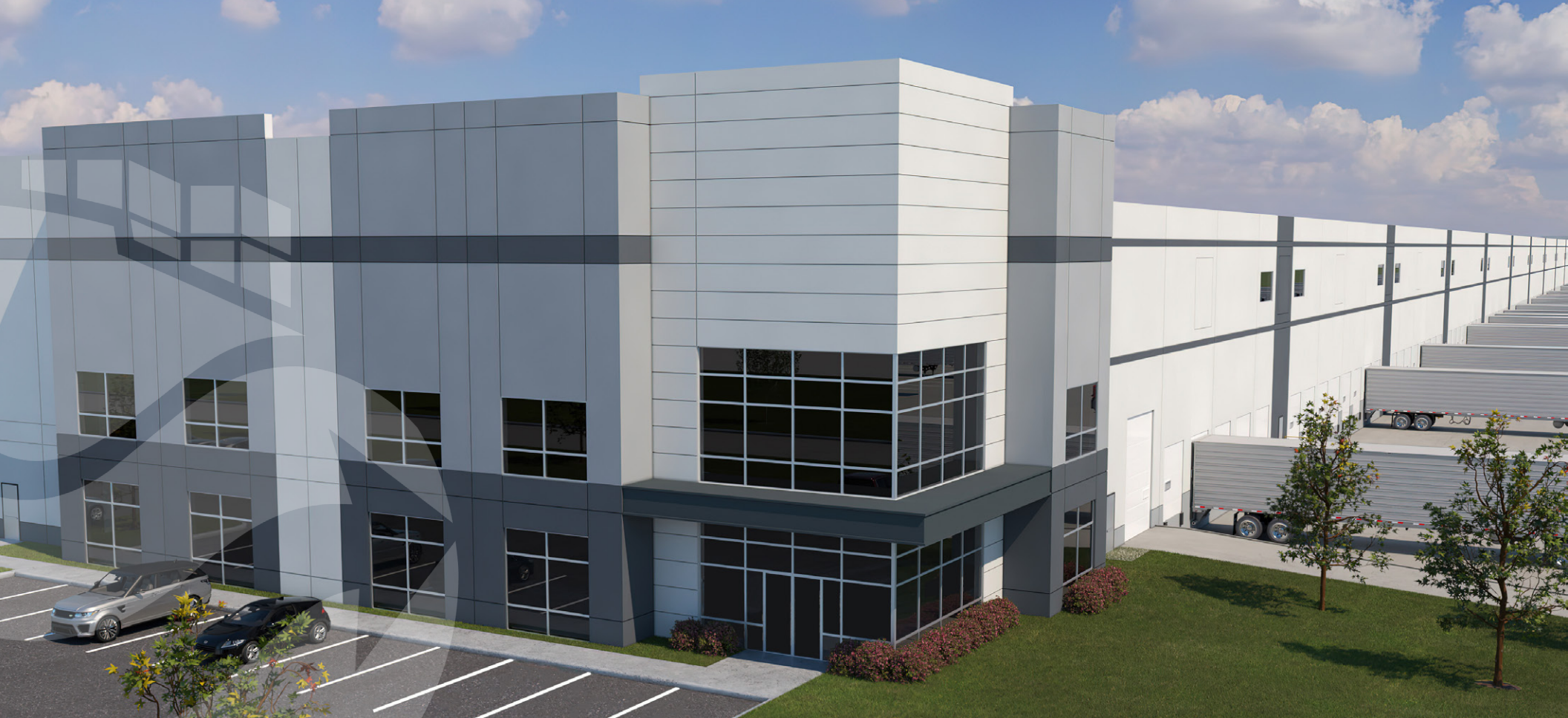


CLASS A MASTER PLANNED INDUSTRIAL PARK

Savannah, GA



BUILDING 2

7.0 MSF at Build-Out with Building 2 Delivering July 2023
983,751 SF Class A Crossdock

Chesterfield.

SJP|PROPERTIES

 **Manulife** Investment Management


ATALAYA

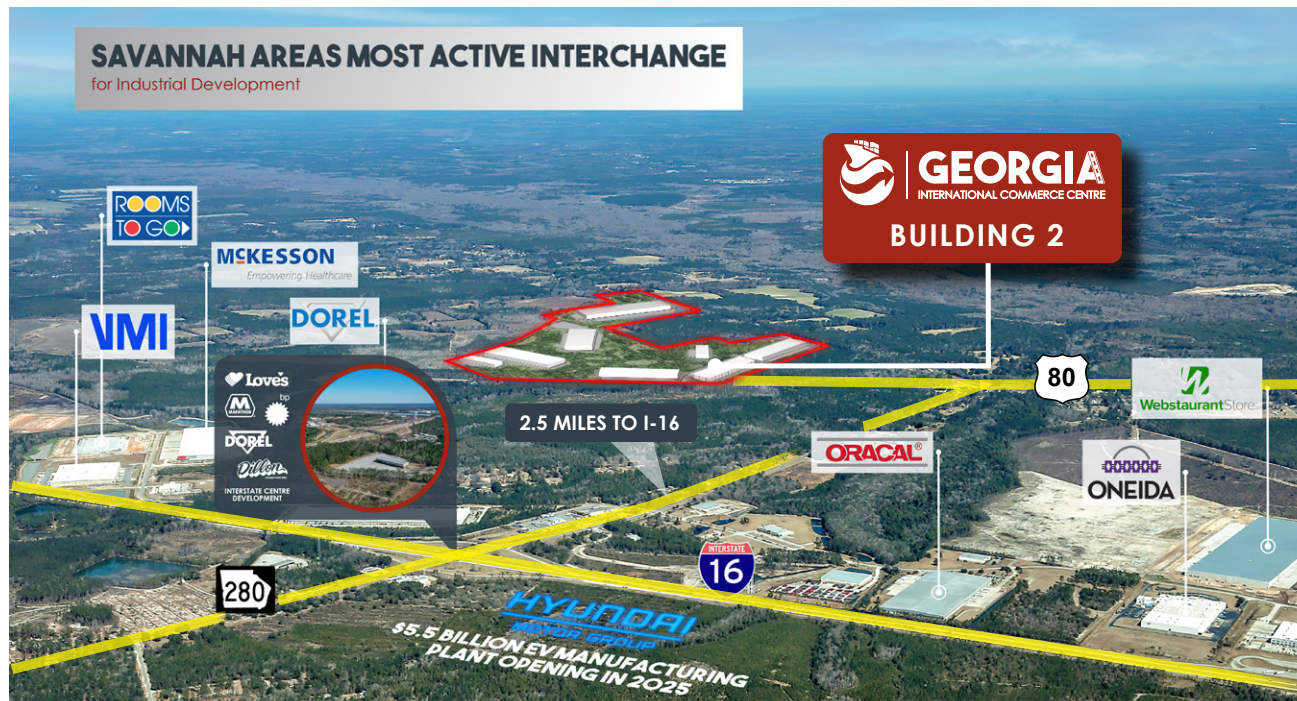
 **CUSHMAN &
WAKEFIELD**

 **GILBERT &
EZELLE**

Overview

GEORGIA INTERNATIONAL COMMERCE CENTRE is one of Savannah's newest master planned industrial parks consisting of 7 MSF of Class A distribution warehouse space at build-out. Strategically located along the I-16 corridor at one of the fastest growing interchanges and home of Hyundai Motor Group's recently announced \$5.5 billion electric vehicle manufacturing plant, the Park is within 21.5 miles of the GA Ports Authority Garden City terminal. Development of GICC commenced in June 2022 with Building 2, a 983,751 SF, 40' clear Class A crossdock facility delivering in July 2023. Building 2 will feature direct access to Highway 80 and excellent connectivity to I-16, I-95, the Georgia Ports Authority and surrounding Savannah area.

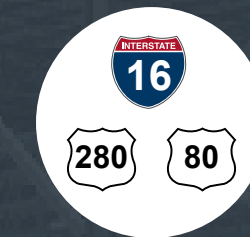
Savannah is home to the Nation's 3rd largest and fastest growing container terminal. A \$2.5 billion expansion plan is nearing completion to accommodate the Port's projection to double TEU throughput to 8 million by 2030.



**7.0 MSF Class A
Industrial Park**



**Within 22.1 Miles
of the Georgia Ports Authority**



**Direct Access to Interstate 16
and Highways 80 and 280**

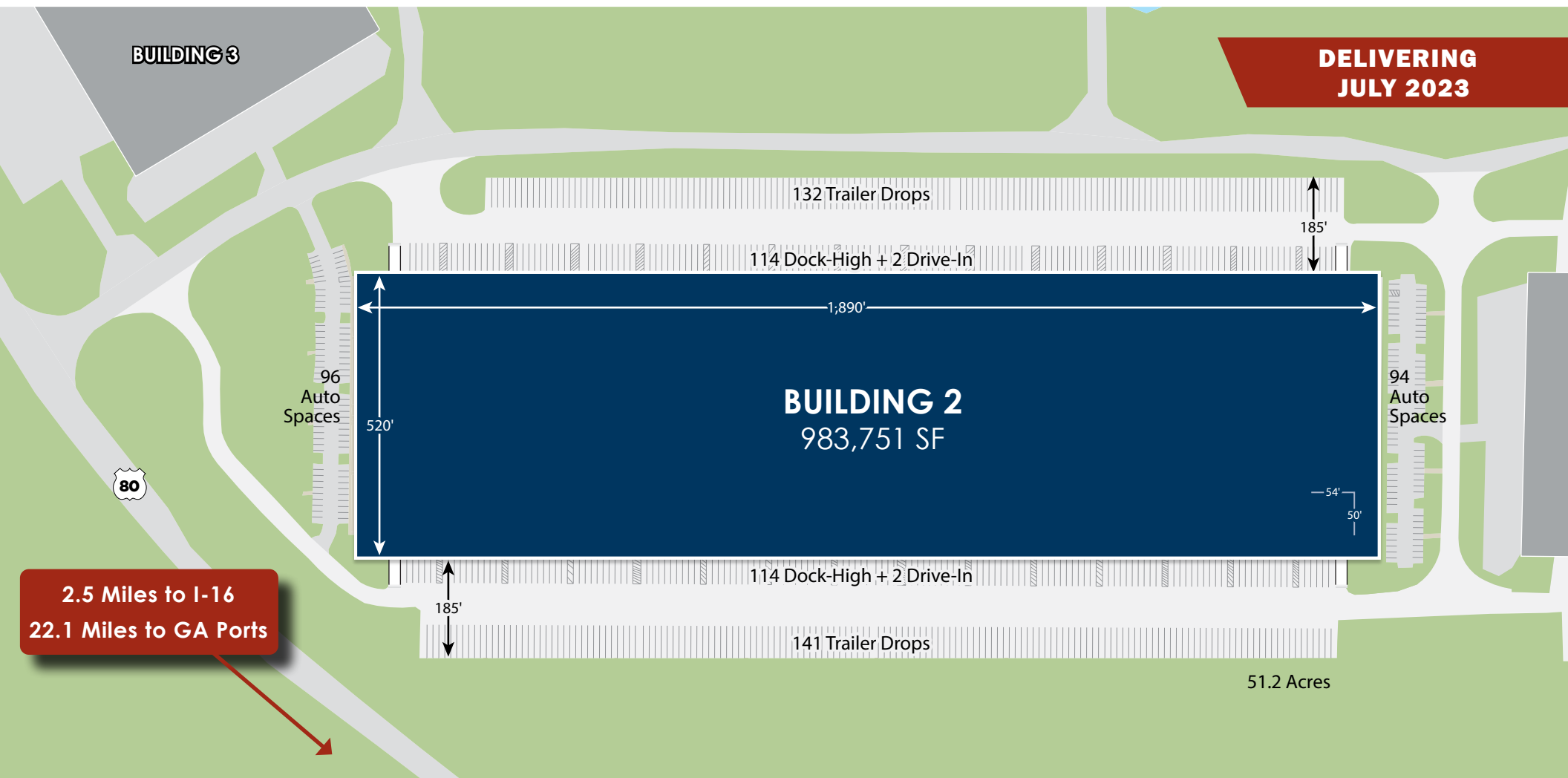
GICC Park Plan

BUILDING	SIZE
Building 1	± 962,000 SF
Building 2	± 983,751 SF
Building 3	± 962,000 SF
Building 4	± 280,500 SF
Building 5	± 325,000 SF
Building 6	± 1,125,750 SF
Building 7	± 1,038,500 SF
Building 8	± 1,339,500 SF
TOTAL	± 7,017,001 SF



Highway 80	< 1 mile
Highway 280	1 mile
Interstate 16	2.5 miles
GA Ports	22.1 miles

Building 2 Site Plan



Dock Doors: 228



Drive-in Ramps: 4



Employee Parking: 190



Trailer Parking: 273

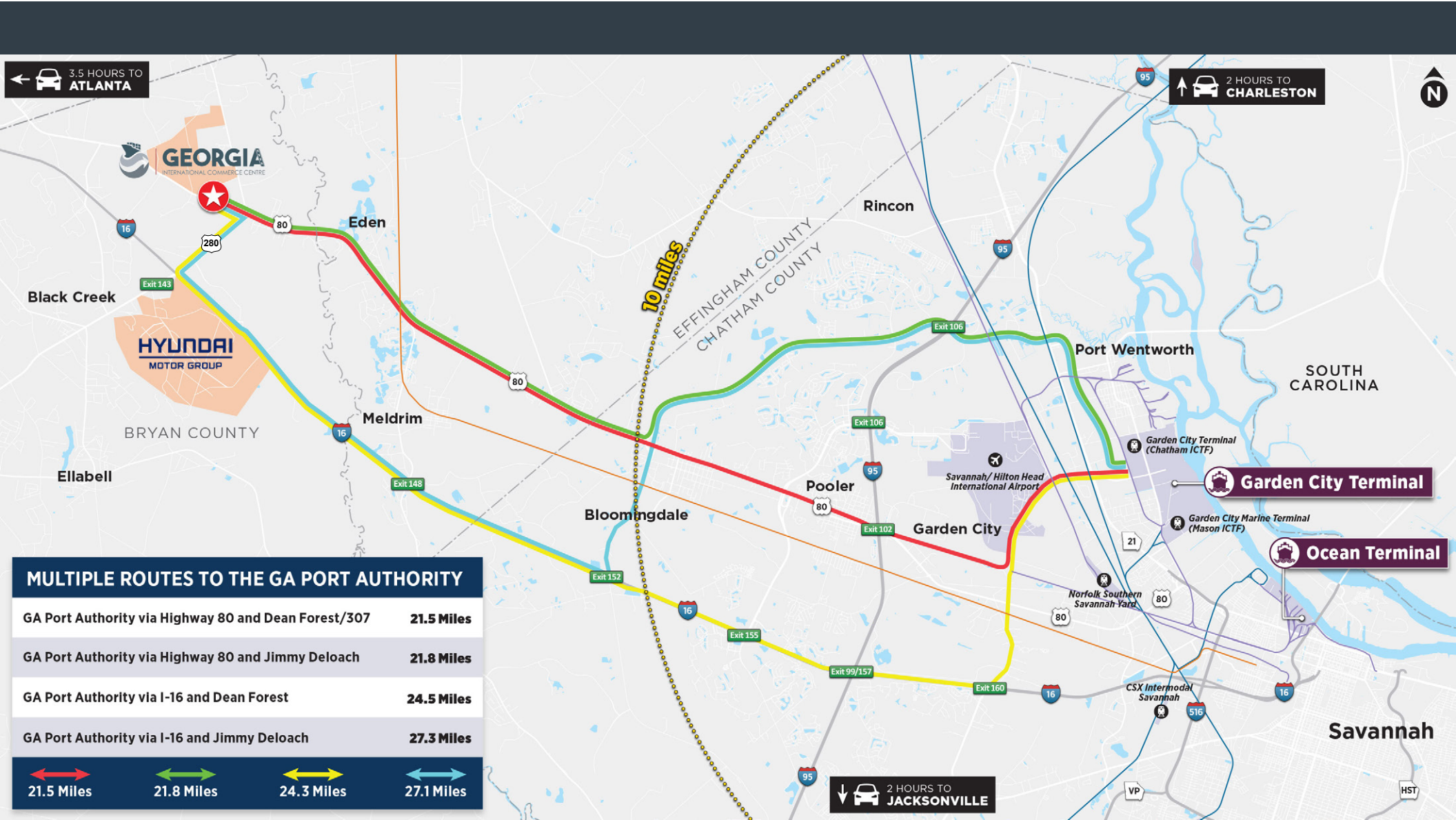


Truck Court Depth: 185'



Clear Height: 40'

Area Map



Close Proximity to Georgia Ports Authority



Exponential Port Growth Continues



20%

of U.S. population & Industry
is best served by the Port of
Savannah

RECORD-SETTING PORT OF SAVANNAH

- » #1 tightest industrial market in the U.S. with overall vacancy of 0.5% remaining historically low through Q1 2022
- » #1 fastest growing container port in the U.S. processing 5.6 million TEU's in CY 2021, a 20% YOY increase and the highest annual total in the port's history
- » #1 largest single-terminal container facility and #1 concentration of import distribution centers on the East Coast
- » The Port of Savannah set a new monthly volume record in April 2022, handling 495,782 TEU's, a 6.2% YOY increase

PORT CONTINUING RAPID EXPANSION

- » A \$2.5 billion expansion plan is nearing completion to accommodate the Port's projection to double TEU throughput to 11 million by 2030
- » The \$1 billion Savannah Harbor expansion project was completed in March 2022 and deepens the river from 42' to 47' to make room for the largest generation of Post Panamax cargo ships
- » The \$220 million Mason Mega Rail project will deliver the largest on-dock intermodal rail facility for a port authority in North America, doubling the Port of Savannah's rail lift capacity to 1 million TEUs per year
- » There are also plans to build a new \$1.8 billion container port on Hutchinson Island across the Savannah River, to add an additional 3 million TEUs to Savannah capacity
- » With an expansion of 3 million TEUs on the Garden City Terminal's existing 1,200-acre footprint, GPA projects a substantial increase in throughput to nine million TEUs by 2030

A Booming Economy & Key Logistic Hub

STRONG ECONOMY & WORKFORCE

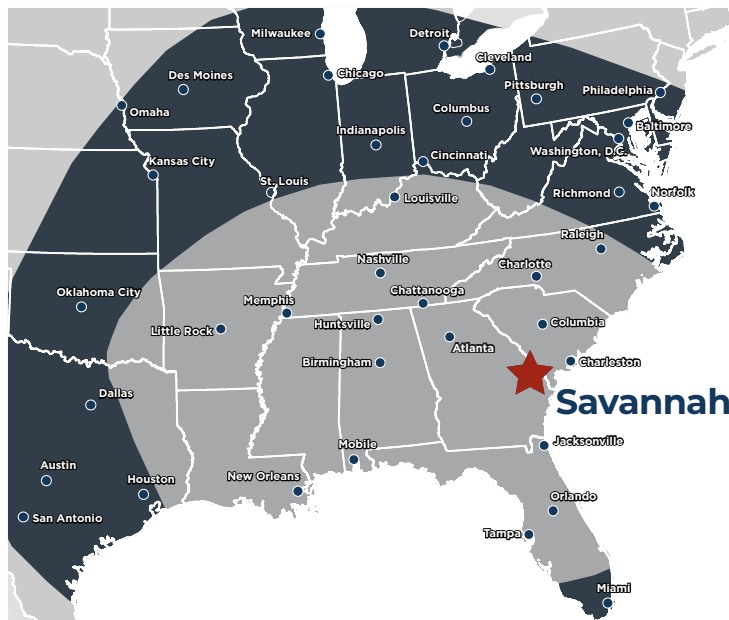
- » Home to Fort Stewart and Hunter Army Airfield, which make up one of coastal Georgia's largest employers with more than 22,000 military and 5,773 civilians
- » Georgia Ports Authority supports more than 369,000 jobs across the state and Savannah and contributes \$20.4 billion in income, and \$84.1 million in revenue to its economy
- » Gulfstream Aerospace Corporation, the largest aerospace manufacturer in the Southeast, employs nearly 10,000 workers locally
- » With the largest concentration of import distribution centers on the east coast, Savannah has attracted a host of major corporate retailers which occupy major footprints, like Shaw (3.4 MSF), Target (3 MSF), Home Depot (3 MSF), Wayfair (1.2 MSF), and more
- » Hyundai Motor Group announced in May 2022 that the company will build a \$5.5 billion electric vehicle plant on the former Bryan County Mega-Site, less than 2.5 miles from Georgia International Commerce Centre

Gulfstream

HYUNDAI
MOTOR GROUP



 wayfair



KEY TRANSPORTATION & LOGISTIC HUB

- » 44% of U.S. consumers and manufacturers are within a one to two day drive of the Port of Savannah
- » A 3.5-hour drive to major markets such as Atlanta, Orlando, and Charlotte
- » Largest concentration of import distribution centers on the East coast
- » Proximity vital for ocean carriers, cargo owners, and large retailers such as Walmart, Home Depot, Target, Lowe's, IKEA, Floor & Decor, Wayfair, Shaw, and Dollar Tree

44%

of U.S. consumers and manufacturers are within
a one to two day drive of the Port of Savannah

Georgia #1 State for Doing Business



GEORGIA - #1 STATE FOR BUSINESS

Year after year, Georgia ranks as one of the top states for business. The state was named the No. 1 State for Business by Site Selection magazine nine years in a row (2013-2021). In 2019, Georgia became the only state to earn this distinction seven consecutive times in the history of Site Selection's rankings, and it is now the only state to receive the honor eight times in a row. Area Development magazine also listed Georgia as the No. 1 state for business eight years in a row (2014-2021) and the No. 1 state for distribution & supply chain hubs.

Georgia remains on a record pace for economic development investments and job creation in the state during fiscal year 2021, increasing investments by 56% and jobs by 45% compared to the same time frame last year.



PRO-BUSINESS

Georgia boasts one of the top pro-business environments in the nation. State statutes, economic development practices, business development support, fiscal conservatism, community leadership and an innovative, progressive business community all combine to provide an ecosystem that is prime for doing business.



LOW CORPORATE TAXES

Georgia was the first Southeastern state to pass single-factor corporate tax apportionment. This means that in-state sales are the only relevant factor in determining the portion of taxable income to which the 5.75% corporate tax rate is applied.



HIGH BOND RATINGS

Georgia is one of a handful of states to have the highest bond ratings (AAA) from all three major municipal bond rating agencies — Moody's, Fitch and Standard & Poor's.





GEORGIA

INTERNATIONAL COMMERCE CENTRE

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Chesterfield.

SJP|PROPERTIES



Manulife Investment Management



CUSHMAN &
WAKEFIELD

GILBERT &
EZELLE