



HMG Metaplant
America

For Sublease

**Below Market Rate &
Open to Short Terms**

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Interstate Centre II

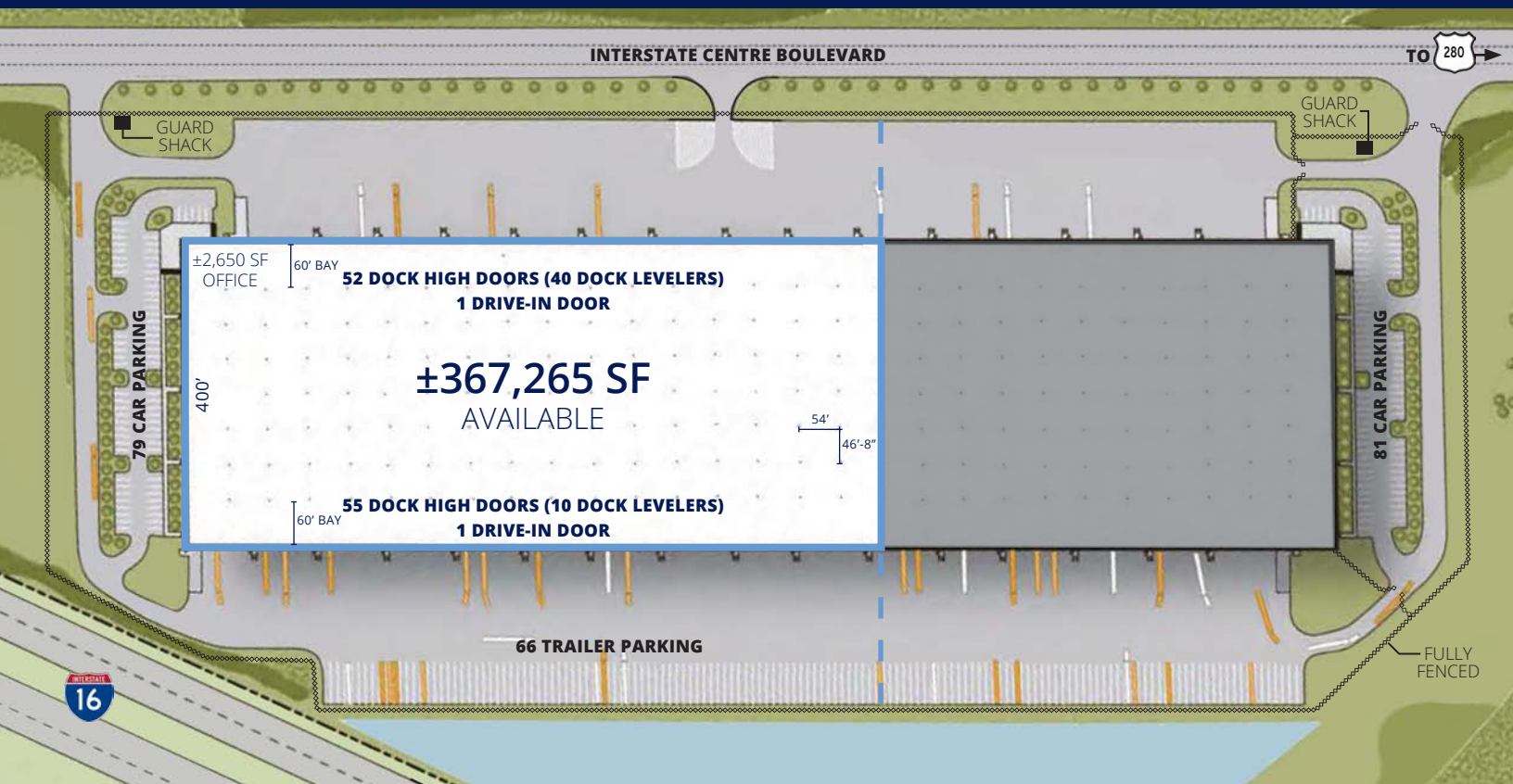
951 Interstate Centre Boulevard
Ellabell, GA 31308

**Class A Crossdock Available for Sublease –
Minutes from Hyundai Metaplant**

- ±367,265 SF of Class A crossdock warehouse space available immediately for sublease
- Sublease term through January 31, 2028
- Less than 1 mile from Highway 280 / I-16 interchange, offering superior regional access
- Less than 2 miles from the Hyundai Metaplant, positioned within a high-growth industrial and logistics corridor

Accelerating success.

Specifications



Available Size ±367,265 SF

Load Type Crossdock

Clear Height 32'

Dock High Doors 107 (9' x 10')
50 doors with dock levelers

Drive-in Doors 2 (12' x 14')

Trailer Parking Spaces 66

Car Parking Spaces 79

Total Office Size ±2,650 SF

Column Spacing 54' x 46'-8"

ESFR Sprinkler Yes

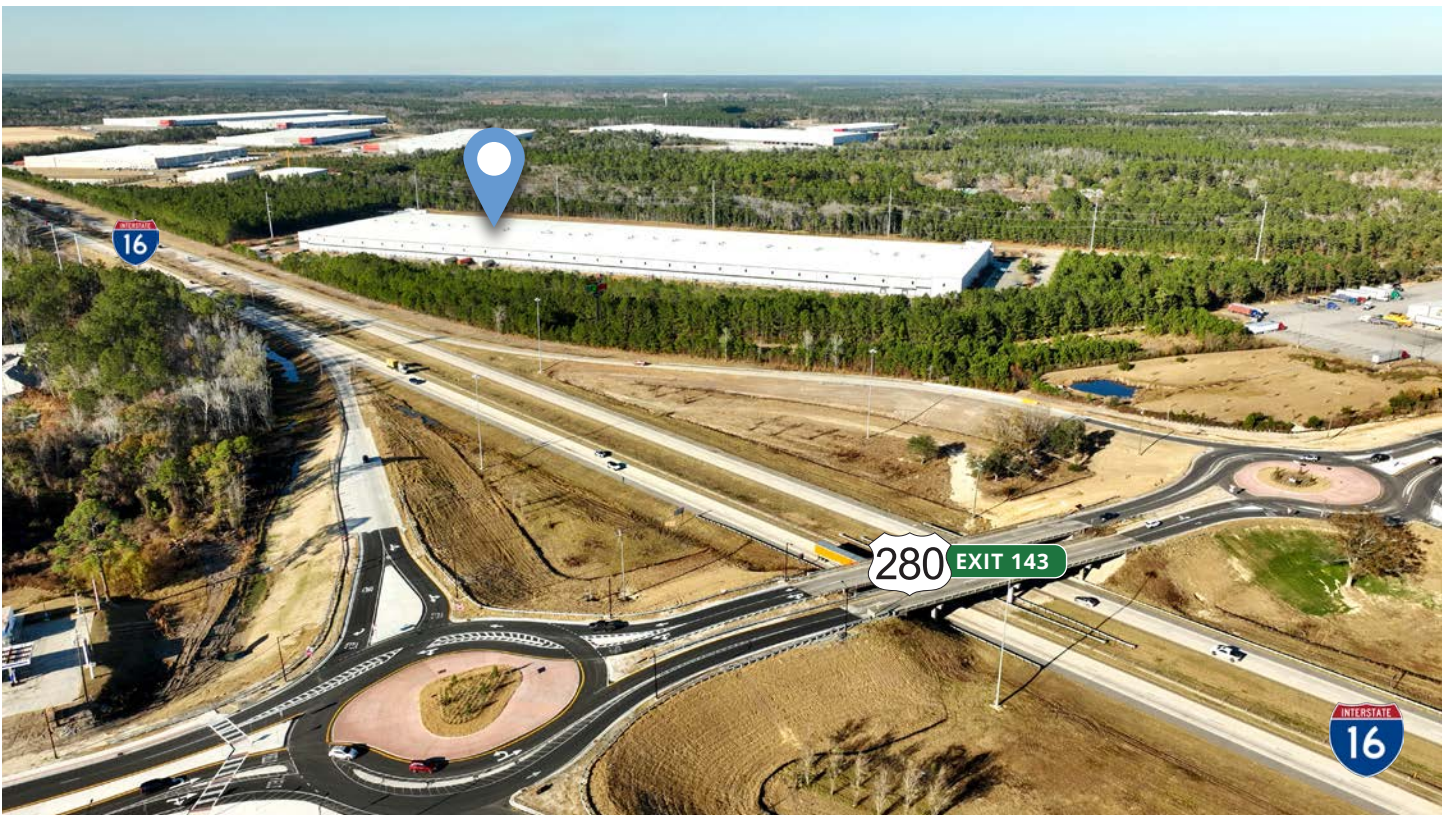
Lighting T-5 high efficiency

Security Fully fenced and gated with guard shack

Warehouse Slab 6" with 4000 PSI

Truck Court 190' & 150' deep, fully reinforced

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Local Incentives

- Graduated tax abatements (real & personal property)*
- Potential for fee waivers and/or reductions*
- 100% Freeport exemption
- Fast track local permitting*
- Foreign Trade Zone No. 104 service delivery territory
- Mentoring program

*Discretionary incentives considered based on factors including, but not limited to, jobs, wages, and investment.

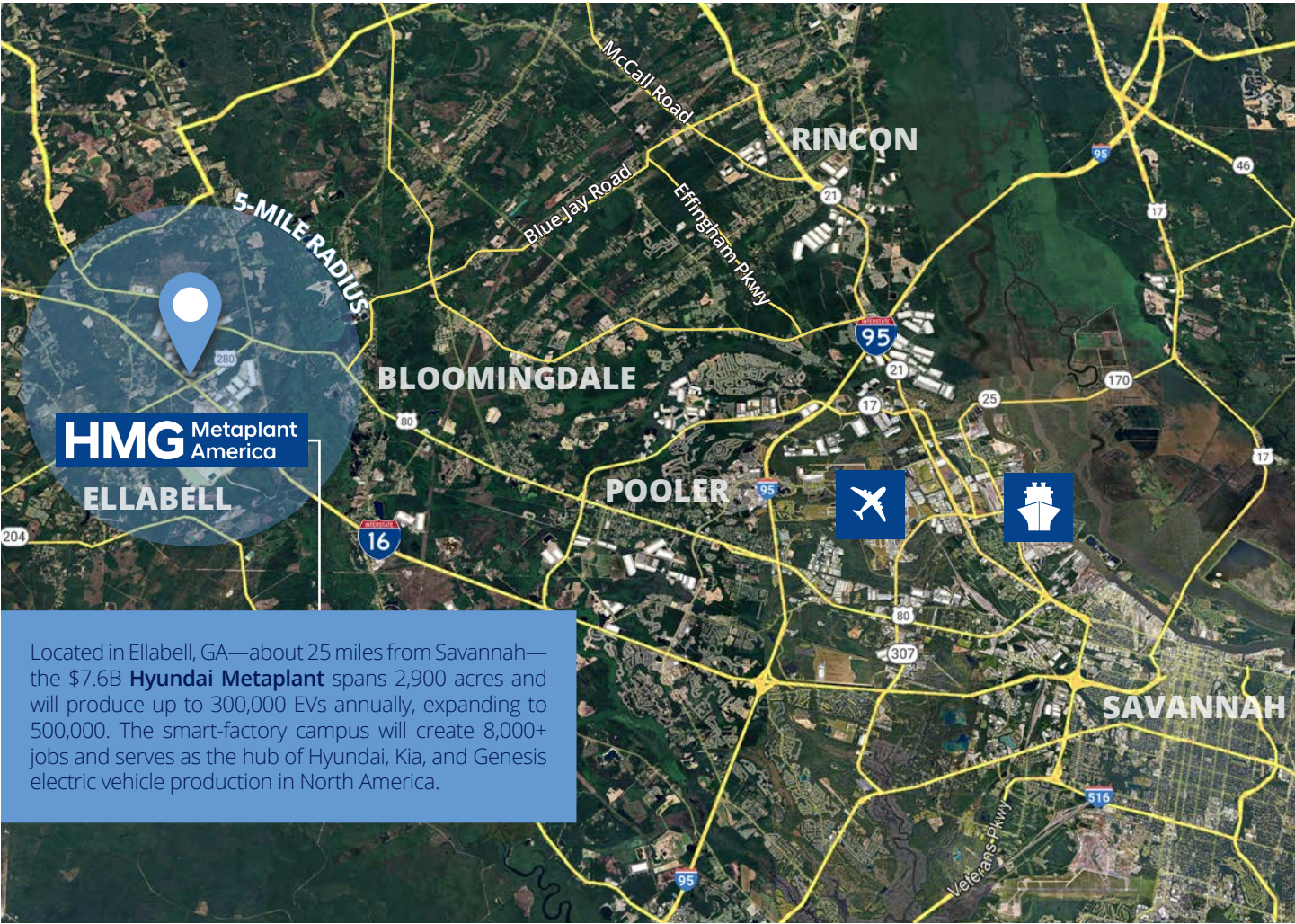
State Incentives

- Military Zone state job credit:
\$3,500 per job, per year for 5-year period
Use of job tax credit against 100% of income tax liability with excess towards payroll withholding taxes
- Quick Start
- Customized workforce training
- Georgia's corporate income and job tax credit
- Ports activity job tax credit
- Sales and use tax exemptions on machinery and equipment
- Elimination of sales and use tax on energy used in manufacturing
- Inventory tax exemption
- Expedited environmental permitting

Potential Hires Located within a 45-minute drive

235,577





Location Overview

Travel Distances

Interstate-16 (Exit 143)	0.6 Miles
Hyundai Metaplant America	1.6 Mile
Highway 80	1.6 Miles
Savannah-Hilton Head Int'l Airport	22.0 Miles
Port of Savannah	23.0 Miles

Area Demographics (5-Mile Radius)

Total Population (2025)	11,745
Projected Population Growth Rate (2025-2030)	2.16%
Average Household Income	\$89,651
Daytime Employees	934
Number of Businesses	146

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