

I-95 GATEWAY

Logistics Center

Entitled & Permitted for Four Distribution Centers - 3,570,800 Square Feet



**Strategically
Located along the
I-95 Corridor**

**Central location to
JaxPort, Port of Brunswick
& Port of Savannah**

**Unmatched
State & Local
Incentives**

**DEVELOPMENT
INVESTMENT OPPORTUNITY**



Project Highlights

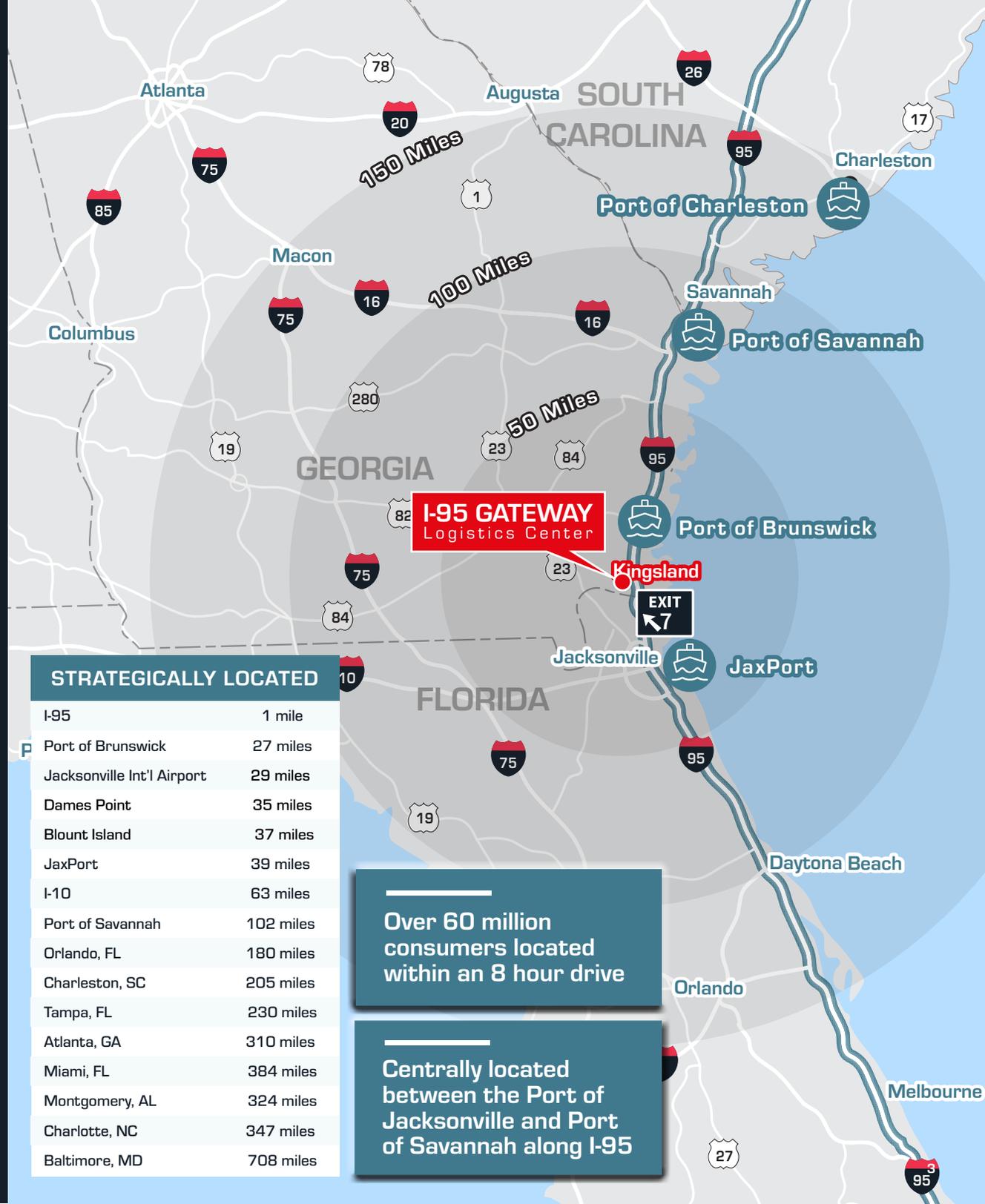
A fully-entitled and permitted Class A, 500-acre master planned industrial business park

	BUILDING 100	BUILDING 200	BUILDING 300	BUILDING 400
Building size:	644,800 s.f.	786,000 s.f.	1,574,800 s.f.	565,200 s.f.
Building dimensions:	620'D x 1,040'W	600'D x 1,310'W	630'D x 2,540'W	360'D x 1570'W
Column spacing:	52' x 50' w/ 60' speed bays			
Clear height:	40' (approval up to 80')			
Office:	BTS	BTS	BTS	BTS
Dock doors:	112 (9' x 10')	156 (9' x 10')	292 (9' x 10')	97
Drive-in doors:	4 (12' x 14')	4 (12' x 14')	4 (12' x 14')	2 (12' x 14')
Trailer parks:	142	196	370	103
Auto parks:	348	387	600	312
Truck court:	195'	195'	195'	195'
Fire protection	ESFR	ESFR	ESFR	ESFR
Roof:	45 MIL TPO	45 MIL TPO	45 MIL TPO	45 MIL TPO
Electrical:	BTS	BTS	BTS	BTS
Slab:	7" reinforced	7" reinforced	7" reinforced	7" reinforced
Utilities:	BTS	BTS	BTS	BTS

Located at the intersection of Harrietts Bluff Road and Commercial Drive

Visibility from I-95 with a four-way interchange at Harrietts Bluff Road Exit 7

Building 400 is located at Old Still Road and Kinlaw Road



STRATEGICALLY LOCATED

I-95	1 mile
Port of Brunswick	27 miles
Jacksonville Int'l Airport	29 miles
Dames Point	35 miles
Blount Island	37 miles
JaxPort	39 miles
I-10	63 miles
Port of Savannah	102 miles
Orlando, FL	180 miles
Charleston, SC	205 miles
Tampa, FL	230 miles
Atlanta, GA	310 miles
Miami, FL	384 miles
Montgomery, AL	324 miles
Charlotte, NC	347 miles
Baltimore, MD	708 miles

Over 60 million consumers located within an 8 hour drive

Centrally located between the Port of Jacksonville and Port of Savannah along I-95

Local Incentives

- Real Estate & Personal Property Tax Abatements – Upwards of 20 years featuring 10 years or longer 100% abated.
- 100% Freeport Exemption
- Expedited Permitting
- Foreign Trade Zone No. 104

State Incentives

- Workforce Training Program
- Corporate Income and Job Tax Credit
- Ports Tax Credit Bonus offsetting up to 50% of corporate income tax for companies meeting Georgia Ports thresholds
- No Sales and Use Tax on Energy Used in Manufacturing
- Inventory Tax Exemption
- Expedited Environmental Permitting
- Military Zone State Job Tax Credit of \$3,500 per job collected over 5 years

Unmatched State & Local Incentives



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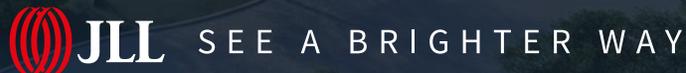
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