



Available 28,438 SF Building

Hinesville Technology Park (Liberty County, GA)



Building Details

- 28,438 SF, expandable, on 7.3 acres, 103 Techwood Dr., Hinesville, GA (31°47'27.2"N 81°38'21.6"W)
- Built in 2000, it has tilt-up concrete exterior walls. It is expandable. Entire building is climate controlled
- Currently 6,697 SF of office space with foyer/lobby, seven offices, break and conference rooms, and 3 restrooms. Could be reconfigured to include showroom
- 16,520 SF of food-grade certified manufacturing/warehouse area with 20-foot clear stack height and includes 3 drive-in overhead doors and one dock height door
- Zoned for light industry

Business Park Specifics

- 33 acres and 2 industrial buildings available
- Multiple site options
- Established park with educational tenants, including Savannah Technical College's truck driving course
- Mixed-use design including manufacturing and distribution



Exterior from southeast



Building layout and current floorplan

Park Utilities

- **Electric:** 115/12 KV 3 phase distribution serves park
- **Water:** Main Size = 10" Excess Capacity = 650,000 gd
- **Sewer:** Main Size = 10" Excess Capacity = 700,000 gd
- **Telecommunications & Fiber Optics:** Lumen

Current Tenants

- Savannah Technical College has a modern satellite campus with classrooms, computer labs, and other instructional facilities that will also include a proposed Precision Manufacturing Center with industrial systems, machine tool, robotics and welding instruction; as well as a truck driving course.
- Liberty County Board of Education's bus/transportation maintenance facility

Available Workforce

- 405,000+ potential hires within 60-minute commute
- 4,700+ out-commuters from Liberty County
- 3,600 soldiers exit the military at Fort Stewart annually (who are well trained, highly skilled, and computer savvy)
- 10,000+ military spouses in the area
- Liberty County College and Career Academy
- Savannah Technical College Liberty County campus
- Georgia Southern University Liberty County Campus
- Georgia Tech (Savannah campus) engineering and entrepreneurial assistance
- Fort Stewart Army Education Center, which caters to civilian and military residents

Incentives

- \$3,500 per job created per year for five-year period under Georgia's Military Zone Job Tax Credit ranking when employer creates at least two jobs and meets wage and benefit standards
- Port tax credit eligibility
- Graduated tax abatement program
- Industrial revenue bonds
- Inventory tax exemptions
- Competitive land and labor costs



Location Benefits

- Located 19 miles west of I-95, along 4-lane Georgia 119, just off 4-lane U.S. 84, a major trucking corridor between the East Coast and the Florida panhandle
- Less than an hour's drive from Hyundai's Metaplant via several routes
- 37 miles to I-16, 43 miles to Savannah-Hilton Head International Airport, and 45 miles to Port of Savannah
- 115 miles to Jacksonville, FL
- Adjacent to Fort Stewart labor pool

"Liberty County was the ideal location for us to locate a new DC. The partnership we received from the Liberty County Development Authority and the state of Georgia was extraordinary."

Mitch Stover, Senior VP, Distribution Services
Target Corporation

• Come Grow Globally •

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