



CLARIUS PARK

# HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170 | HARDEEVILLE, SC

**±1.1M SF**  
**CLASS A**  
**CROSSDOCK**



WITHIN 12 MILES  
OF GPA'S GARDEN  
CITY TERMINAL



3 TRUCK ROUTES  
TO THE PORT -  
EACH LESS THAN  
20 MILES



ON-SITE  
SUBSTATION  
UP TO 70 MW  
CAPACITY

**PHASE 1  
COMPLETED**

**BUILDING D**  
±1,077,540 SF  
DELIVERING Q3 2027

TRAILER PARKING  
EXPANSION AREA

Colliers

CLARIUS  
PARTNERS

PEAKLINE



**VISIT WEBSITE**  
FOR MORE INFORMATION

# 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

**PHASE 2**  
UNDERWAY

<b>Building D:</b>	±1,077,540 SF	Q3 2027 Delivery
<b>Building E:</b>	±114,186 SF	Q3 2027 Delivery
<b>Building F:</b>	±210,542 SF	Q4 2027 Delivery
<b>Building G:</b>	±351,482 SF	Q4 2027 Delivery



**On-Site Palmetto Electric Substation**

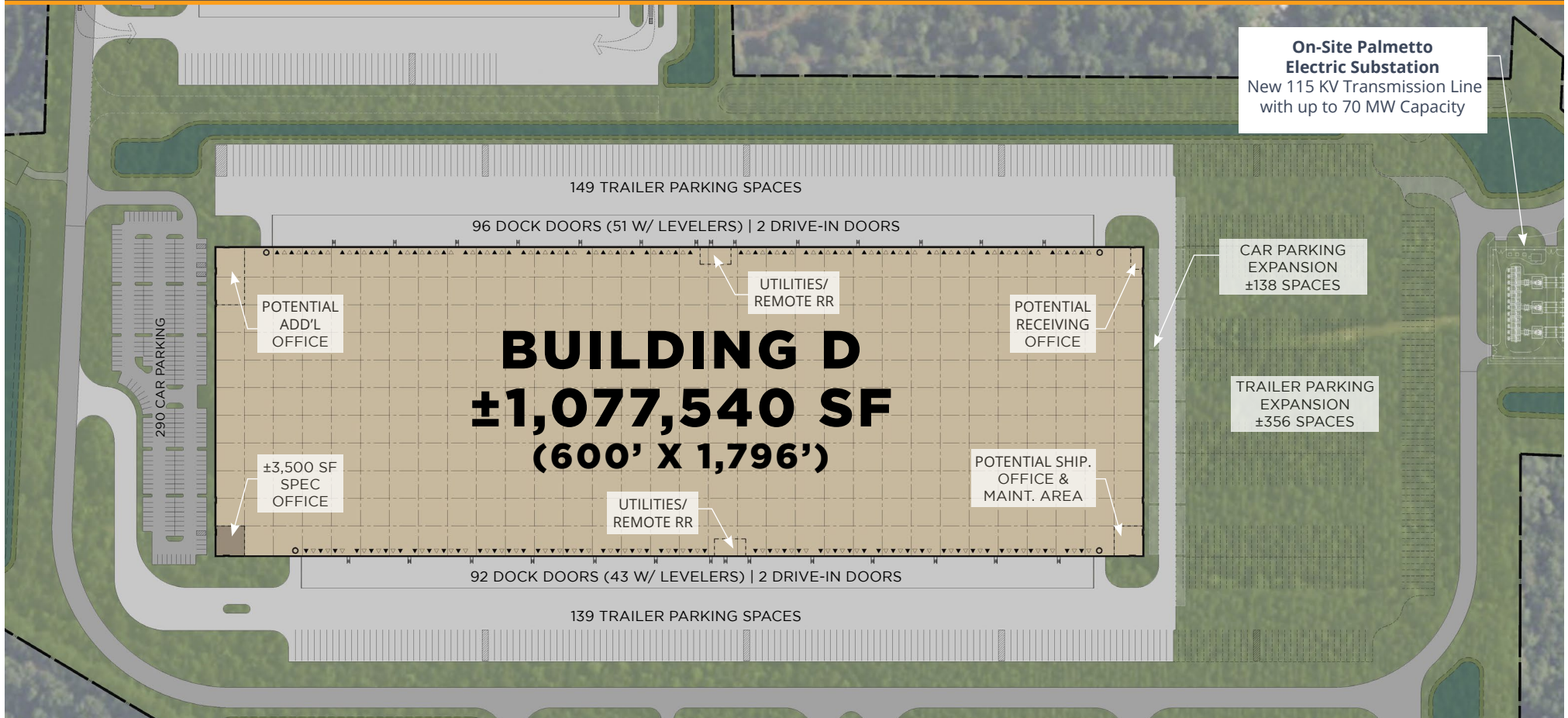
New 115 KV Transmission Line with up to 70 MW Capacity

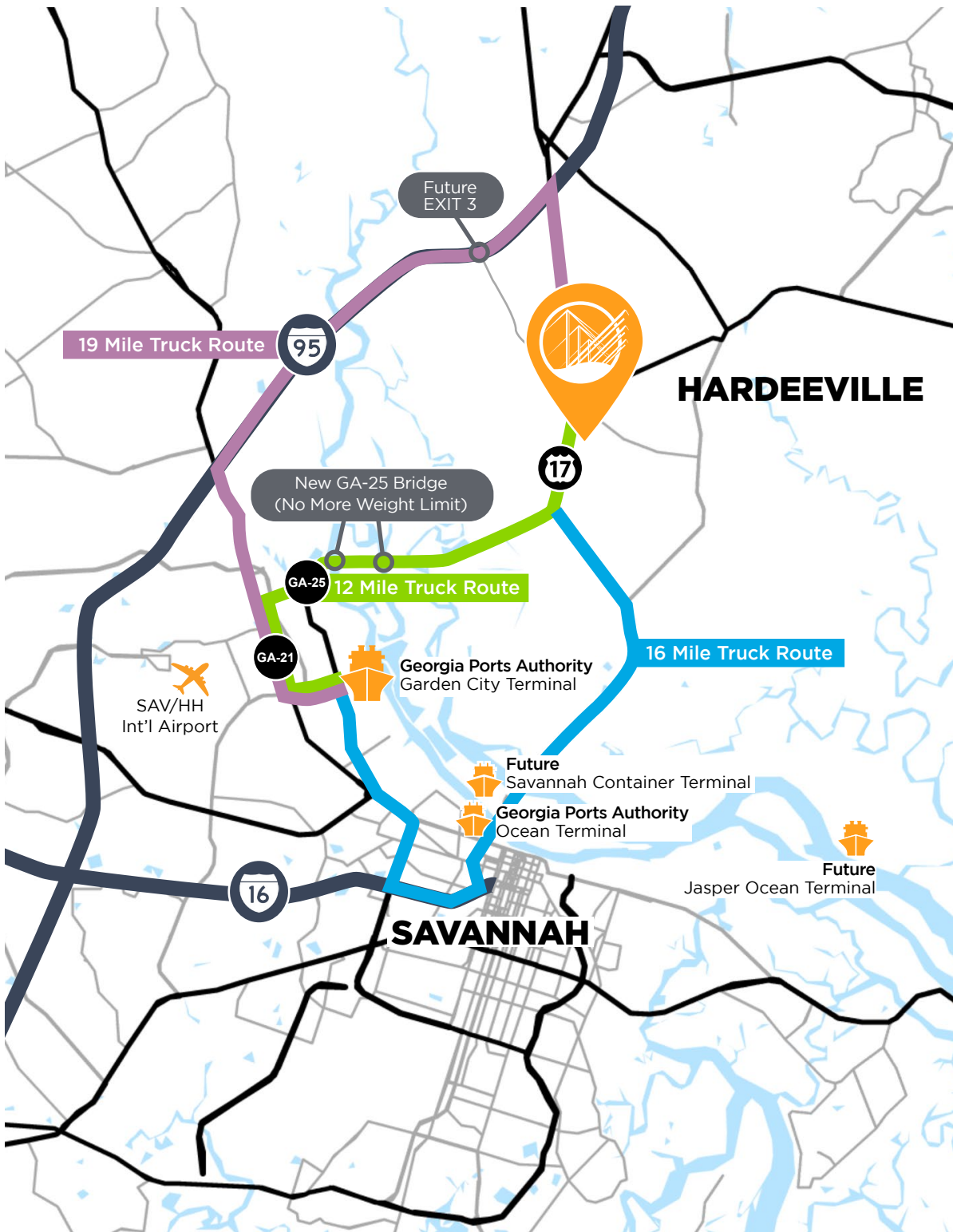
# BUILDING D

Q3 2027  
DELIVERY

## SPECIFICATIONS

Building Size:	±1,077,540 SF	Dock Doors:	188 (9' x 10')
Building Type:	Crossdock	Dock Levelers:	94 (35,000 lb. mechanical)
Overall Dimensions:	600' x 1,796'	Drive-in Doors:	4 (14' x 16')
Column Spacing:	53' x 56'	Trailer Parking:	288 spaces (expandable to 644)
Speed Bays:	60'	Car Parking:	290 spaces (expandable to 428)
Office Space:	±3,500 SF	Roof Membrane:	45-mil TPO
Clear Height:	40'	Roof Insulation:	R-21.4
Truck Court:	195'	Slab:	7", Reinforced joints
Sprinkler:	ESFR	Electrical:	8,000 amps planned. Can add up to 70 MW depending on use.





# 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

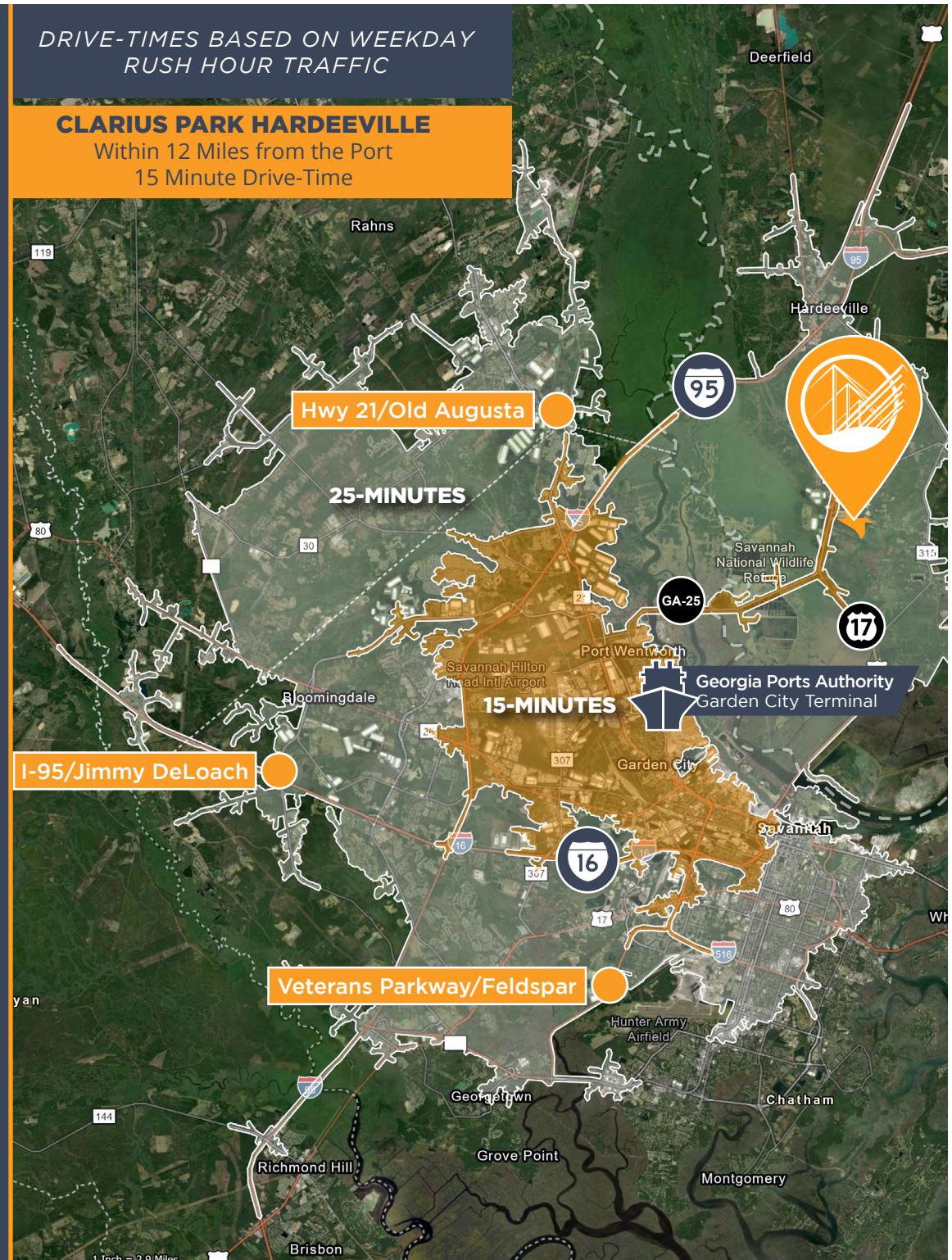
### LOWER OPERATING COSTS

Less fuel, time, and labor lost in transit

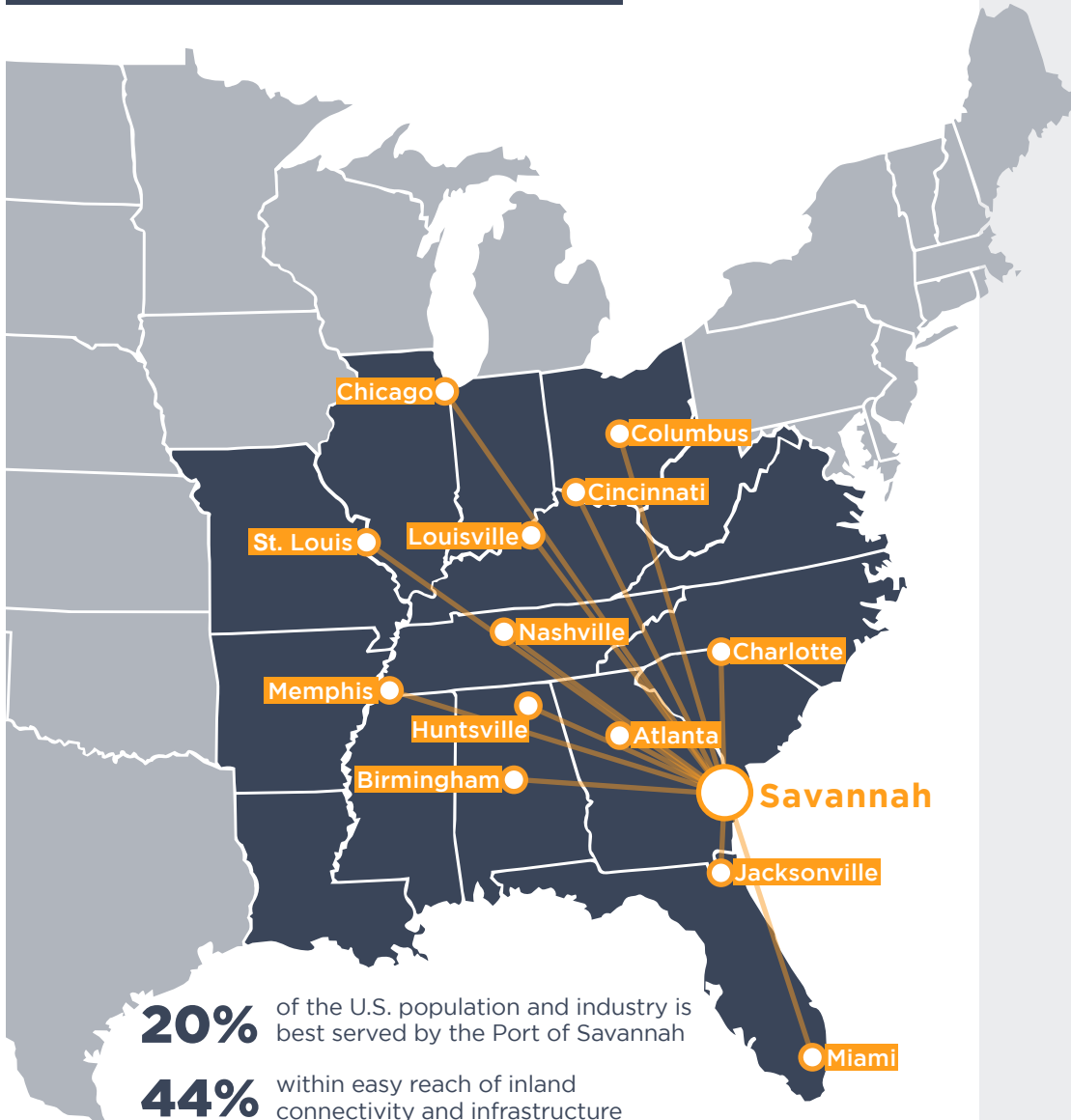
DRIVE-TIMES BASED ON WEEKDAY  
RUSH HOUR TRAFFIC

## CLARIUS PARK HARDEEVILLE

Within 12 Miles from the Port  
15 Minute Drive-Time



# PORT OF SAVANNAH



**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

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

**2<sup>nd</sup>** 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**



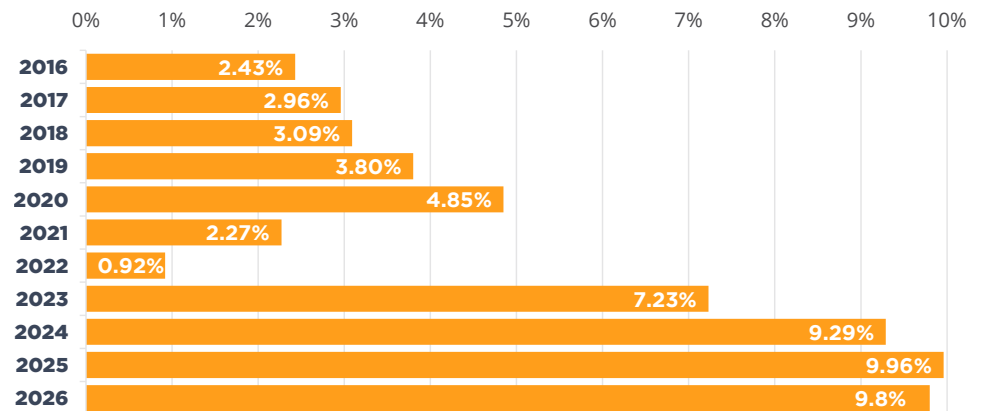
YTD Absorption  
**7.1M SF**



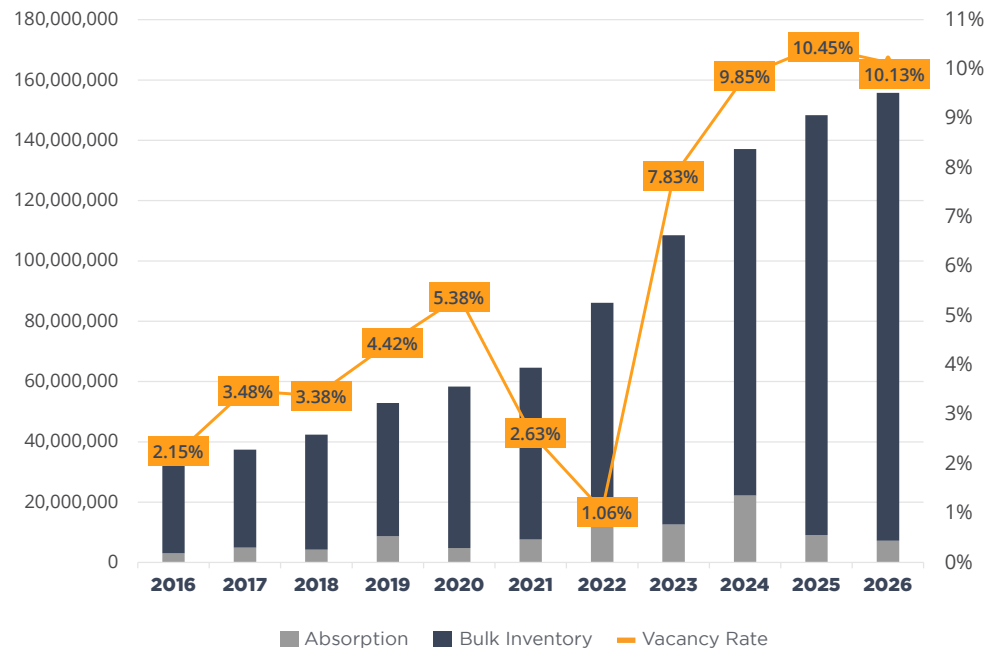
Under Construction  
**3.8M SF**

Q1 2026 Numbers

## Industrial Vacancy Rate



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



## A HOT SPOT

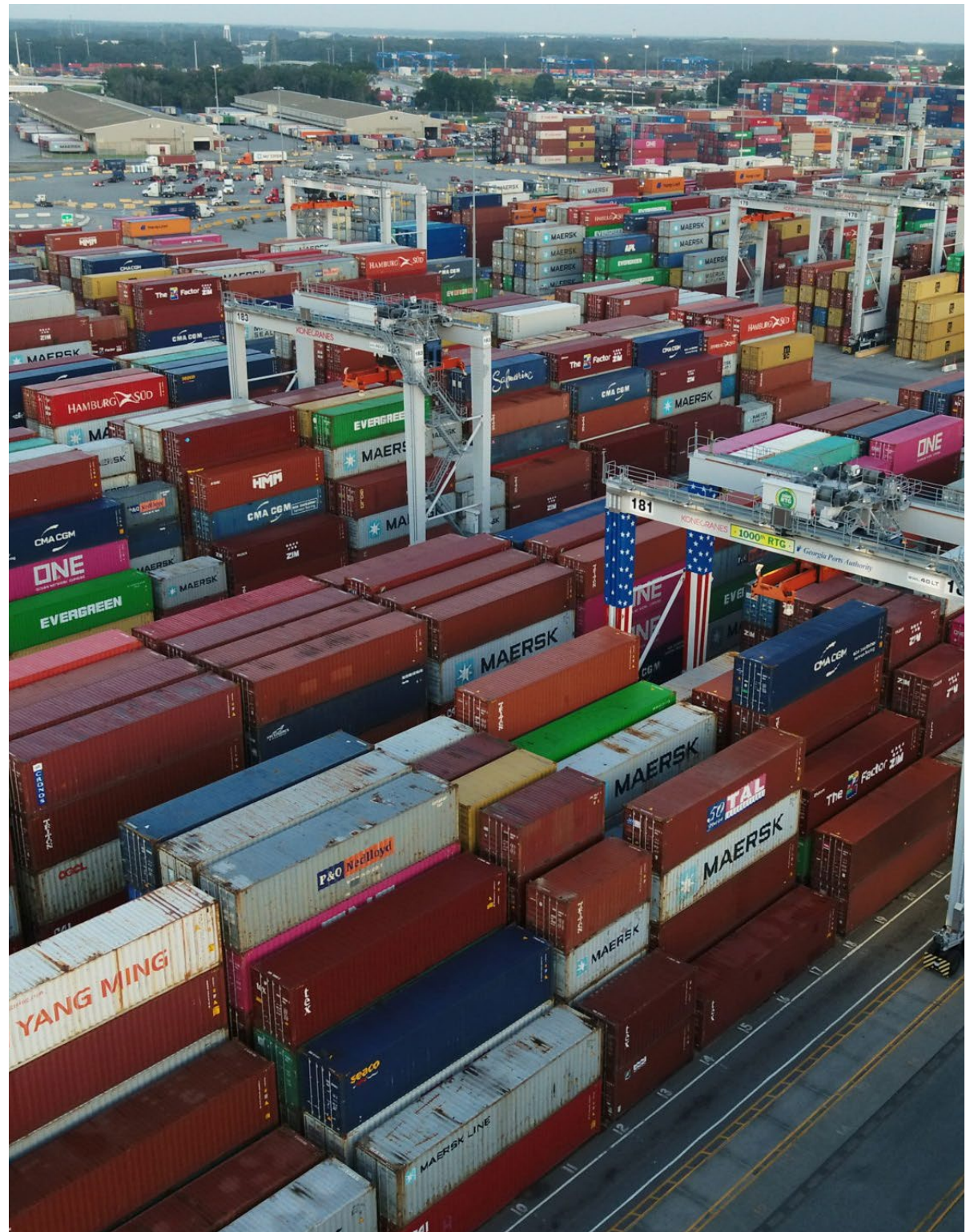
FOR LOGISTICS & DISTRIBUTION

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



**HYUNDAI**

**MOTOR GROUP**





CLARIUS PARK

# HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170 | HARDEEVILLE, SC



FOR MORE INFORMATION, **PLEASE CONTACT:**

**Hilary Shipley, SIOR**

Principal | Savannah

912.662.8013

hilary.shipley@colliers.com

**Sebastian Findlay, SIOR**

Principal | Savannah

912.483.6160

sebastian.findlay@colliers.com



**VISIT WEBSITE**  
FOR MORE INFORMATION

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.