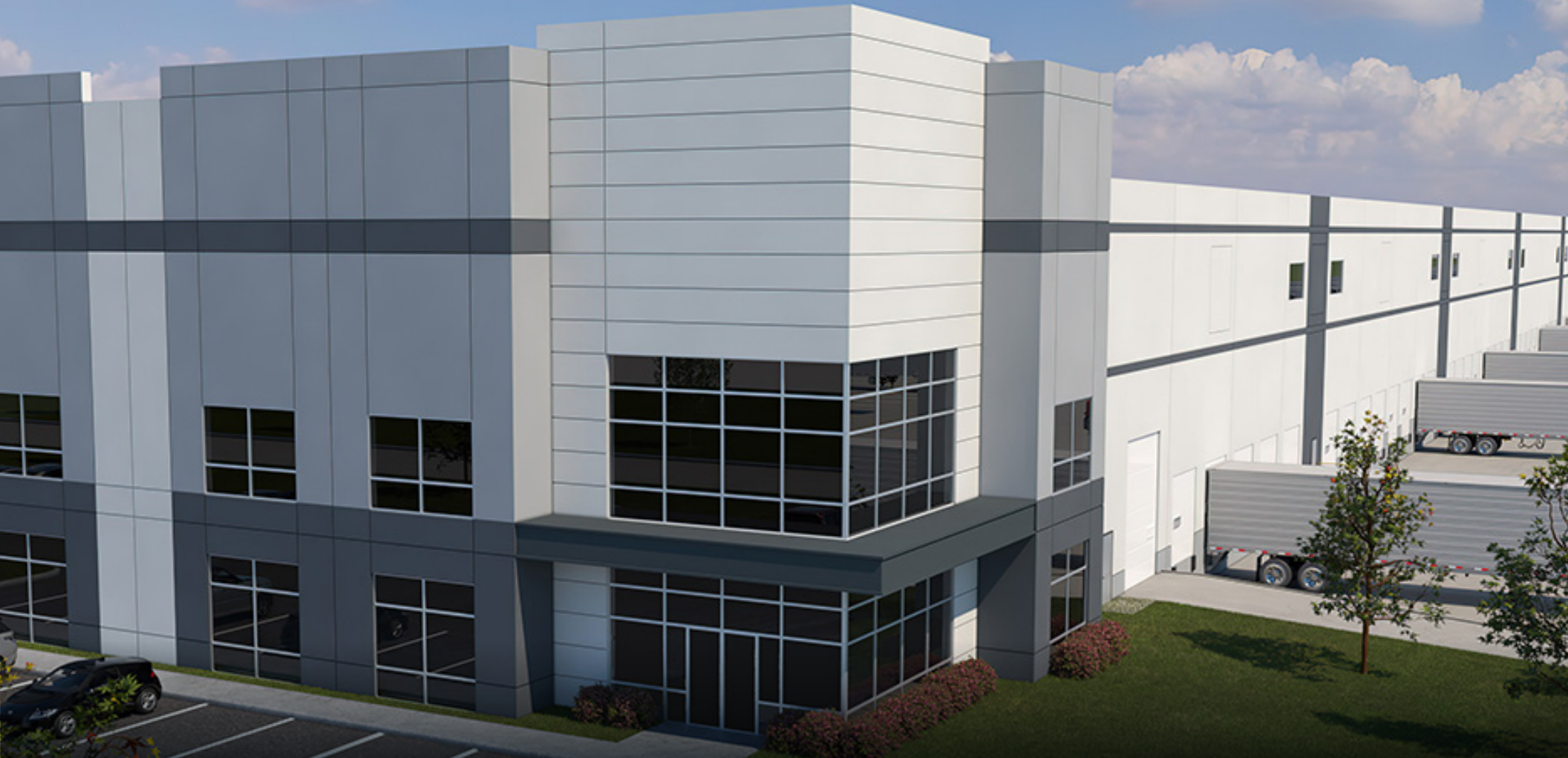


CLASS A MASTER PLANNED INDUSTRIAL PARK



GEORGIA
INTERNATIONAL COMMERCE CENTRE

Savannah, GA

7.0 MSF Industrial Park at Build-Out

Chesterfield.

SJP | PROPERTIES

Manulife Investment Management

ATALAYA

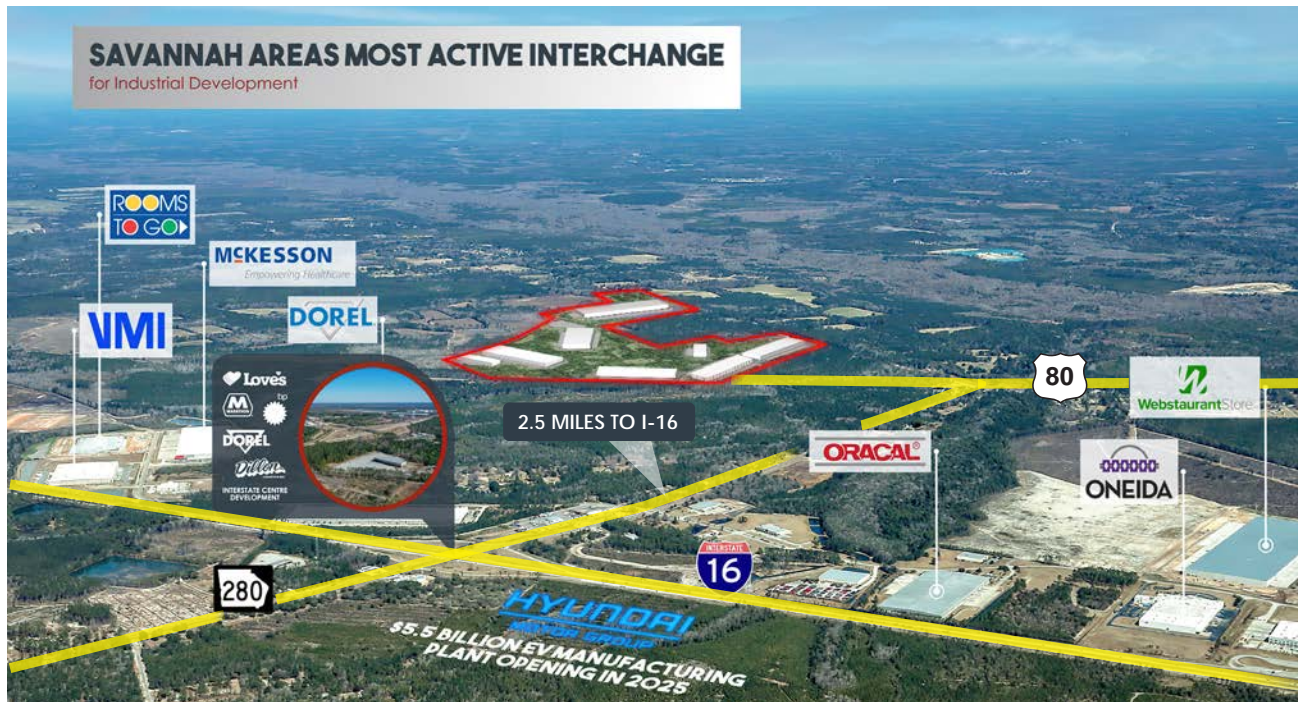
CUSHMAN & WAKEFIELD

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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. The park offers direct access to Highway 80 and excellent connectivity to I-16, I-95, the Georgia Ports Authority and surrounding Savannah area.

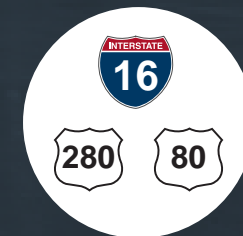
Savannah is home to the Nation's 3rd largest and fastest growing container terminal. A \$2.5 billion expansion plan is nearing completion to accommodate the Port's projection to double TEU throughput to 8 million by 2030.



**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 Industrial Master Plan

BUILDING SUMMARY
(8 BUILDING CONCEPTS)

BUILDING	± SQUARE FOOTAGE	± BUILDING LENGTH / WIDTH
BUILDING 1	1,147,000 SF	1,850' X 620'
BUILDING 2	983,751 SF	1,890' X 520'
BUILDING 3	1,147,000 SF	1,850' X 620'
BUILDING 4	279,000 SF	900' X 310'
BUILDING 5	325,000 SF	1,050' X 310'
BUILDING 6	1,323,250 SF	1,975' X 670'
BUILDING 7	1,122,250 SF	1,675' X 670'
BUILDING 8	1,457,000 SF	2,350' X 620'
TOTAL:	7,784,251 SF	

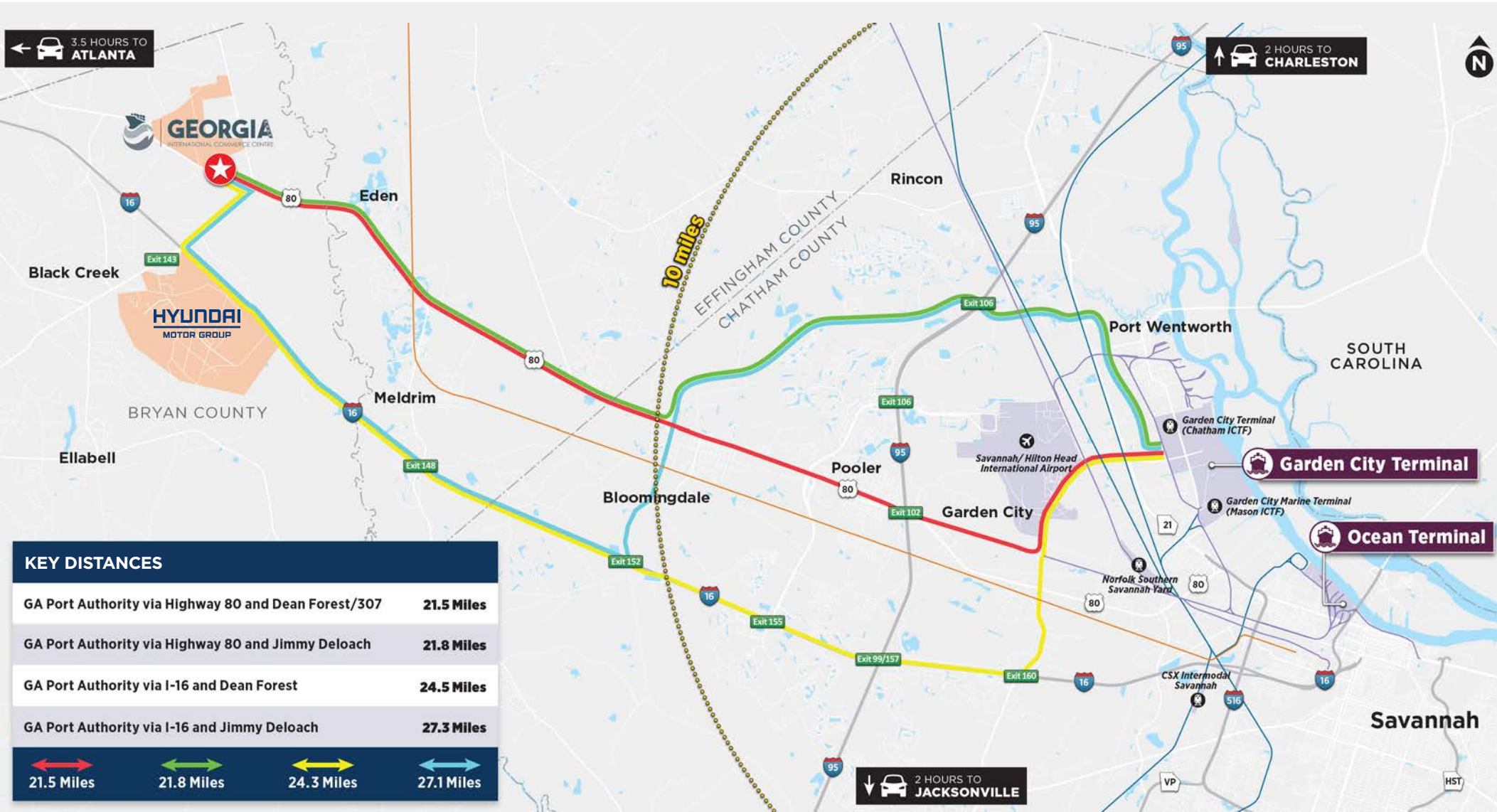
-  FUTURE ROAD INTERSECTION IMPROVEMENTS
-  ACCESS POINTS
-  PARK SIGNAGE



GRAPHIC SCALE: 1 INCH = 500 FEET



Multiple Routes to Port of Savannah



Close Proximity to Hyundai EV Plant



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 9 years in a row (2013-2021). No other state has earned this distinction for so many years. Area Development magazine also listed Georgia as the No. 1 state for business ten years in a row (2014-2023) 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 2022, increasing investments by 94% and jobs by 53% compared to the same time frame last year. Investments in expansions and new locations totaled more than \$21.2 billion and 51,132 jobs (84% are logistics related companies) were created in the state through 358 projects supported by The Georgia Department of Economic Development.



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.



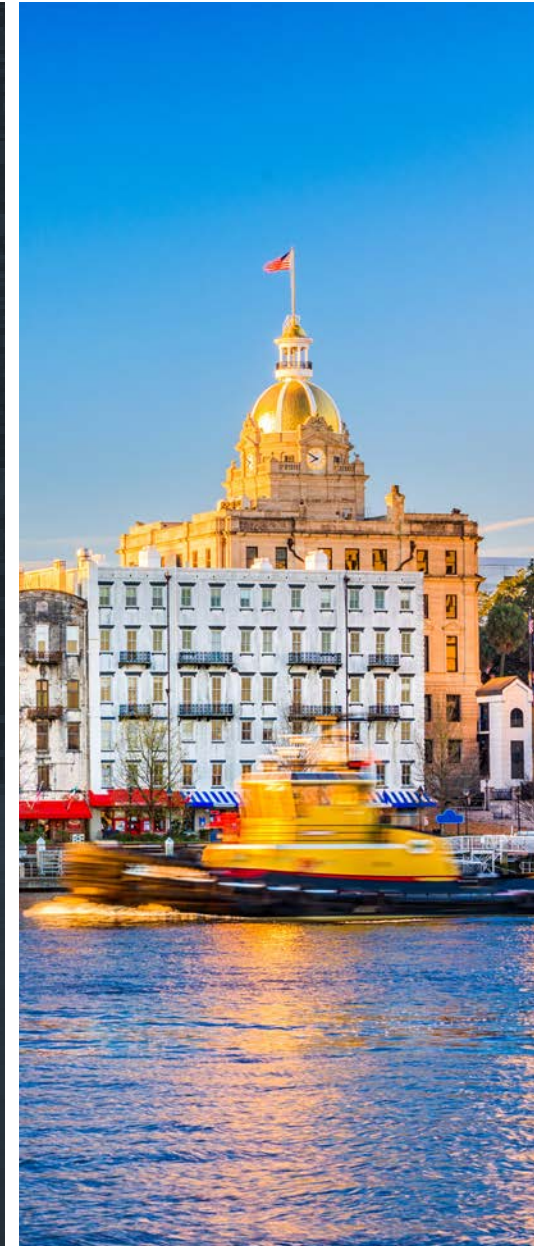
LOW CORPORATE TAXES

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

LEASING INFORMATION:

Stephen Ezelle, SIOR, CCIM
Partner
+1 912 441 3083
sezelle@gilbertezelle.com

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Chesterfield.

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