

HMG Metaplant
America

Loves

Pilot

280 EXIT 143

16

For Sublease

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

David Sink SIOR

Principal
+1 912 662 8010
david.sink@colliers.com

Colliers

Colliers | Savannah

545 E York Street
Savannah, GA 31401
+1 912 233 7111
colliers.com/savannah

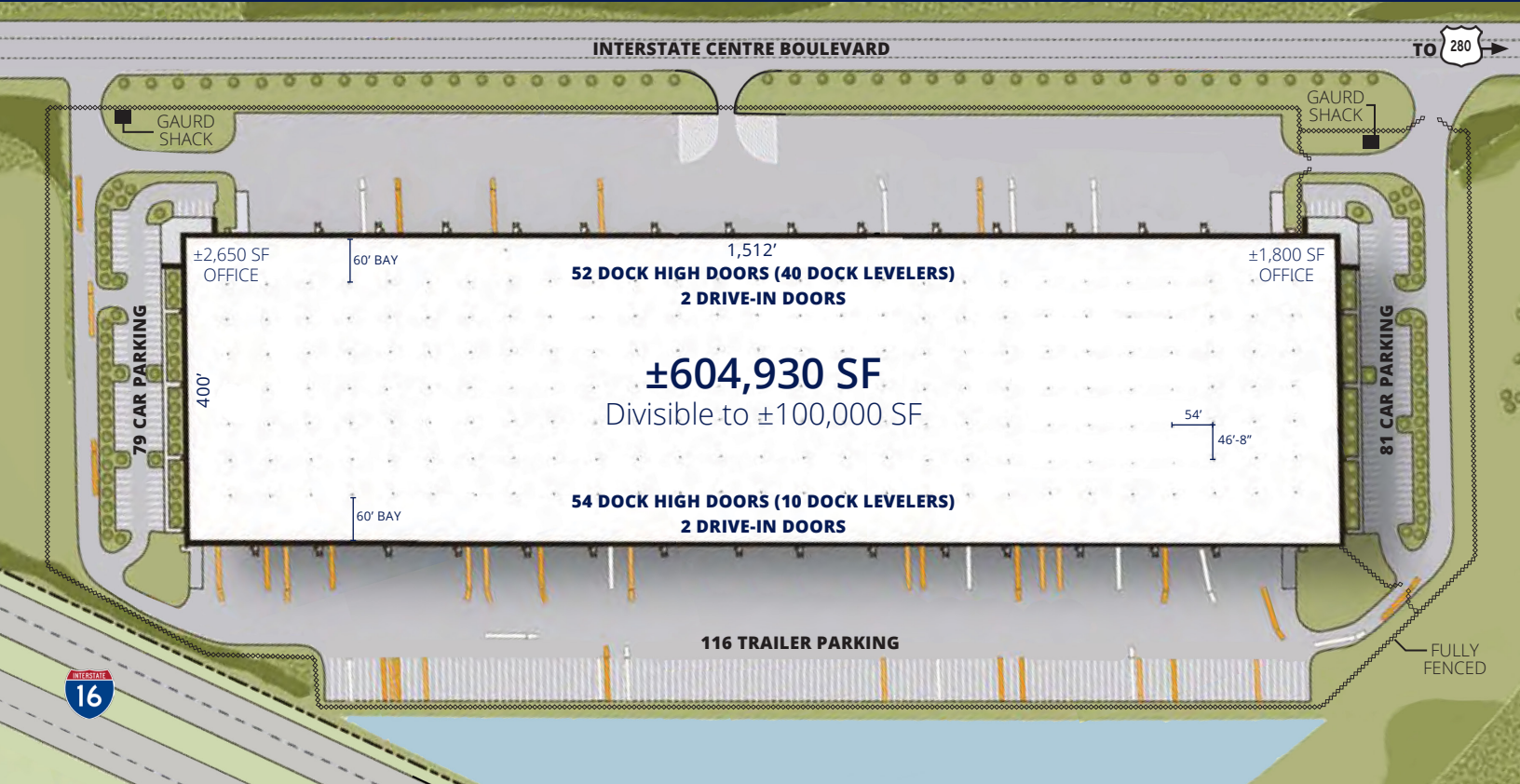
Interstate Centre II

951 Interstate Centre Boulevard
Ellabell, GA 31308

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

- ±604,930 SF, divisible to ±100,000 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

Specifications



Available Size ±604,930 SF (divisible to 100,000 SF)

Load Type Crossdock

Clear Height 32'

Dock High Doors 106 (9' x 10')
50 doors with dock levelers

Drive-in Doors 4 (12' x 14')

Trailer Parking Spaces 116

Car Parking Spaces 160

Total Office Size ±4,450 SF

Column Spacing 54' x 46'-8"

ESFR Sprinkler Yes

Lighting T-5 high efficiency

Security Fully fenced and gated with gaurd shack

Warehouse Slab 6" with 4000 PSI

Truck Court 190' & 150' deep, fully reinforced

951 Interstate Centre Boulevard | For Sublease



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.

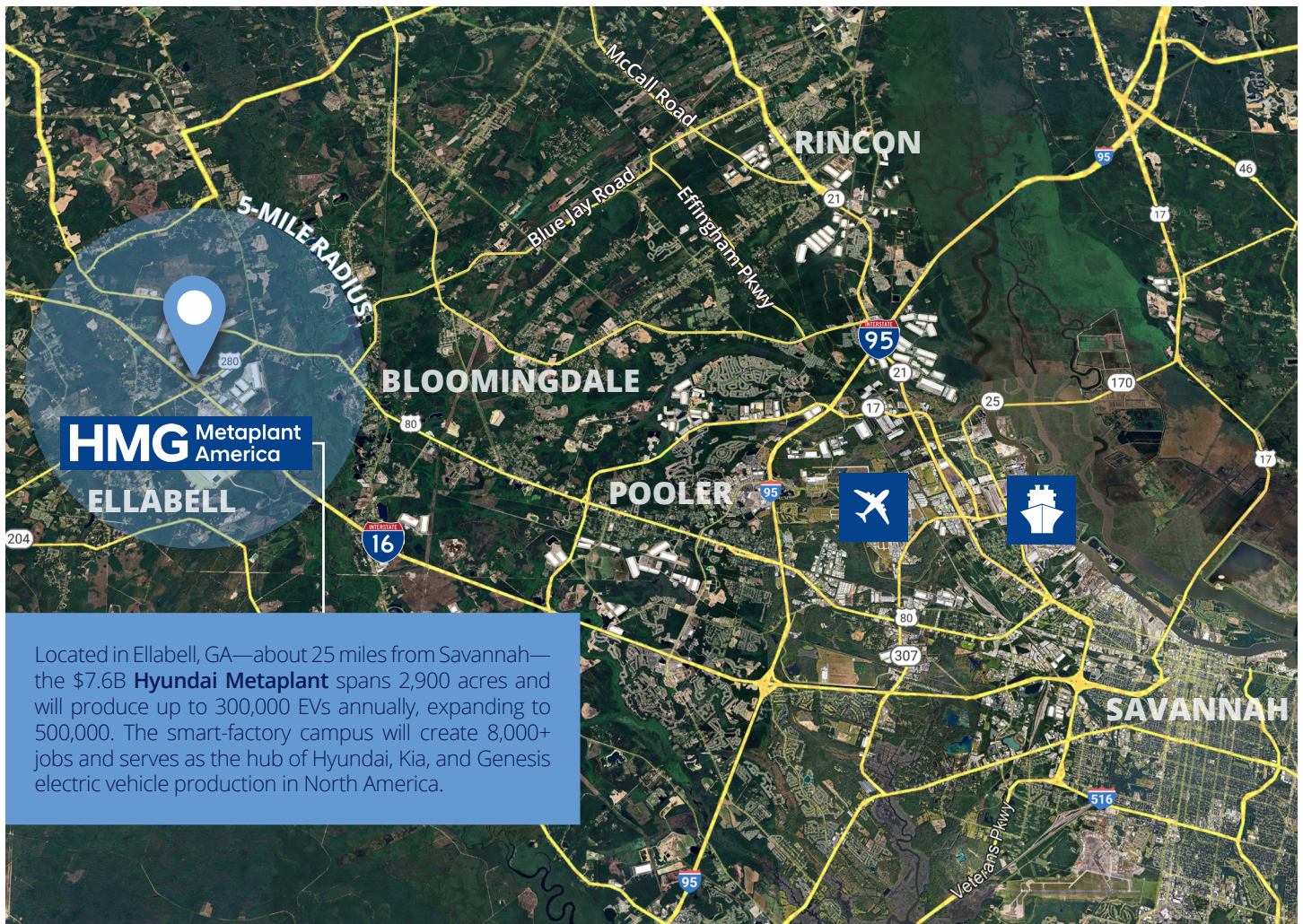
State Incentives

- 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 |

951 Interstate Centre Boulevard | For Sublease



Contact

David Sink sior

Principal
+1 912 662 8010
david.sink@colliers.com

Colliers | Savannah

545 E York Street, Savannah, GA
+1 912 233 7111
colliers.com/savannah



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.