



**GEORGIA**  
INTERNATIONAL COMMERCE CENTRE

**BUILDING 2**  
**983,751 SF Class A Crossdock**  
7.0 MSF Industrial Park at Build-Out

110 Commerce Parkway  
Ellabell, Georgia 31308



**238,940 SF - 983,751 SF AVAILABLE**



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

**HYUNDAI**  
**MOTOR GROUP**

**Within 3.5 Miles  
of the new Hyundai EV Plant**



**First building in 7.0 MSF  
Class A Industrial Park**





## Property Specs



**GEORGIA**  
 INTERNATIONAL COMMERCE CENTRE

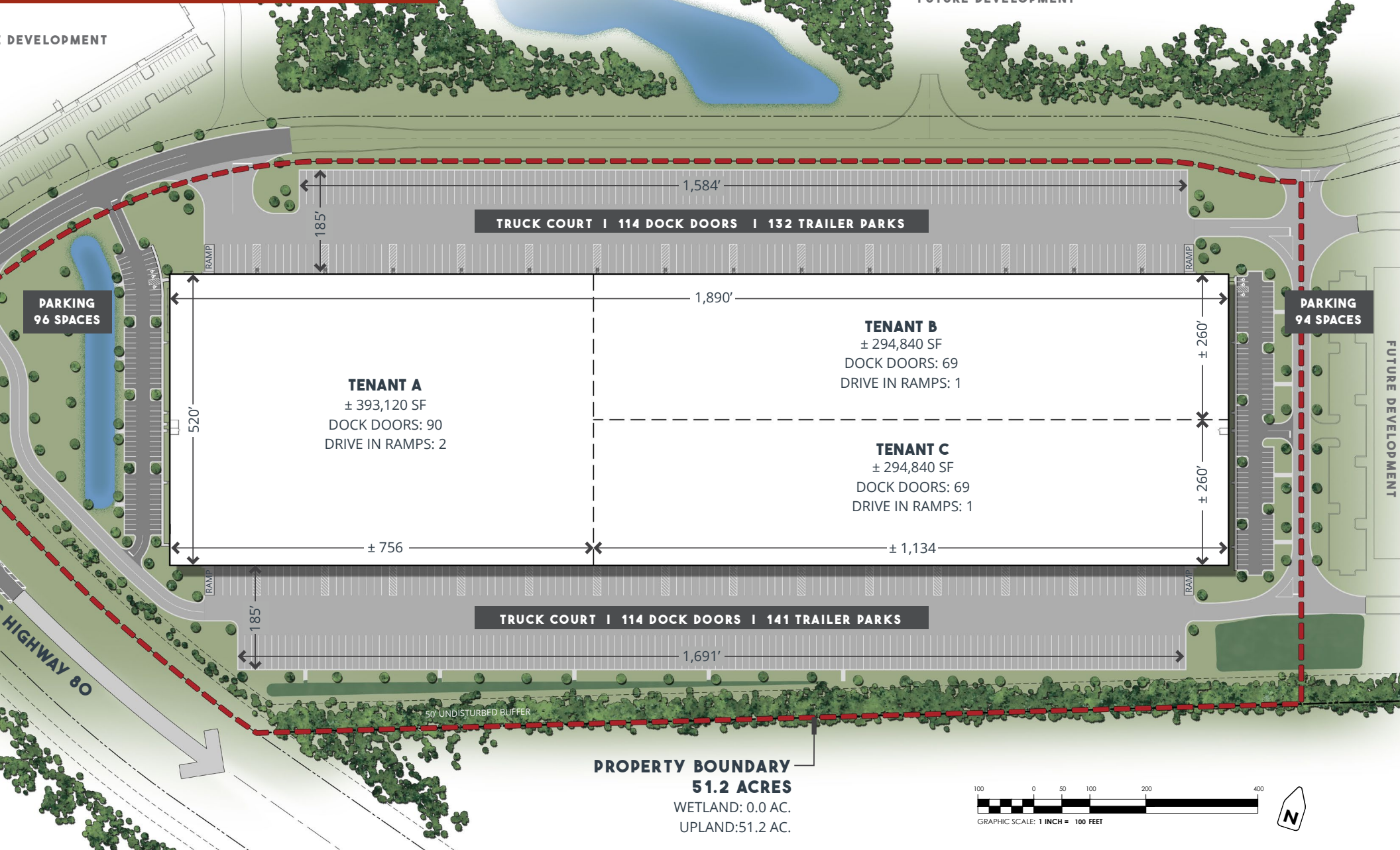
<b>Total Size</b>	983,751	<b>Speed Bays</b>	60'	<b>Levelers</b>	105
<b>Dimensions</b>	1,890' x 520'	<b>Auto Parking</b>	190	<b>Sprinkler</b>	ESFR
<b>Clear Height</b>	40'	<b>Trailer Parking</b>	273	<b>Floor Slab</b>	7" - 4,000 psi
<b>Office</b>	2,985 sf	<b>Dock Doors</b>	228	<b>Roof</b>	45mil TPO
<b>Column Spacing</b>	50' x 54'	<b>Drive In Doors</b>	4	<b>Power</b>	2 services at 2,500 amp each

# Flexible Layouts

## DEMISING SCENARIO #1

DEVELOPMENT

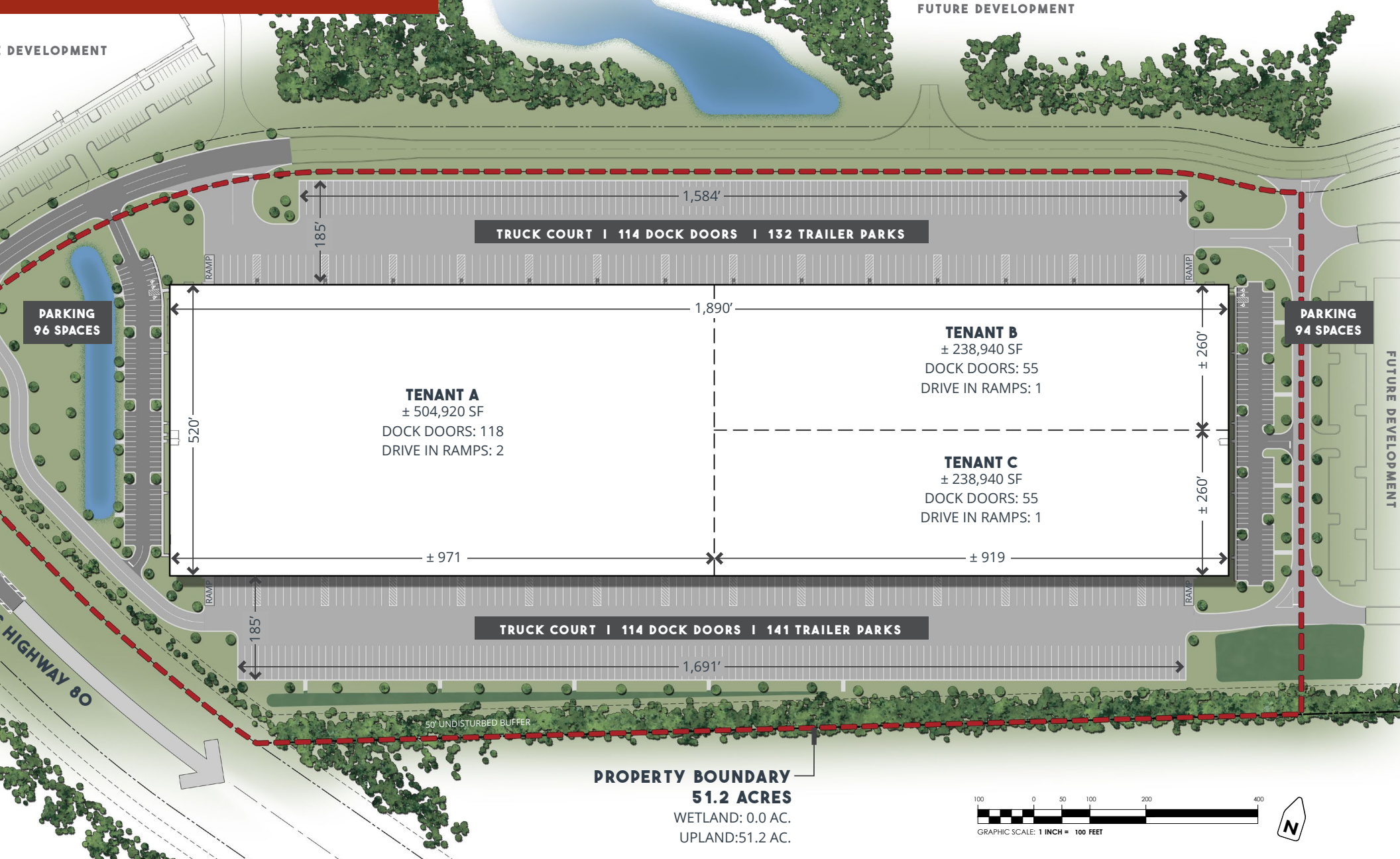
FUTURE DEVELOPMENT





# Flexible Layouts

## DEMISING SCENARIO #2











3.5 HRS TO ATLANTA

2 HRS TO CHARLESTON

2 HRS TO JACKSONVILLE

MULTIPLE ROUTES TO THE GA PORT AUTHORITY	
GA Port Authority Via Highway 80 And Dean Forest/307	21.5 Miles
GA Port Authority Via Highway 80 And Jimmy Deloach	21.8 Miles
GA Port Authority Via I-16 And Dean Forest	24.5 Miles
GA Port Authority Via I-16 And Jimmy Deloach	27.3 Miles

21.5 Miles

21.8 Miles

24.3 Miles

27.1 Miles







# GEORGIA

INTERNATIONAL COMMERCE CENTRE

## LEASING INFORMATION:

Stephen Ezelle, SIOR, CCIM  
Partner  
+1 912 441 3083  
[sezelle@gilbertezelle.com](mailto:sezelle@gilbertezelle.com)

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

Chesterfield.

SJP | PROPERTIES

Manulife Investment Management

ATALAYA

CUSHMAN & WAKEFIELD

GILBERT & EZELLE