

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)
BUILDING COMPLETED - FEBRUARY 2025

PROPERTY HIGHLIGHTS

Clarius Park Hardeeville is a master planned industrial park consisting of ±2.7 million square feet of Class A industrial warehouse space within 10 miles of the Georgia Ports Authority's Garden City Terminal, the Nation's 3rd largest port of entry and fastest growing container terminal.

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 **±2.7 Million SF**



Space Size Variety Ranging from **50K SF - 1.38M SF**



Within 10 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 FILOT with 40% Special Source Revenue Credit



Phase 1 Completed:
Building A: ±210,542 SF
Building B: ±112,294 SF
Building C: ±301,275 SF

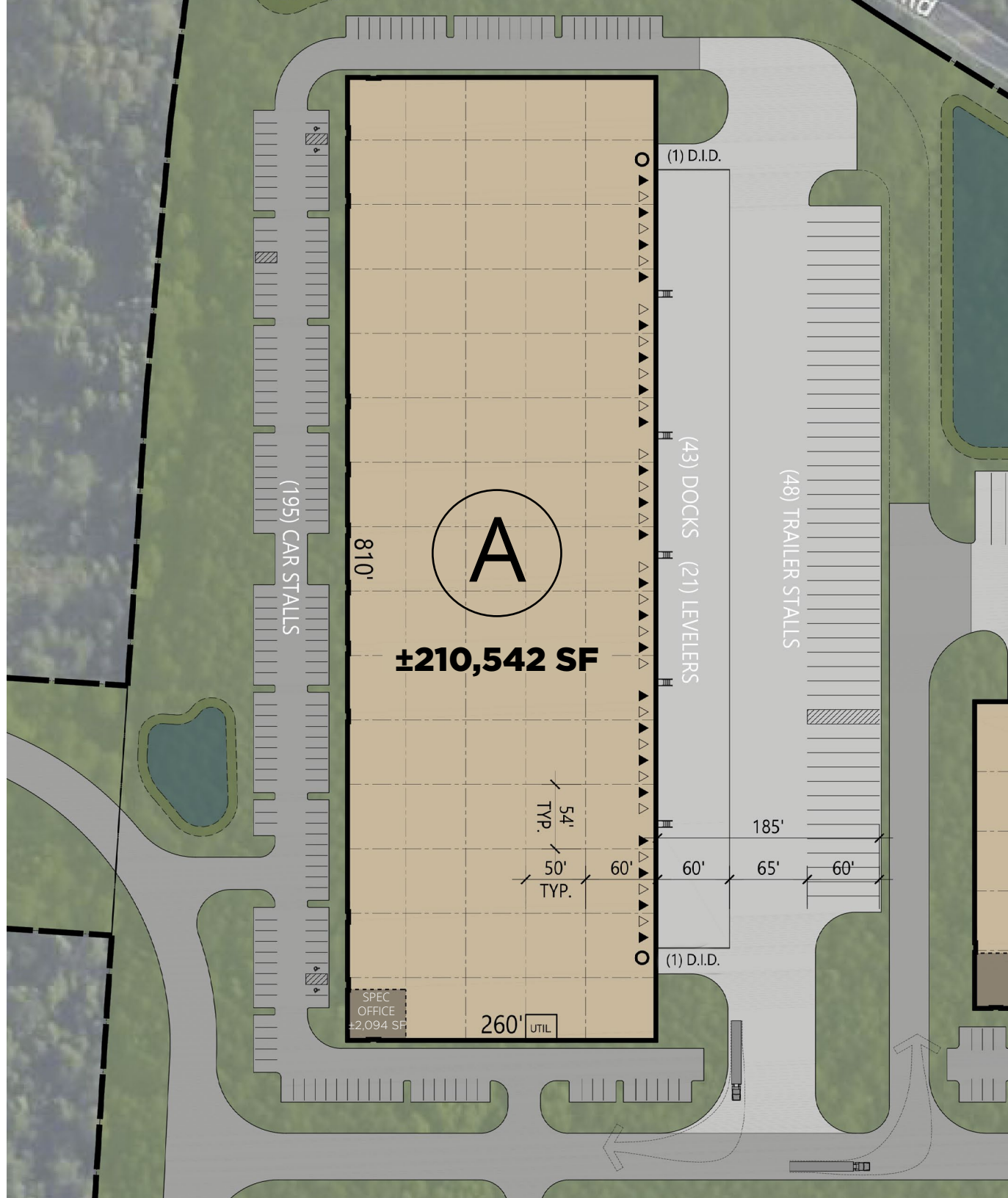


On-Site Palmetto Electric Substation
 New 115 KV Transmission Line with up to 90 MW Capacity

BUILDING A

SPECIFICATIONS

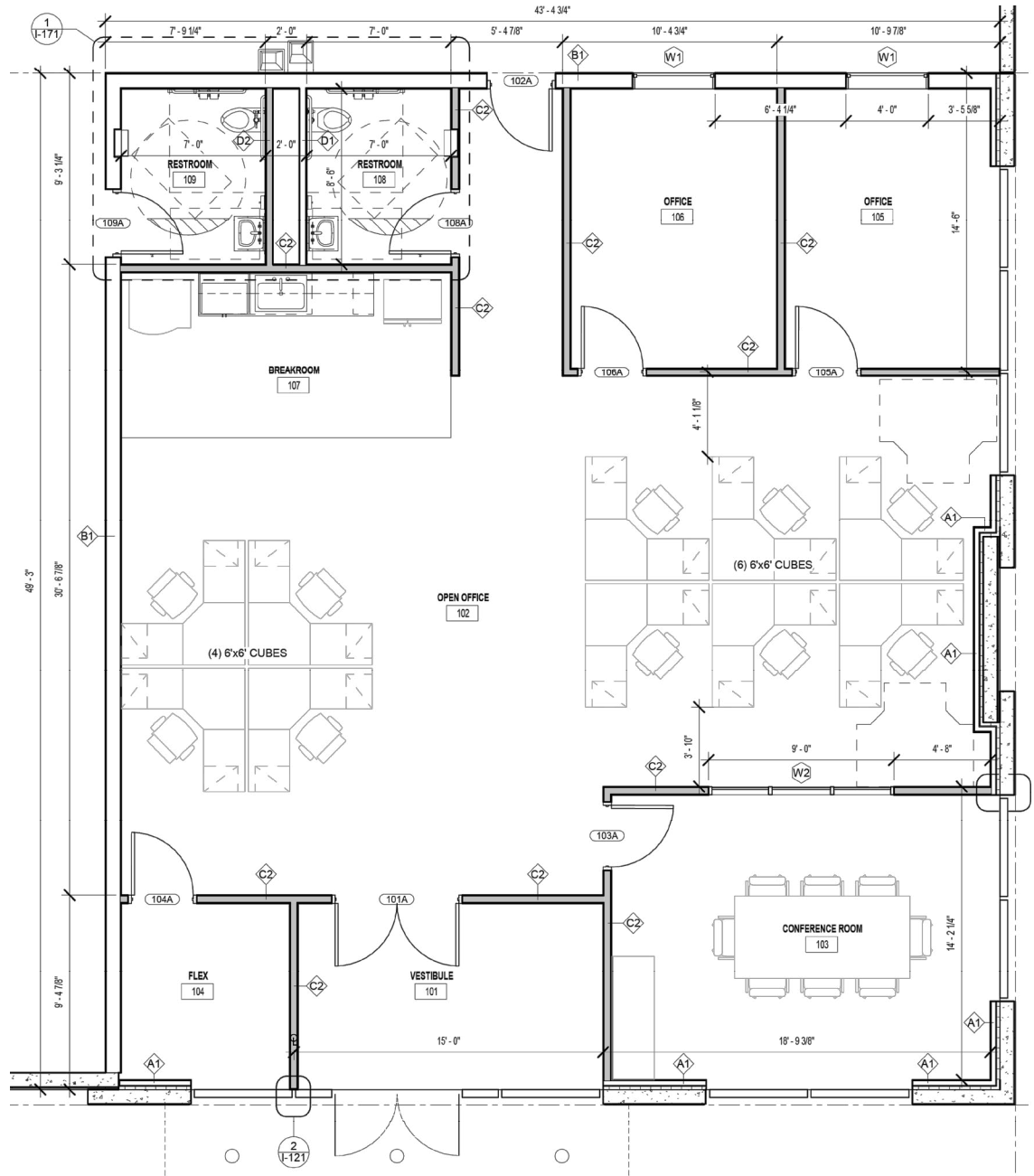
Building Size:	±210,542 SF
Divisible:	Yes - ±50,000 SF
Building Type:	Rear Load
Overall Dimensions:	260' x 810'
Column Spacing:	50' x 54'
Speed Bays:	60'
Office Space:	±2,094 SF
Clear Height:	32'
Dock Doors:	43 (9' x 10')
Dock Levelers:	20 (7' x 8')
Dock Leveler Spec:	35,000# mech.
Drive-in Doors:	2 (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 Completed:	February 2025

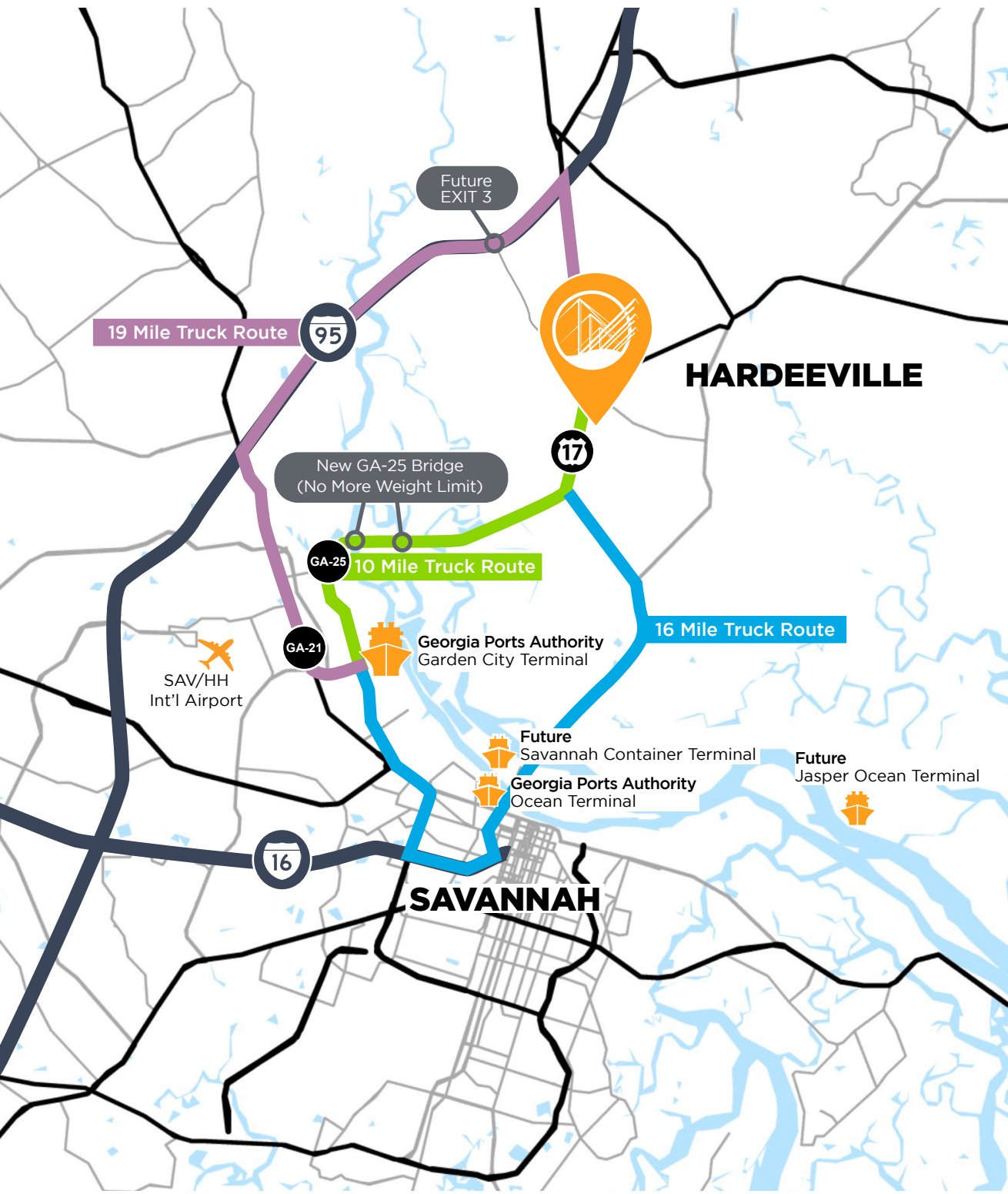


BUILDING A SPEC OFFICE

±2,094 SF

Furniture & appliances by tenant





LOGISTICAL ADVANTAGE

3 Truck Routes to the GPA's Garden City Terminal



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



10 MILES TO GPA'S GARDEN CITY TERMINAL



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
- 9 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	13 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 GPA's Garden City Terminal Gate 8

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

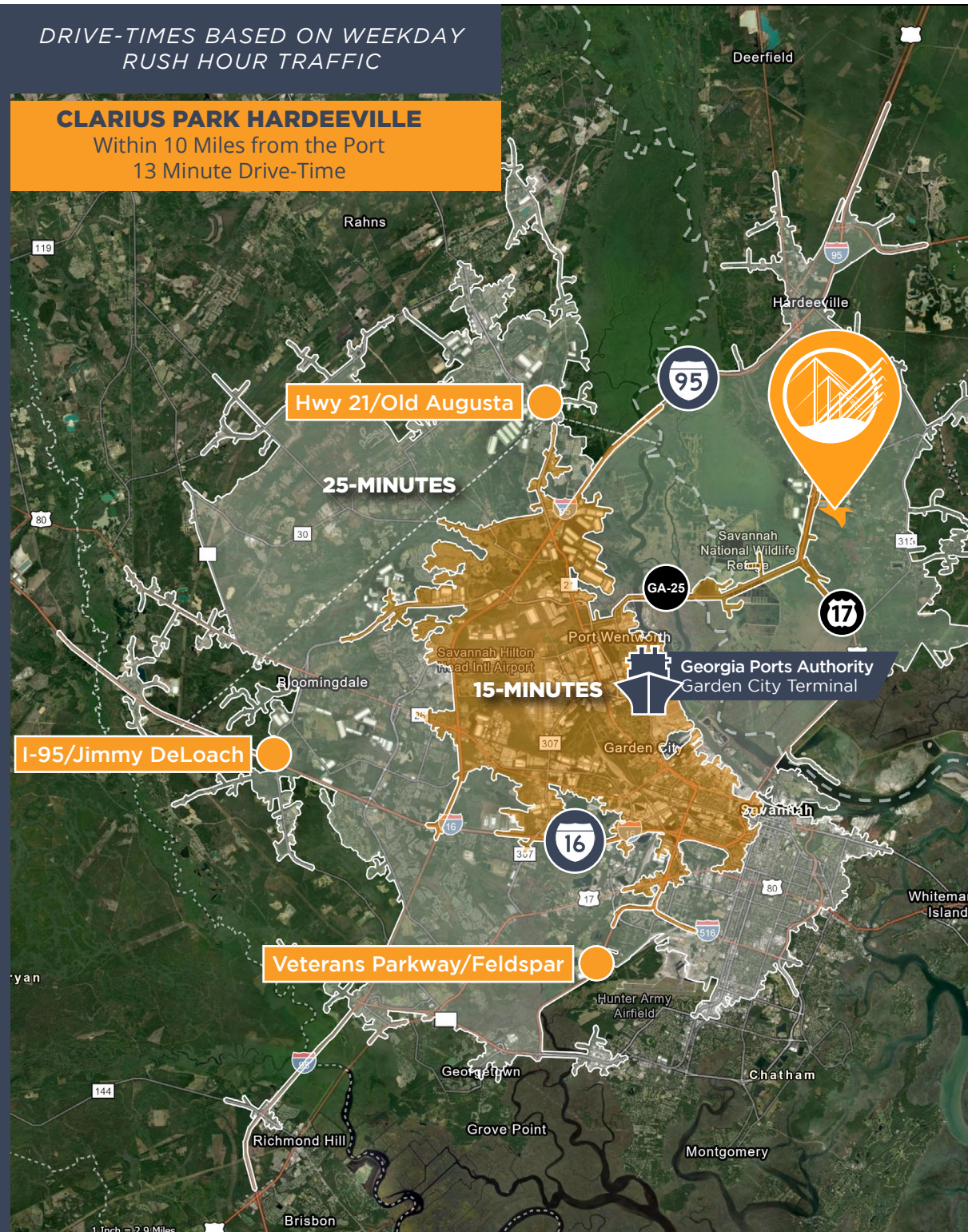
FASTER TRUCK TURN TIMES – Reduced wait and idle time

LOWER OPERATING COSTS – Less fuel, time, and labor lost in transit

DRIVE-TIMES BASED ON WEEKDAY
RUSH HOUR TRAFFIC

CLARIUS PARK HARDEEVILLE

Within 10 Miles from the Port
13 Minute Drive-Time

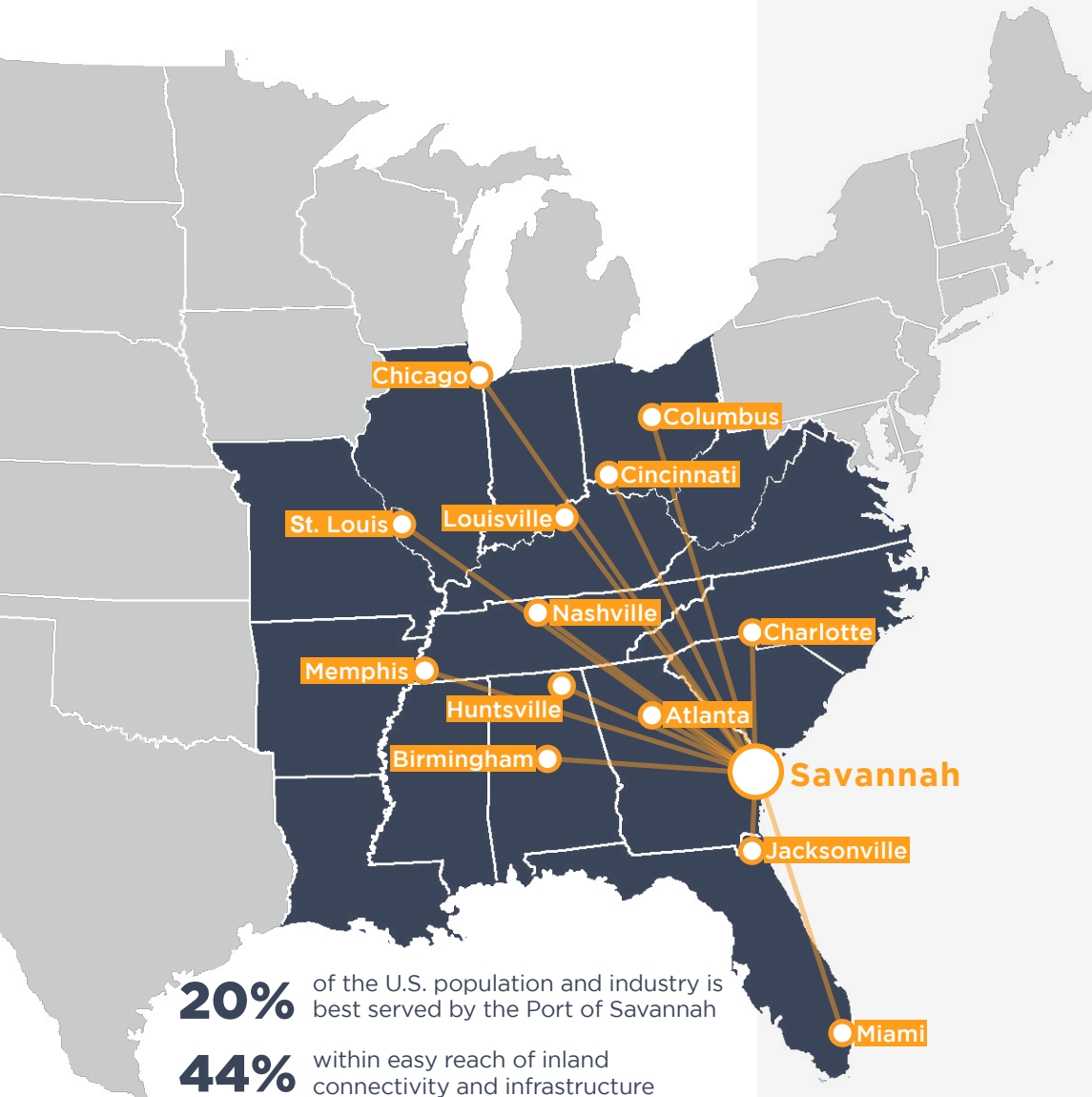


PORT OF SAVANNAH

No. 1 LARGEST SINGLE-CONTAINER TERMINAL IN THE NATION

2nd LARGEST PORT ON THE EAST COAST

3rd LARGEST & FASTEST GROWING CONTAINER TERMINAL IN THE NATION



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

Port of Savannah Facts

- North America's busiest single-terminal container facility with access to two major interstates (I-16 & I-95)
- Atlanta, Charlotte and Orlando within a 4-hour drive
- Two class I railroads (Norfolk Southern & CSX)
- 60% of vessels coming into Savannah are Neopanmax
- Georgia has one of the highest over-the-road weight allowances for southeast states
- The Georgia Ports Authority is moving cargo at a rate of more than 6 million twenty-foot equivalent container units per year



PLANNING FOR THE FUTURE

Ocean Terminal Conversion

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.

Underway:

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

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. The facility is currently in the permitting phase.

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
10.25%



Total Inventory
164 MSF



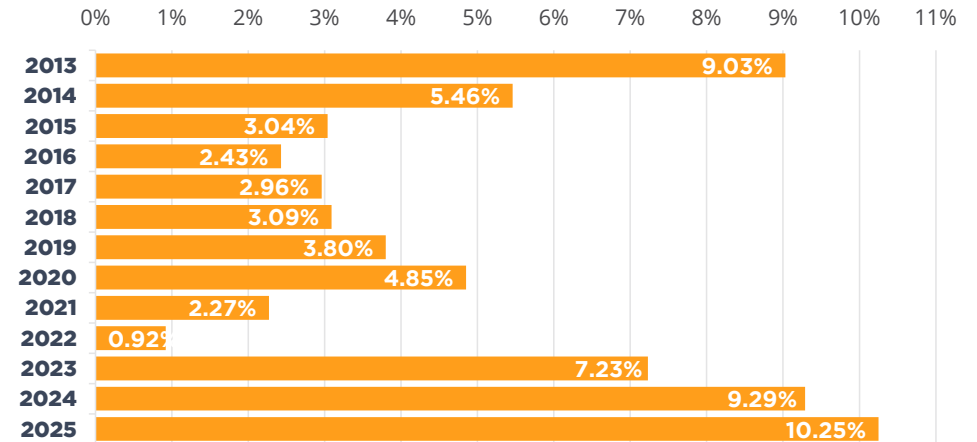
YTD Absorption
8.1 MSF



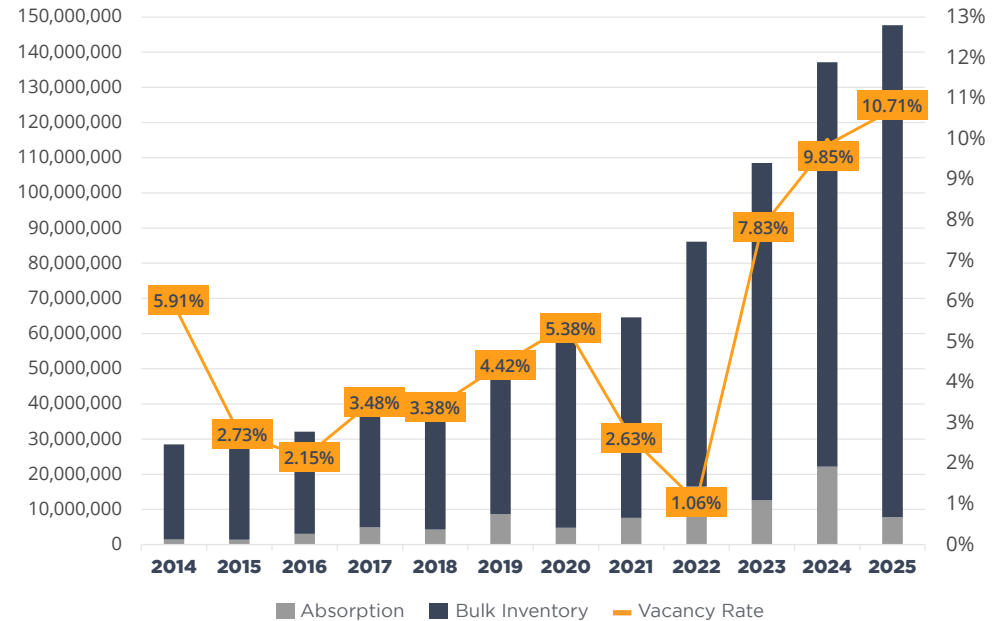
Under Construction
8.3 MSF



Industrial Vacancy Rate



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



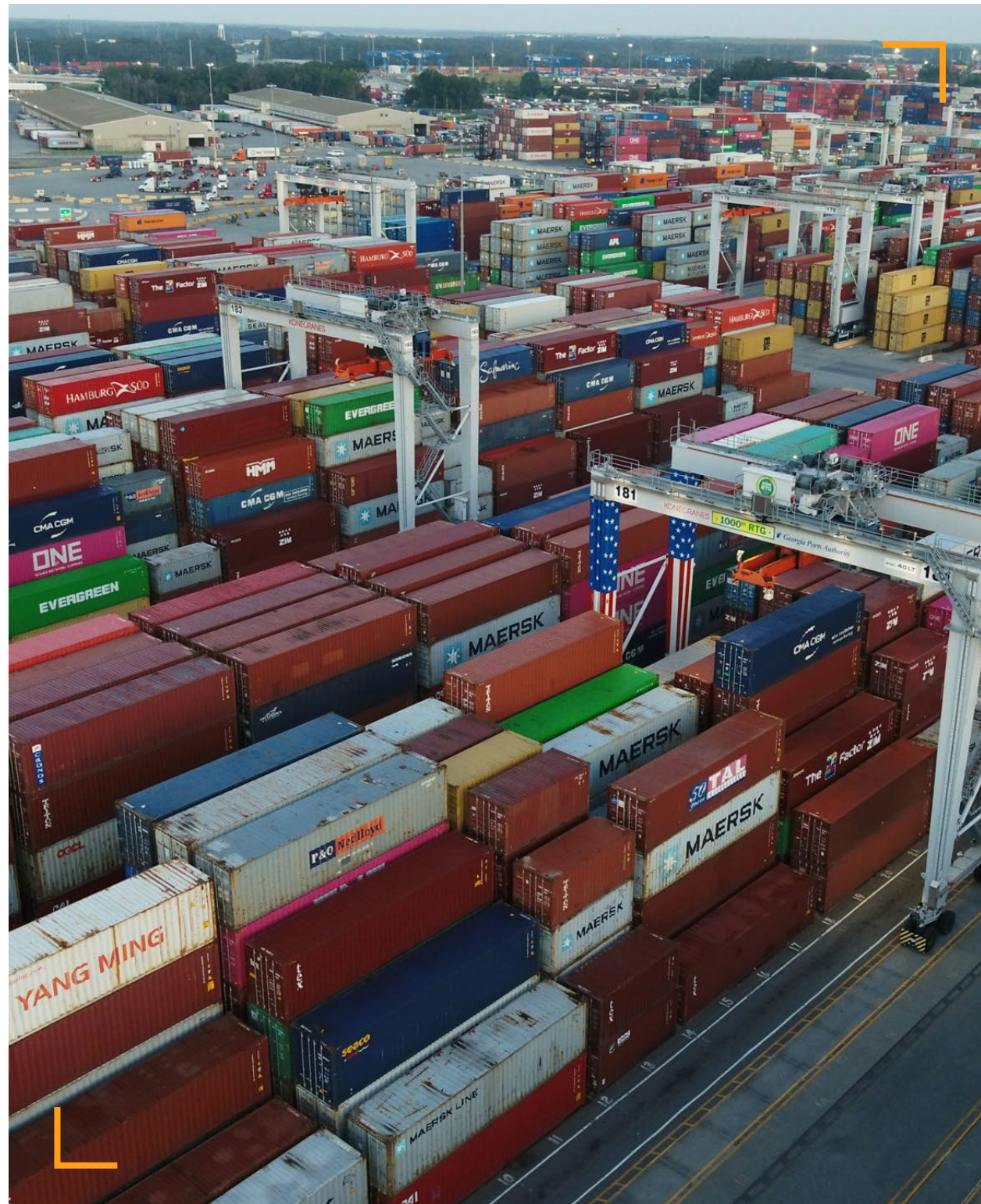
A HOT SPOT

FOR LOGISTICS & DISTRIBUTION

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



MOTOR GROUP





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HARDEEVILLE

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HIGHWAY 17 & HIGHWAY 170
HARDEEVILLE, SOUTH CAROLINA



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