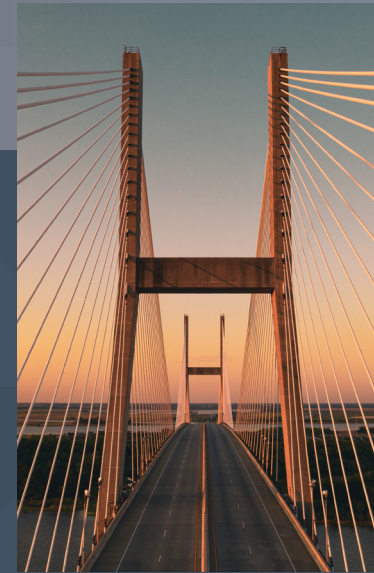


**LARGEST
SINGLE
CONTAINER**

Terminal in North America

**FASTEST
GROWING &
THIRD LARGEST**

Port in the Nation



**20% OF
THE U.S.
POPULATION
BEST SERVED BY**

The Port of Savannah

**FOUR
HOUR
DRIVE**

to Major Markets: Atlanta,
Orlando, Charleston, Charlotte

SPECIALIZES IN

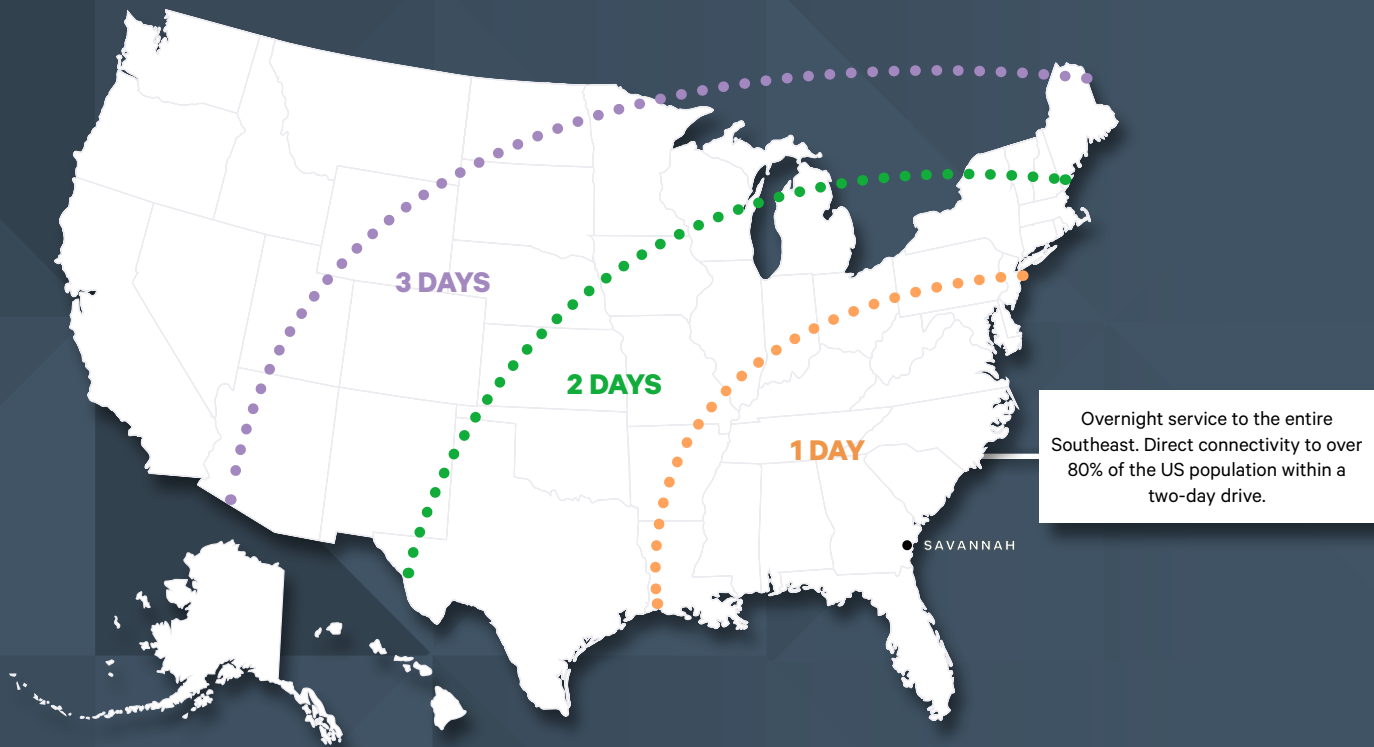
Containers, Break Bulk, RoRo, Heavy Lifting, Project Cargo



LOGISTICS & DISTRIBUTION HUB

Recognized as the single largest and fastest growing container terminal in America. The Port of Savannah's superior location and faster-to-market service provide links to international markets such as Asia, Europe and Latin America. The port's owner-operated terminal offers flexibility and the power to tailor their services to your needs.

The Port of Savannah is closest and fastest by rail to the major population centers of Atlanta, Charlotte, Birmingham, Memphis and Orlando. Two Class I on-terminal rail facilities allow more choices to reach your inland markets.



TAX CREDIT INCENTIVES

- ▶ Maximum Job Tax Credit - \$3,500 per job created
- ▶ Use of Job Tax Credits against 100% of income tax liability

U.S. FOREIGN - TRADE ZONE

- ▶ Customs duties deferred on imports improves cash flow
- ▶ No duty or quote charges on re-exports
- ▶ Duty paid at the lower tariff rate of the imported component of finished product
- ▶ Reductions in merchandise processing fees due to weekly entry

SOUTH CAROLINA BUSINESS ENVIRONMENT

- » **FILOT (Fee in Lieu of Taxes):** A property tax abatement program that allows companies to negotiate lower property tax rates based on their capital investment, potentially fixing these taxes for up to 25 years
- » **Jobs Tax Credit:** Jasper County is designated as a **Tier III** County, offering a significant **\$21,250 tax credit** for each new job created. This credit aims to incentivize businesses to generate employment in economically distressed areas
- » **Low Corporate Income Tax:** South Carolina has one of the most competitive corporate income tax rates in the Southeast at 5% with numerous credits and deductions available to further reduce corporate tax liability
- » **Foreign-Trade Zone (FTZ) 104:** The project is located within this FTZ, which reduces costs for U.S.-based operations engaged in international trade by lowering duties and taxes on imported goods, providing a more efficient and profitable business environment
- » **Workforce Development Programs:** South Carolina offers the ReadySC program, similar to Georgia's Quick Start, which provides customized workforce training for new and expanding companies. This can help businesses quickly ramp up operations with a skilled labor force
- » **Labor Pool:** The location offers access to the local labor pool of **Jasper County**, potentially reducing commute times for workers traveling to Savannah for jobs. Additionally, the proximity to **MCAS Beaufort and Parris Island** ensures a steady flow of around 2,000 transitioning military personnel into the civilian workforce annually

OPPORTUNITY ZONE INCENTIVES

Corporate Income Tax & Incentive

- » Corporate Income Tax
- » Corporate License Fee (Franchise Tax)
- » Corporate Income Tax Credits
- » Jobs Tax Credits
- » Corporate Headquarters Tax Credit
- » Enhanced Corporate Headquarters Tax Credit
- » Investment Tax Credit
- » Research & Development Tax Credit
- » Corporate Income Tax Moratorium
- » Recycling Facility Tax Credit
- » Energy Conservation and Renewable Energy Tax Credit

Sales and Use Tax Incentives

- » Sales & Use Tax
- » Out-of-State Sales
- » Out-of-State Purchases
- » Sales Tax Incentives
- » Sales Tax Exemptions
- » Sales Tax Caps

Local Property Taxes & Incentives

- » Property Taxes
- » Valuation and Assessment
- » Depreciation
- » Millage
- » Property Tax Exemptions
- » Property Tax Incentives
- » Five-Year Property Tax Abatement
- » Revitalization of Abandoned Building Credit

Local Property Taxes & Discretionary Incentives

- » Fee-in-Lieu of Property Taxes (FILOT)
- » Job Development Credit
- » Funds for Retraining Available for Existing Industry
- » Port Volume Increase Tax Credit
- » Agricultural Products Purchases Credit

FOR LEASE

445 PROSPER PARKWAY

33,750 SF AVAILABLE

Hardeeville, SC 29927

**33,750 SF
AVAILABLE**

BUILDING SHELL COMPLETE

FOR MORE INFORMATION, PLEASE CONTACT:

Preston Andrews
First Vice President
+1 912 484 1510
preston.andrews@cbre.com

CBRE, Inc.
144 Habersham Street, Savannah, GA 31401
+1 912 228 3528
www.cbre.com/savannah

© 2026 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

CBRE