

CLARIUS PARK

HARDEEVILLE

AT THE PORT OF SAVANNAH

BUILDING A | 519 CLARIUS PARK DRIVE
HARDEEVILLE, SOUTH CAROLINA



Colliers



CLARIUS
PARTNERS

PEAKLINE

BUILDING A | ±210,542 SF (DIVISIBLE)
AVAILABLE FOR IMMEDIATE OCCUPANCY

PROPERTY HIGHLIGHTS

Clarius Park Hardeeville is a master planned industrial park consisting of ±2.4 million square feet of Class A industrial warehouse space within 12 miles of the Georgia Ports Authority's Garden City Terminal, the nation's largest and fastest-growing single-container terminal and the second-largest port on the East Coast.

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.



7 BUILDINGS WITH A TOTAL OF ±2.4 MILLION SF



VARIETY OF AVAILABLE SPACE SIZES RANGING FROM ±50K SF - 1.1M SF



WITHIN 12 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 PILOT WITH 40% SPECIAL SOURCE REVENUE CREDIT

PHASE 1 COMPLETED

Building A:	±210,542 SF	Available Now
Building B:	±112,294 SF	Fully Leased
Building C:	±301,275 SF	Fully Leased

PHASE 2 UNDERWAY



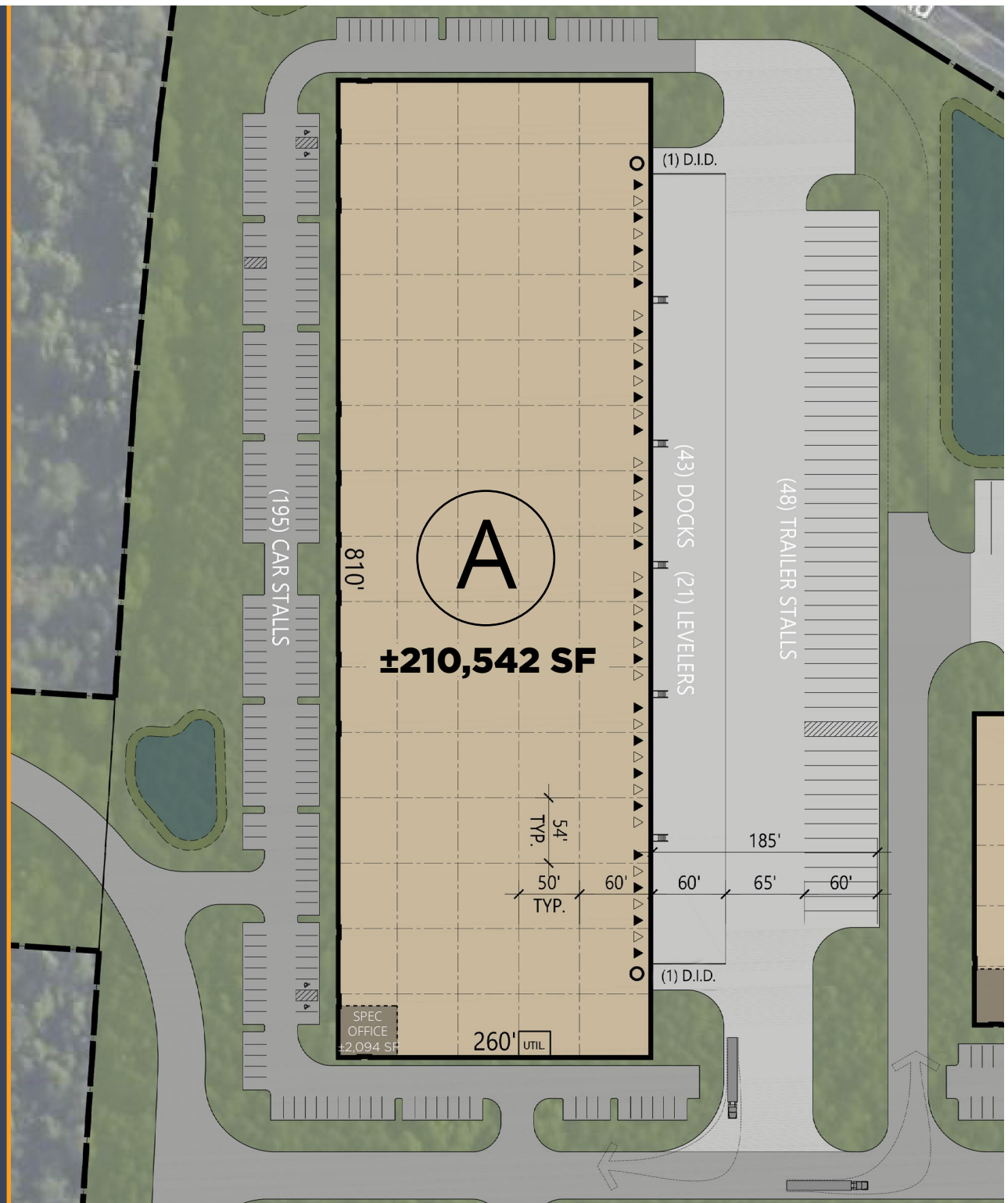
On-Site Palmetto Electric Substation

New 115 KV Transmission Line with up to 70 MW Capacity

BUILDING A

SPECIFICATIONS

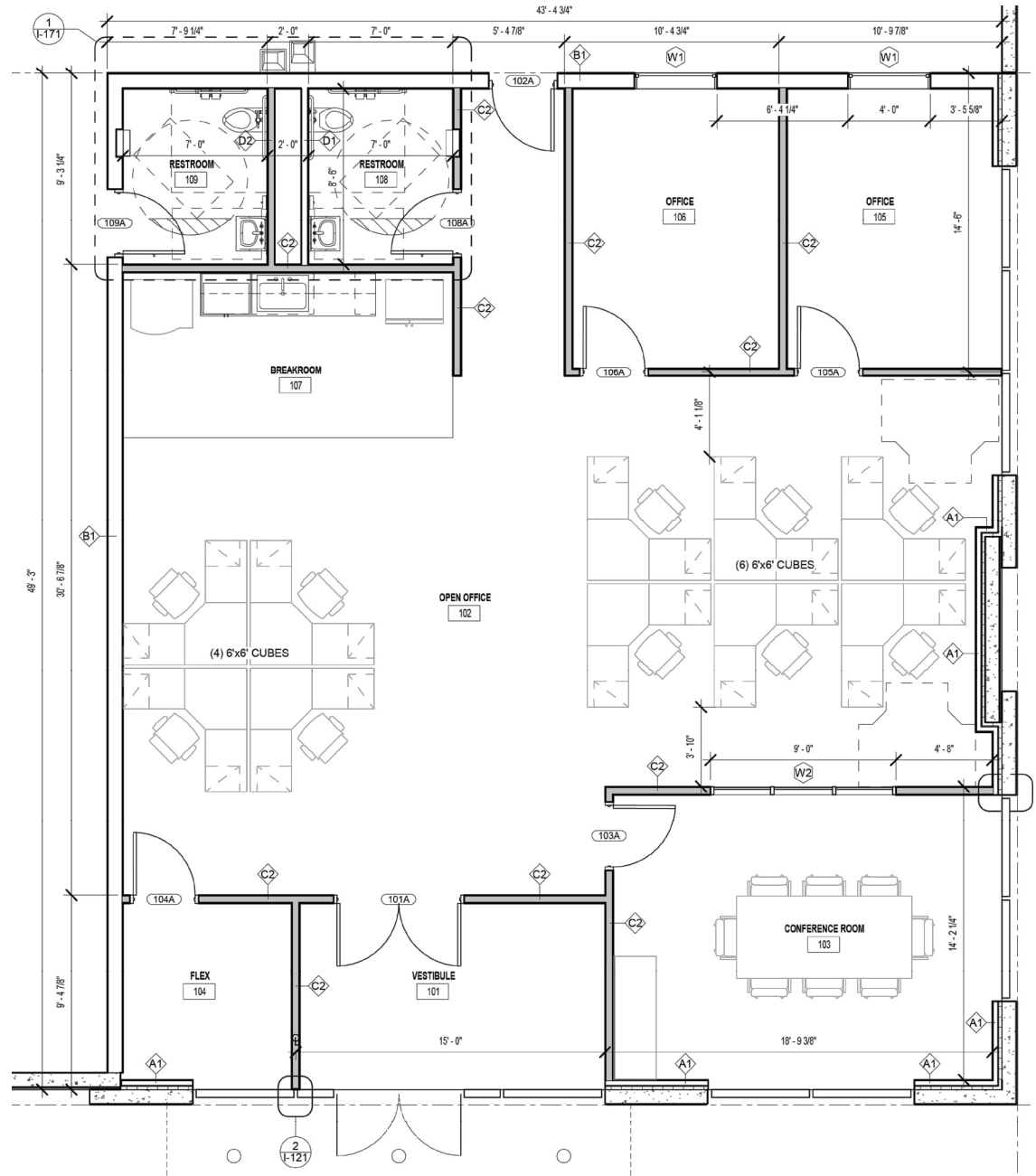
Building Size:	±210,542 SF
Divisible:	Yes - ±50,000 SF
Building Type:	Rear Load
Overall Dimensions:	260' x 810'
Column Spacing:	50' x 54'
Speed Bays:	60'
Office Space:	±2,094 SF
Clear Height:	32'
Dock Doors:	43 (9' x 10')
Dock Levelers:	20 (7' x 8')
Dock Leveler Spec:	35,000# mech.
Drive-in Doors:	2 (14' x 16')
Trailer Parking:	48 spaces
Car Parking:	195 spaces
Truck Court:	185'
Sprinkler:	ESFR
Roof Membrane:	45-mil TPO
Roof Insulation:	R-21.4
Slab:	6", Reinforced joints
Electrical:	2000 Amps

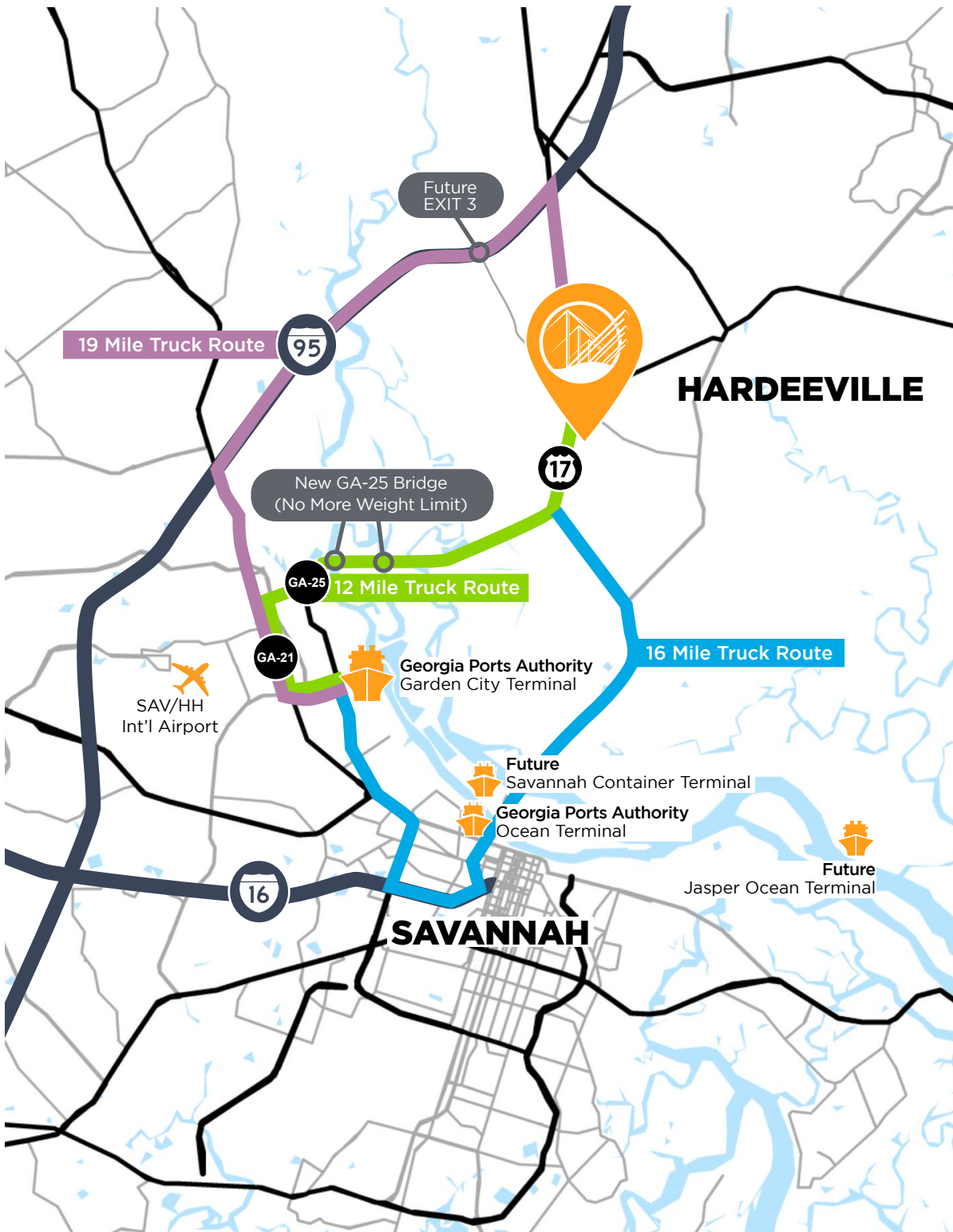


BUILDING A SPEC OFFICE

±2,094 SF

Furniture & appliances by tenant





LOGISTICAL ADVANTAGE

3 DIRECT TRUCK ROUTES TO GEORGIA PORTS AUTHORITY'S GARDEN CITY TERMINAL



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



5 MILES TO INTERSTATE-95



HIGHWAY 17
4-LANE DIVIDED HIGHWAY

- 5 Miles Interstate-95
- 12 Miles Interstate-16
- 9 Miles Future GPA SAV Container Terminal
- 12 Miles GPA Garden City Terminal
- 12 Miles GPA Ocean Terminal
- 15 Miles Future Jasper Co. Ocean Terminal
- 148 Miles Jacksonville
- 241 Miles Charlotte
- 257 Miles Atlanta

MINUTES MATTER: FASTER ACCESS TO THE PORT



NUMBER OF TRAFFIC SIGNALS TO CLOSEST PORT GATE

Clarius Park Hardeeville	3 (Gate 8)
Veterans Parkway/Feldspar Drive	4 (Gate 3)
I-16/Jimmy DeLoach Parkway	9 (Gate 8)
Highway 21/Old Augusta Road	9 (Gate 8)



WEEKDAY RUSH HOUR DRIVE-TIMES

Clarius Park Hardeeville	15 Minutes
Veterans Parkway/Feldspar Drive	16 Minutes
Highway 21/Old Augusta Road	20 Minutes
I-16/Jimmy DeLoach Parkway	25 Minutes

FEWER TRAFFIC SIGNALS

Only 3 stoplights to the Georgia Ports Authority's Garden City Terminal Gate 8

FEWER VEHICLES

Faster drive times and reduced risk of traffic delays to South Carolina

FASTER TRUCK TURN TIMES

Reduced wait and idle time

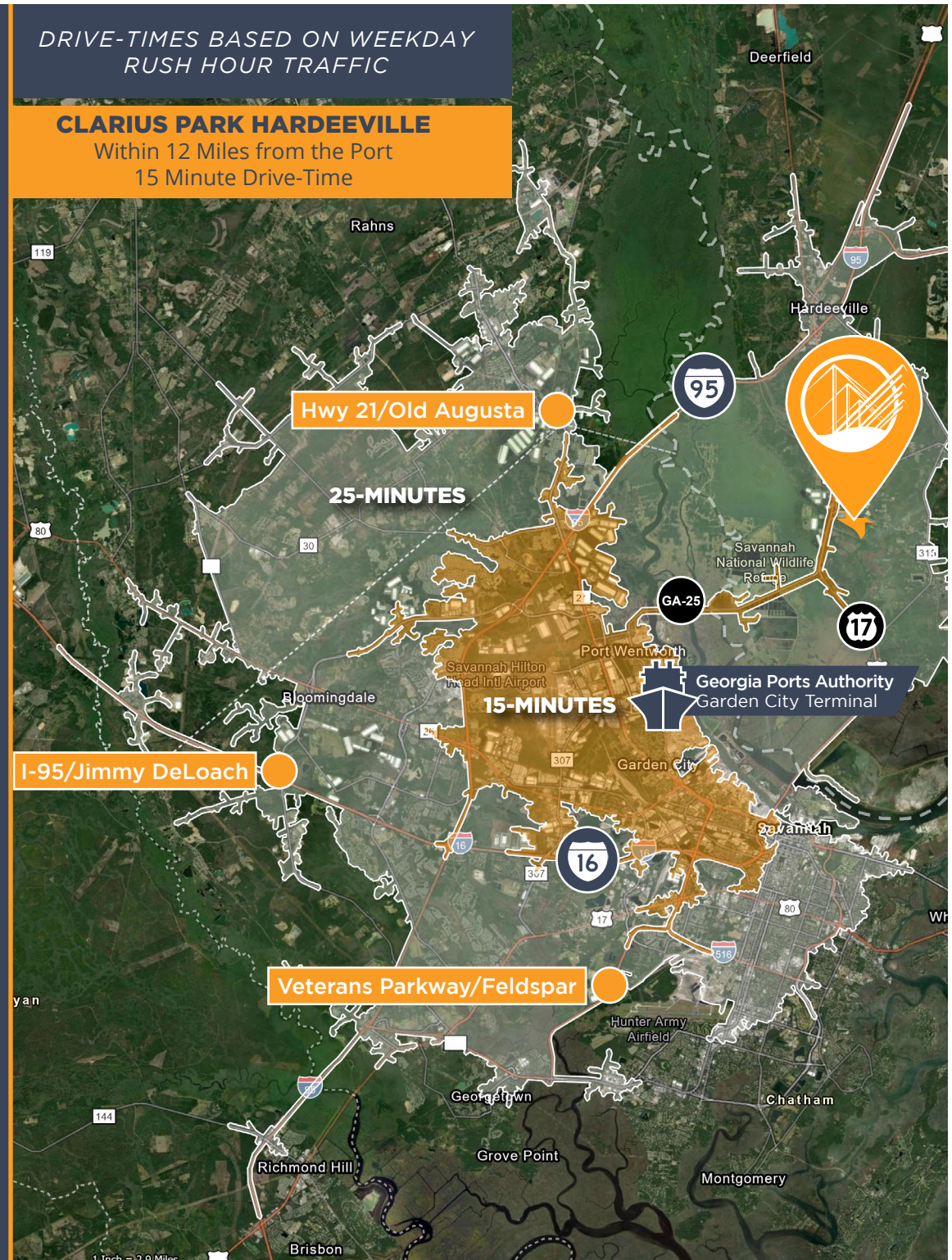
LOWER OPERATING COSTS

Less fuel, time, and labor lost in transit

DRIVE-TIMES BASED ON WEEKDAY
RUSH HOUR TRAFFIC

CLARIUS PARK HARDEEVILLE

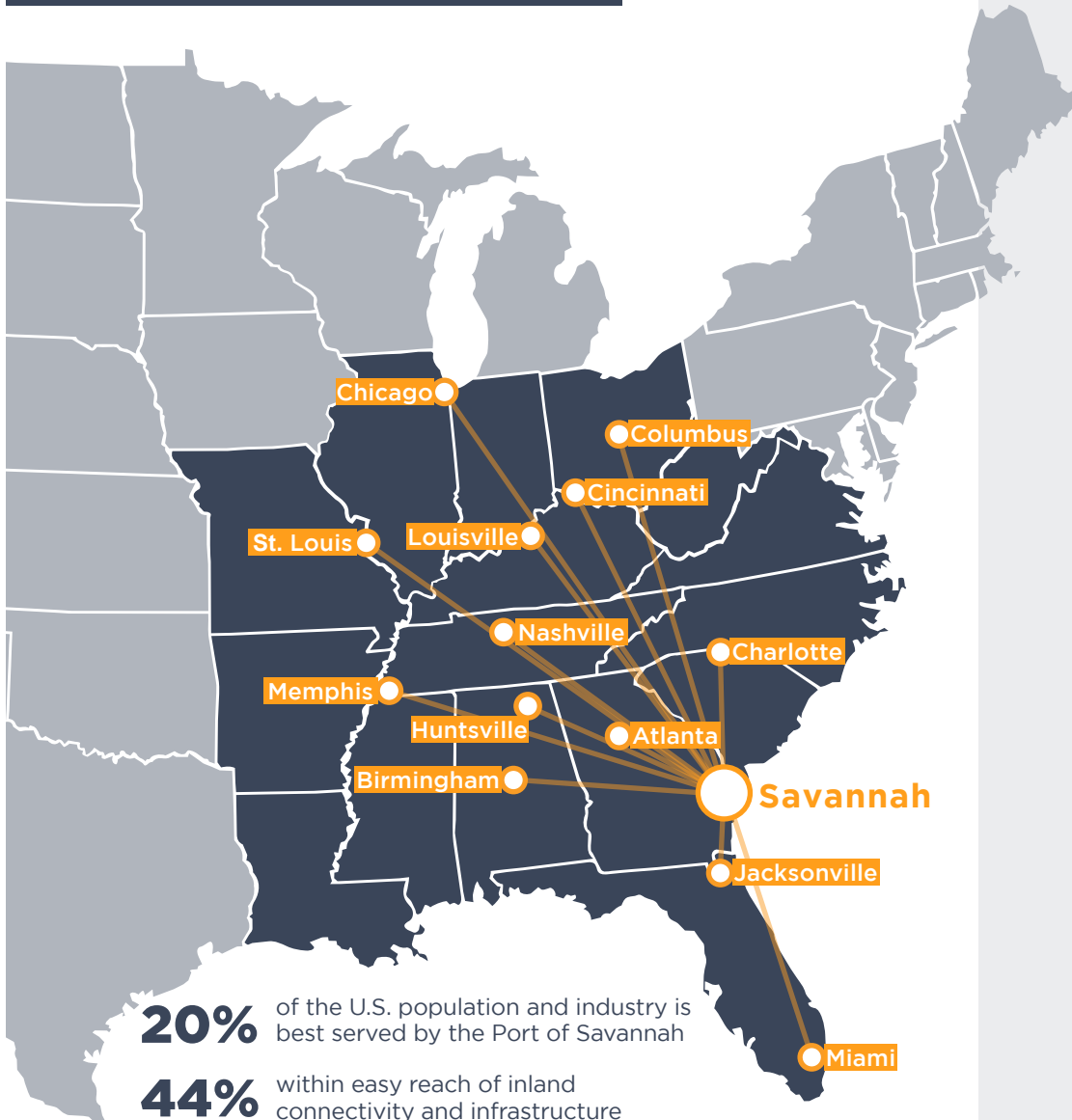
Within 12 Miles from the Port
15 Minute Drive-Time



PORT OF SAVANNAH

No. 1 LARGEST & FASTEST-GROWING SINGLE-CONTAINER TERMINAL IN THE NATION

2nd LARGEST PORT ON THE EAST COAST



Port of Savannah Facts

- 5.7M TEUs handled in Fiscal Year 2025 - up 8.6% year-over-year
- \$4.5B+ infrastructure expansion underway to support long-term growth
- Dual Class I rail service + Mason Mega Rail (one of the largest on-terminal rail facilities in the U.S.)
- Expanding inland port network connecting to Atlanta, Midwest & Southeast markets
- Immediate access to I-95 & I-16 serving 20%+ of U.S. population within 1-2 days



PLANNING FOR THE FUTURE

Ocean Terminal Conversion

The Georgia Ports Authority is advancing a \$1.5B+ multi-phase redevelopment of Savannah's 200-acre Ocean Terminal into a container-only facility, adding approximately 1.5 million TEUs of annual capacity by 2027-2028.

Improvements:

- Two new deepwater berths designed for larger vessels
- Expanded berth capacity allowing multiple ships to be serviced simultaneously
- Improved truck access and direct highway connectivity

Savannah Container Terminal (Hutchinson Island)

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.

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.

[Click here](#) to access additional details about South Carolina's business and tax incentives.

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
9.80%



Total Inventory
172M SF



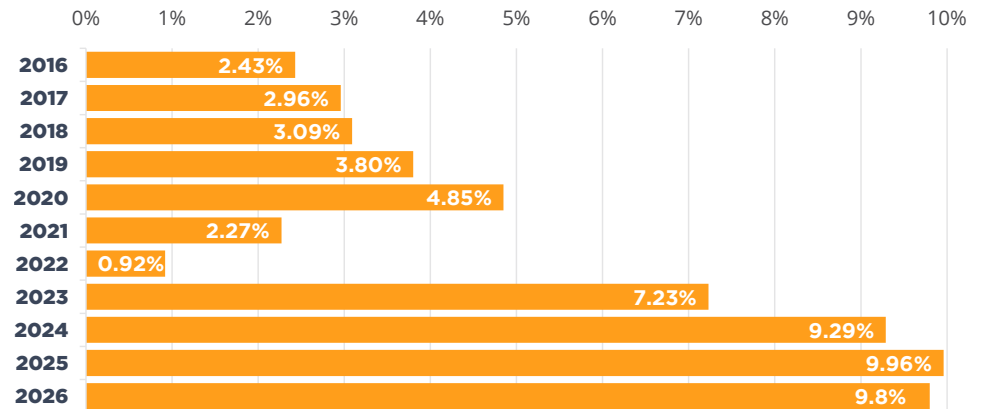
YTD Absorption
7.1M SF



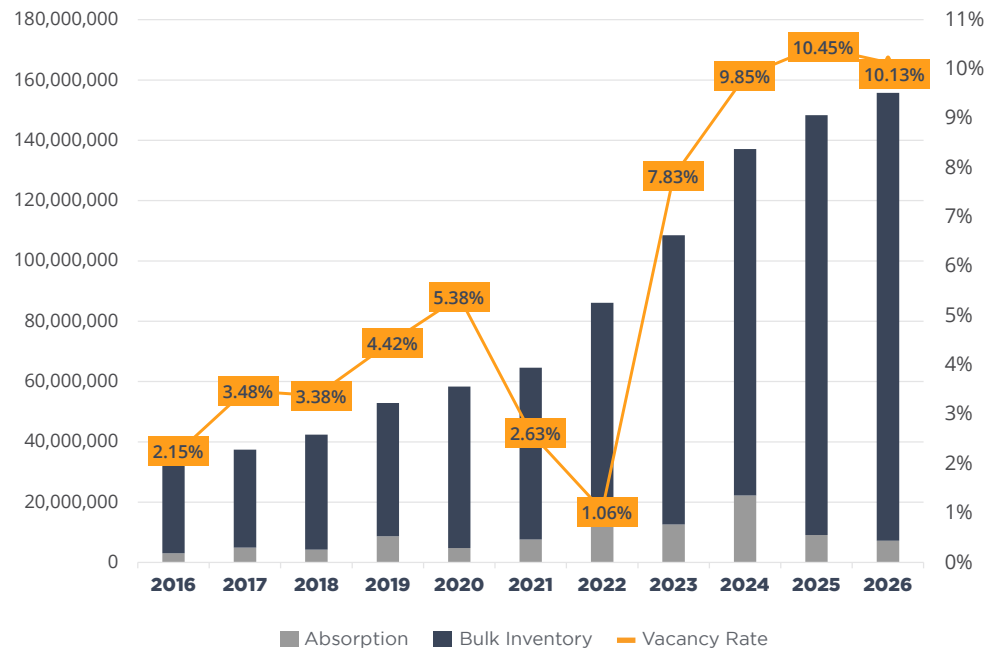
Under Construction
3.8M SF

Q1 2026 Numbers

Industrial Vacancy Rate



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



A HOT SPOT

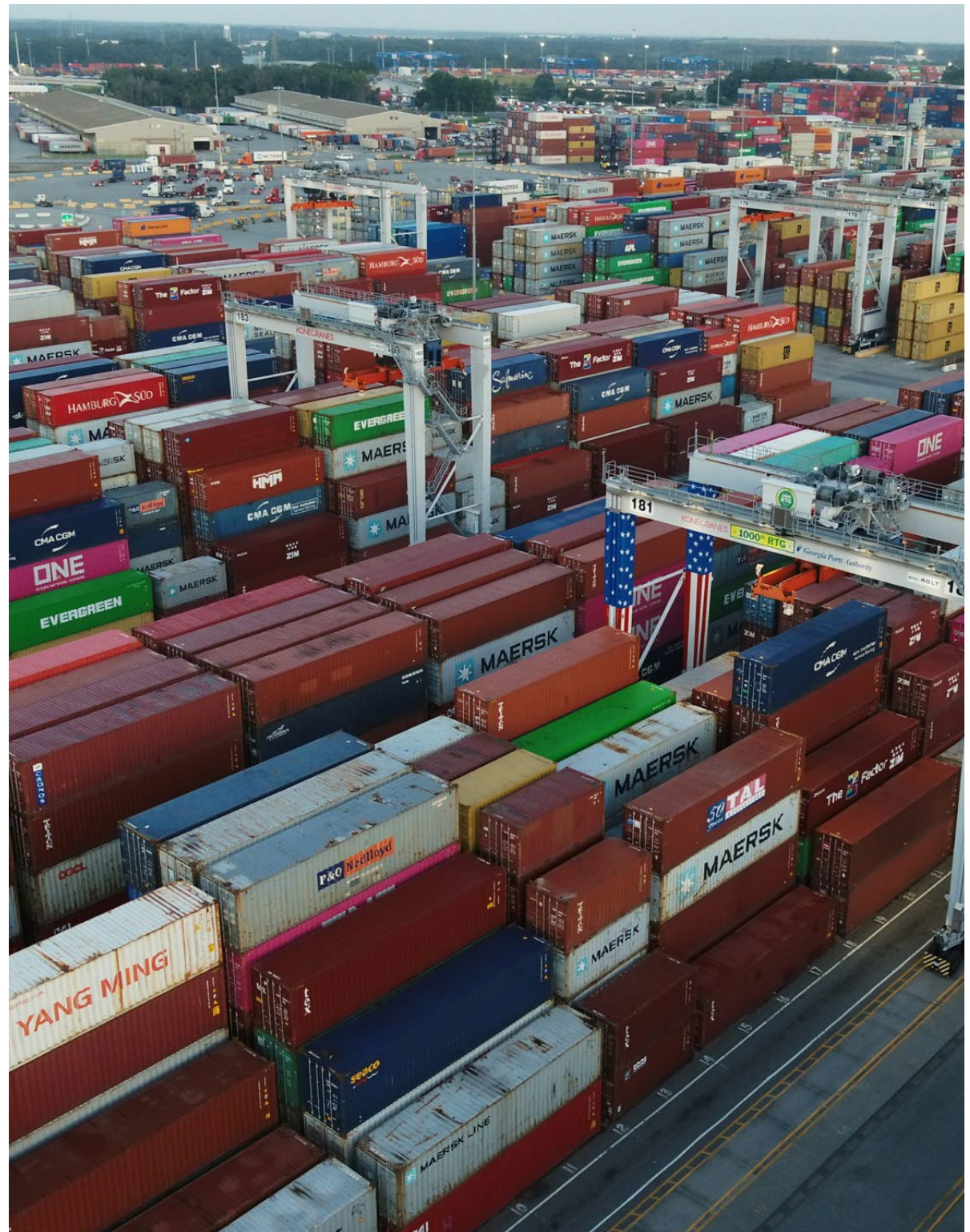
FOR LOGISTICS & DISTRIBUTION

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



HYUNDAI

MOTOR GROUP





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HIGHWAY 17 & HIGHWAY 170 | HARDEEVILLE, SC

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