



CLARIUS PARK

# HARDEEVILLE

AT THE PORT OF SAVANNAH

HIGHWAY 17 & HIGHWAY 170 | HARDEEVILLE, SC

## ON-SITE SUBSTATION

- PALMETTO ELECTRIC
- **DEDICATED** 115-KV TRANSMISSION LINE
- **±20 MW AVAILABLE IMMEDIATELY**
- **EXPANDABLE TO ±80 MW**



**WITHIN 12 MILES**  
OF GPA'S GARDEN  
CITY TERMINAL



**3 TRUCK ROUTES**  
TO THE PORT -  
EACH LESS THAN  
20 MILES



**2.4M SF**  
INDUSTRIAL  
DEVELOPMENT

**PHASE 1  
COMPLETED**

**PHASE 2 DELIVERING Q4 2027**  
4 BUILDINGS AVAILABLE  
RANGING FROM ±114K SF - 1.1M SF

TRAILER PARKING  
EXPANSION AREA

Colliers

 **CLARIUS  
PARTNERS**

 **PEAKLINE**



**VISIT WEBSITE**  
FOR MORE INFORMATION

# PROPERTY & POWER HIGHLIGHTS

Clarius Park Hardeeville is a master planned industrial park consisting of  $\pm 2.4$  million square feet of Class A industrial warehouse space and up to  $\pm 80$  MW of power capacity, within 12 miles of the Georgia Ports Authority's Garden City Terminal, the nation's largest and fastest-growing single-container terminal and the second-largest port on the East Coast.

Future tenants of the park will benefit from the close proximity to Interstate-95 and Interstate-16 as well as the Georgia and South Carolina labor pool.



ON-SITE SUBSTATION  
WITH UP TO  $\pm 80$  MW CAPACITY



VARIETY OF AVAILABLE SPACE  
SIZES RANGING FROM  
 $\pm 50$ K SF - 1.1M SF



WITHIN 12 MILES OF THE  
GPA'S GARDEN CITY TERMINAL



3 TRUCK ROUTES TO THE PORT -  
EACH LESS THAN 20 MILES



ATTRACTIVE SOUTH CAROLINA  
INCENTIVE PROGRAMS



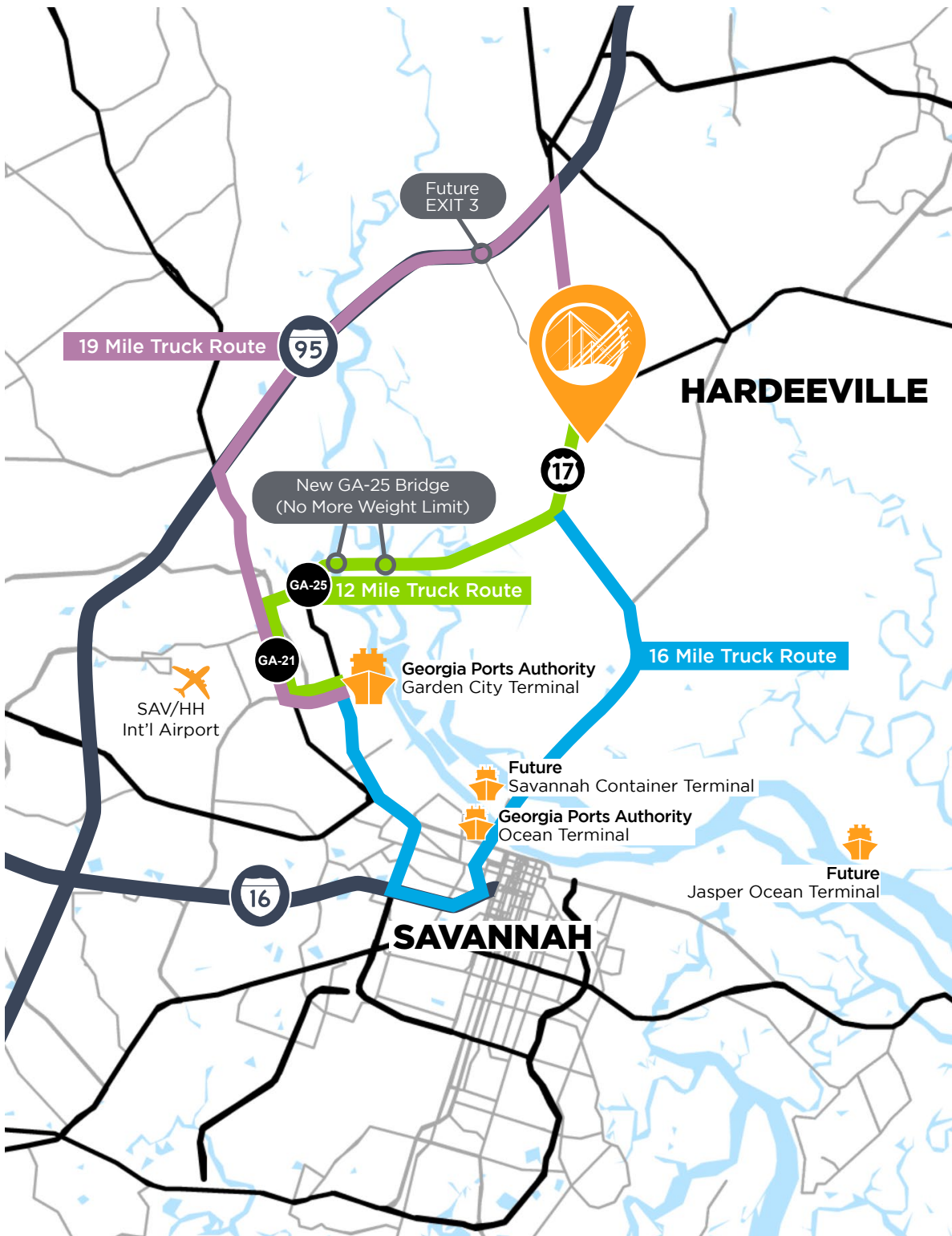
30-YEAR PILOT WITH  
40% SPECIAL SOURCE  
REVENUE CREDIT

**PHASE 1**  
COMPLETED

**PHASE 2**  
UNDERWAY

|             |                    |                  |
|-------------|--------------------|------------------|
| Building D: | $\pm 1,077,540$ SF | Q4 2027 Delivery |
| Building E: | $\pm 114,186$ SF   | Q4 2027 Delivery |
| Building F: | $\pm 210,542$ SF   | Q4 2027 Delivery |
| Building G: | $\pm 351,482$ SF   | Q4 2027 Delivery |





## LOGISTICAL ADVANTAGE



**3 DIRECT TRUCK ROUTES** TO GEORGIA PORTS AUTHORITY'S GARDEN CITY TERMINAL

12 Miles via GA-25  
16 Miles via Highway 17  
19 Miles via Interstate-95



**5 MILES** TO INTERSTATE-95



HIGHWAY 17  
**4-LANE DIVIDED HIGHWAY**

|           |                                   |
|-----------|-----------------------------------|
| 5 Miles   | Interstate-95                     |
| 12 Miles  | Interstate-16                     |
| 9 Miles   | Future GPA SAV Container Terminal |
| 12 Miles  | GPA Garden City Terminal          |
| 12 Miles  | GPA Ocean Terminal                |
| 15 Miles  | Future Jasper Co. Ocean Terminal  |
| 148 Miles | Jacksonville                      |
| 241 Miles | Charlotte                         |
| 257 Miles | Atlanta                           |

# MINUTES MATTER:

## FASTER ACCESS TO THE PORT



### NUMBER OF TRAFFIC SIGNALS TO CLOSEST PORT GATE

|                                 |            |
|---------------------------------|------------|
| Clarius Park Hardeeville        | 3 (Gate 8) |
| Veterans Parkway/Feldspar Drive | 4 (Gate 3) |
| I-16/Jimmy DeLoach Parkway      | 9 (Gate 8) |
| Highway 21/Old Augusta Road     | 9 (Gate 8) |



### WEEKDAY RUSH HOUR DRIVE-TIMES

|                                 |            |
|---------------------------------|------------|
| Clarius Park Hardeeville        | 15 Minutes |
| Veterans Parkway/Feldspar Drive | 16 Minutes |
| Highway 21/Old Augusta Road     | 20 Minutes |
| I-16/Jimmy DeLoach Parkway      | 25 Minutes |

### FEWER TRAFFIC SIGNALS

Only 3 stoplights to the Georgia Ports Authority's Garden City Terminal Gate 8

### FEWER VEHICLES

Faster drive times and reduced risk of traffic delays to South Carolina

### FASTER TRUCK TURN TIMES

Reduced wait and idle time

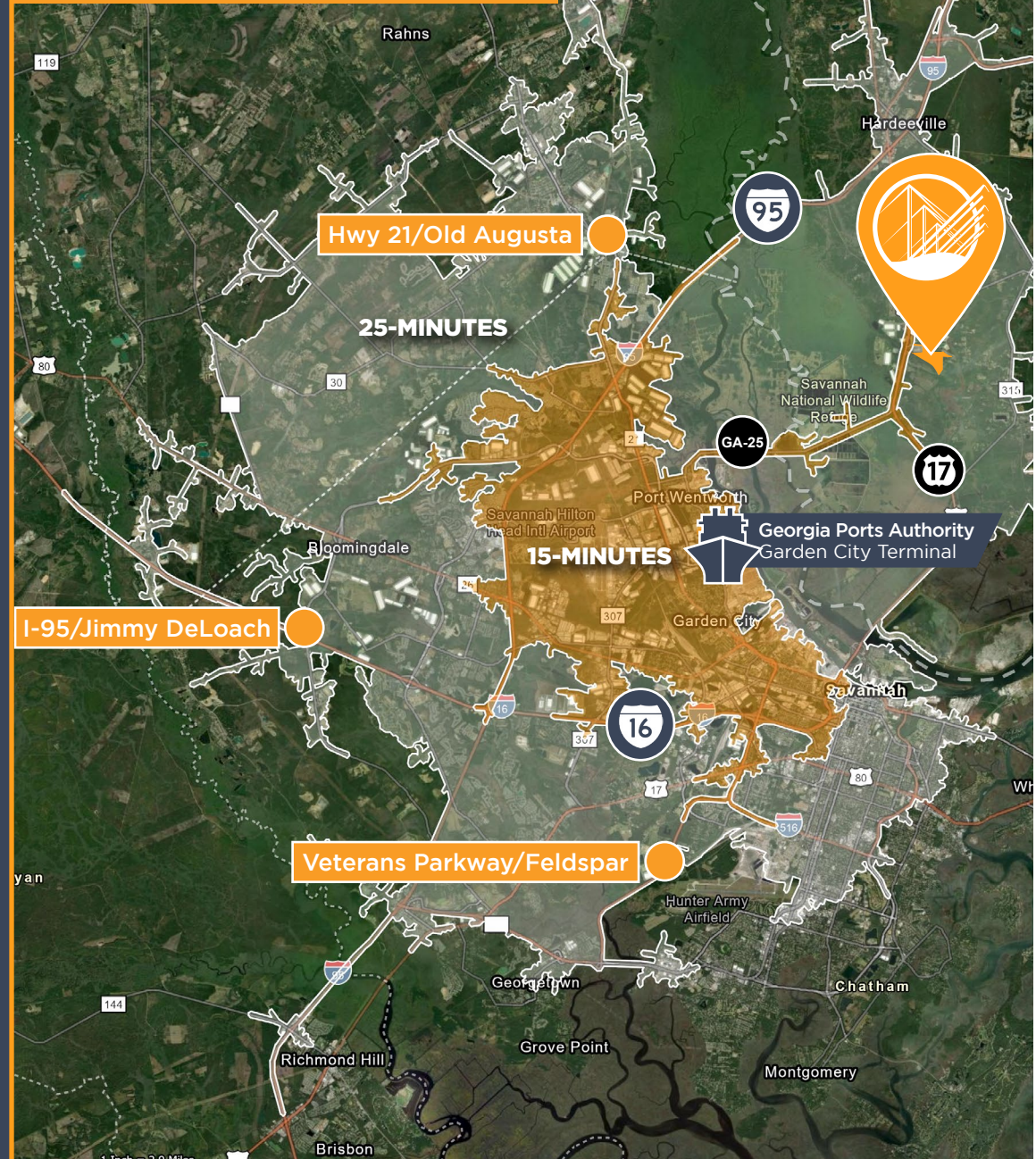
### LOWER OPERATING COSTS

Less fuel, time, and labor lost in transit

DRIVE-TIMES BASED ON WEEKDAY  
RUSH HOUR TRAFFIC

### CLARIUS PARK HARDEEVILLE

Within 12 Miles from the Port  
15 Minute Drive-Time



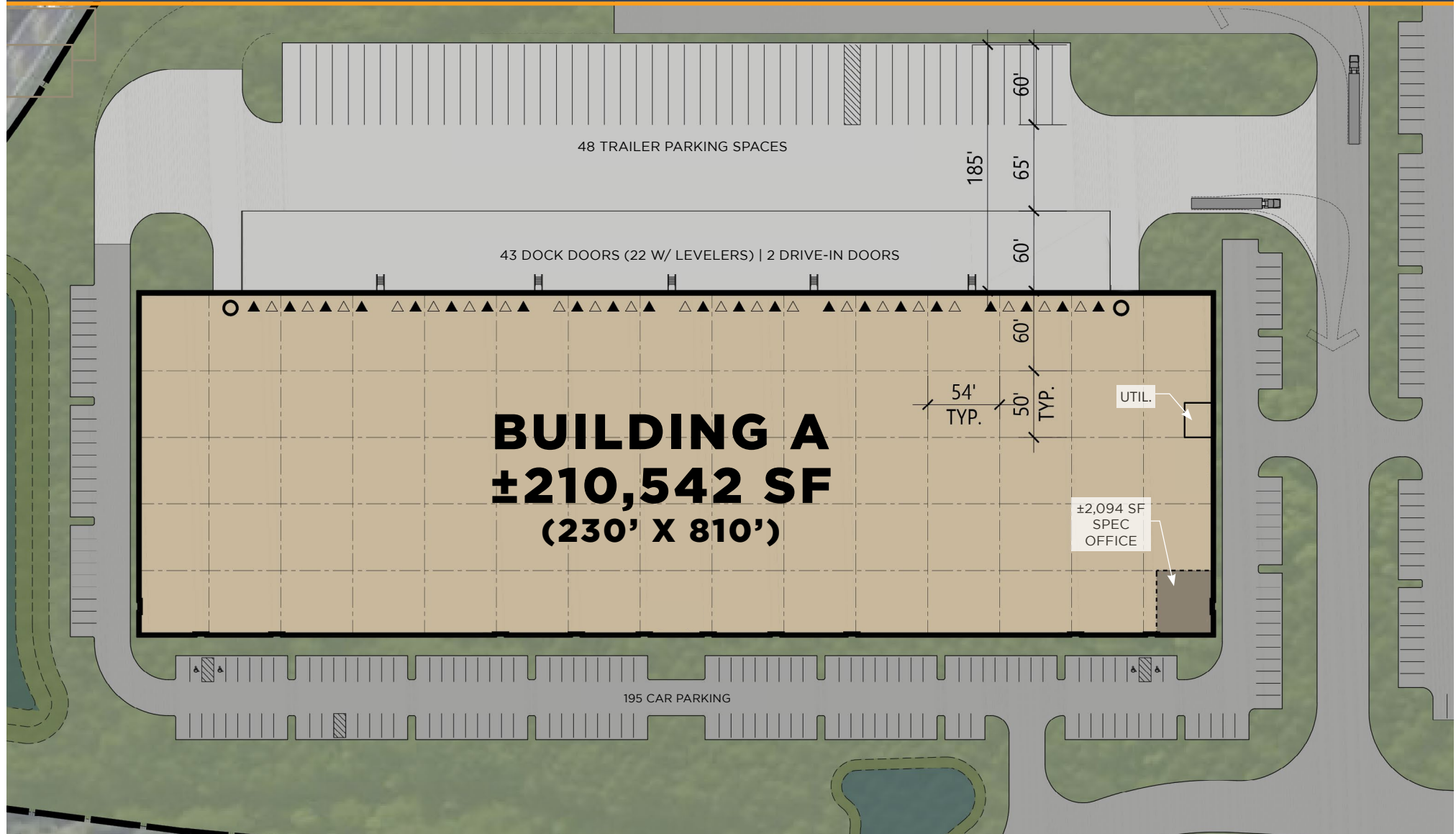
# PHASE 1

## BUILDING A

### SPECIFICATIONS

Building Size: ±210,542 SF  
Building Type: Rear Load  
Overall Dimensions: 260' x 810'  
Office Space: ±2,094 SF  
Electrical: 2,000 amps

Clear Height: 32'  
Dock Doors: 43 (9' x 10')  
Drive-in Doors: 2 (14' x 16')  
Trailer Parking: 48 spaces  
Car Parking: 195 spaces

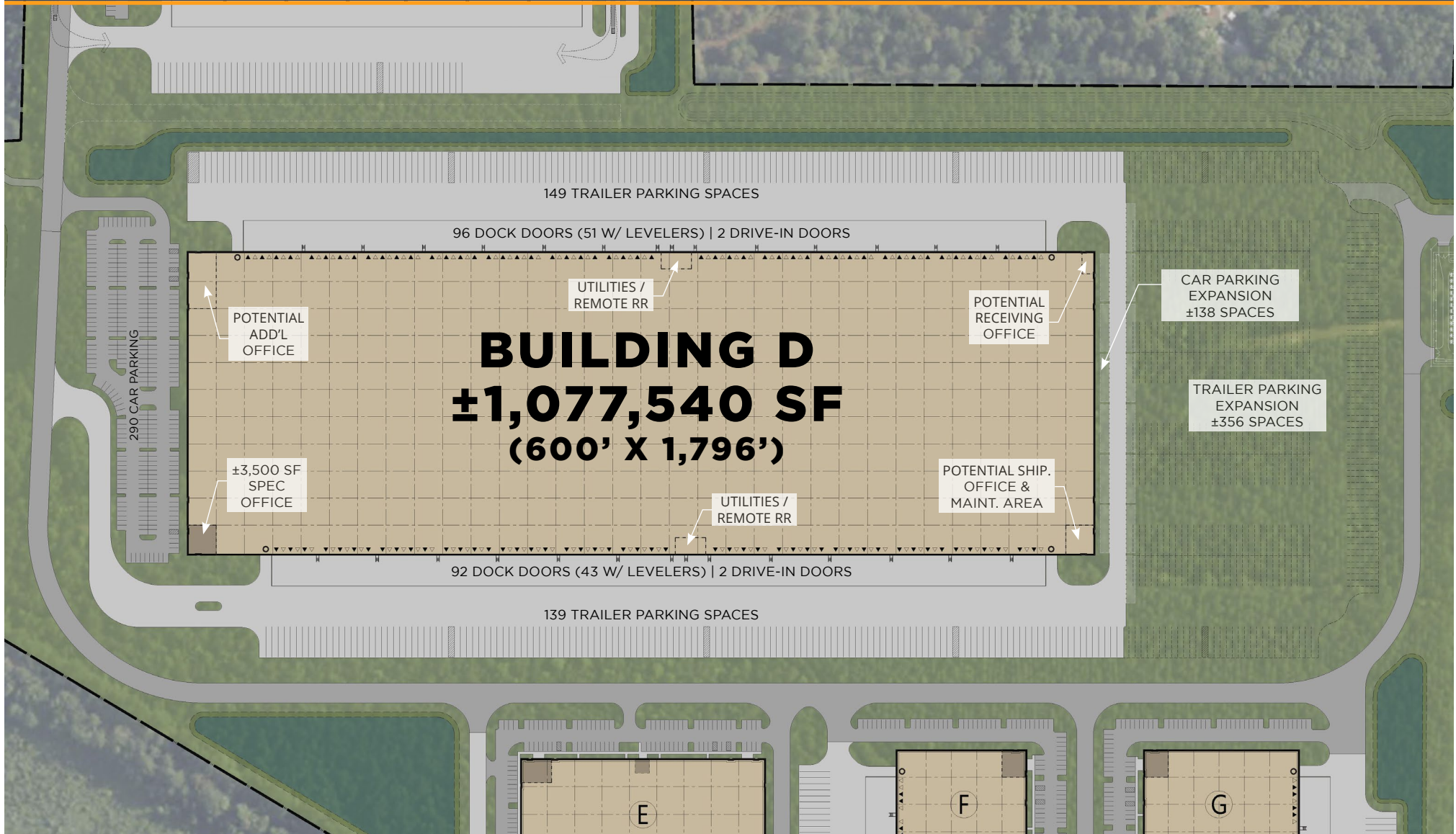


## PHASE 2 BUILDING D

### SPECIFICATIONS

Building Size:  $\pm 1,077,540$  SF  
Building Type: Crossdock  
Overall Dimensions:  $600' \times 1,796'$   
Office Space:  $\pm 3,500$  SF  
Electrical: 8,000 amps

Clear Height: 40'  
Dock Doors: 188 (9' x 10')  
Drive-in Doors: 4 (14' x 16')  
Trailer Parking: 288 spaces (expandable)  
Car Parking: 290 spaces (expandable)

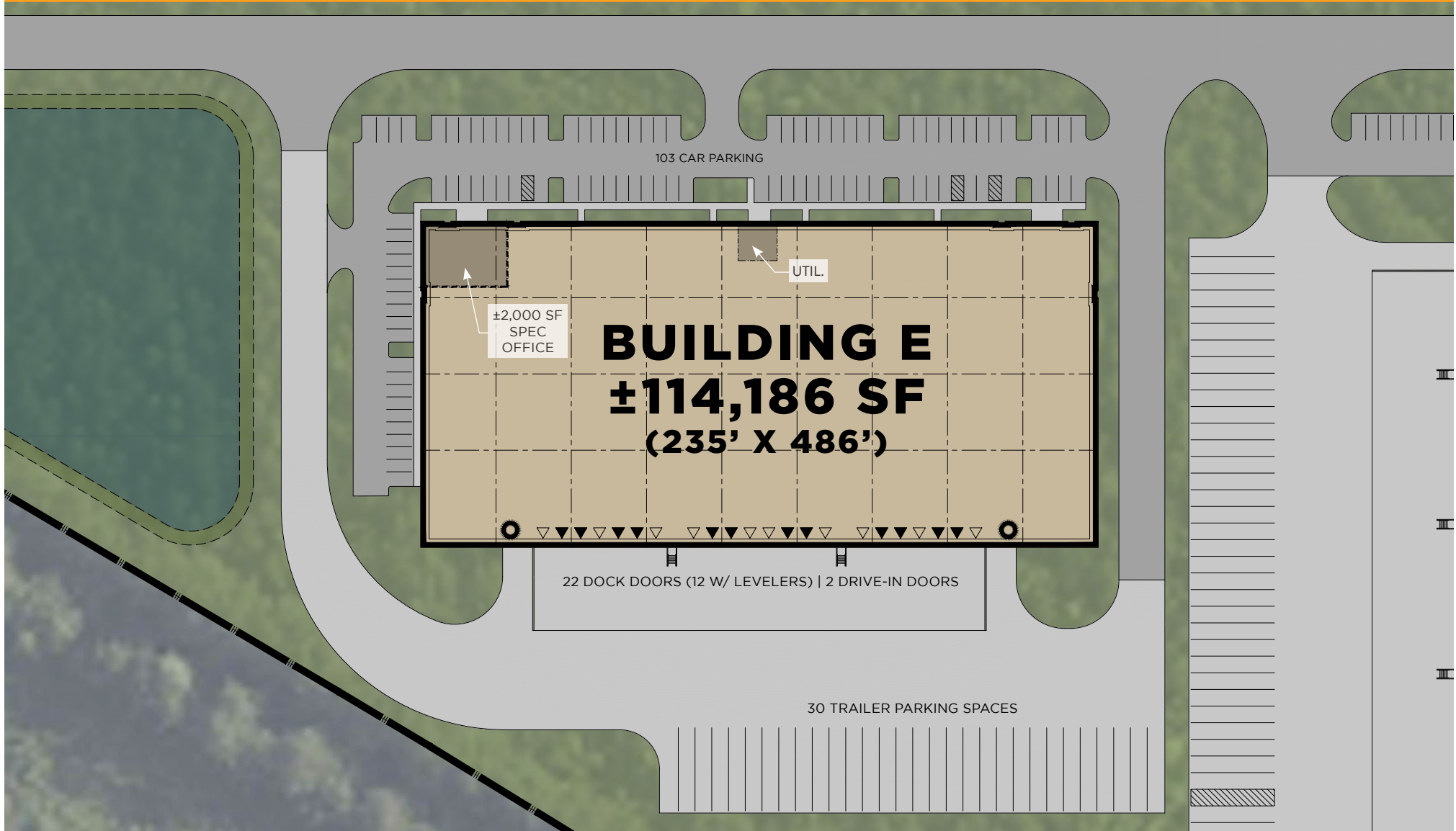


## PHASE 2 BUILDING E

### SPECIFICATIONS

Building Size:  $\pm 114,186$  SF  
Building Type: Rear Load  
Overall Dimensions: 235' x 486'  
Office Space:  $\pm 2,000$  SF  
Electrical: 1,600 amps

Clear Height: 32'  
Dock Doors: 22 (9' x 10')  
Drive-in Doors: 2 (14' x 16')  
Trailer Parking: 30 spaces  
Car Parking: 103 spaces

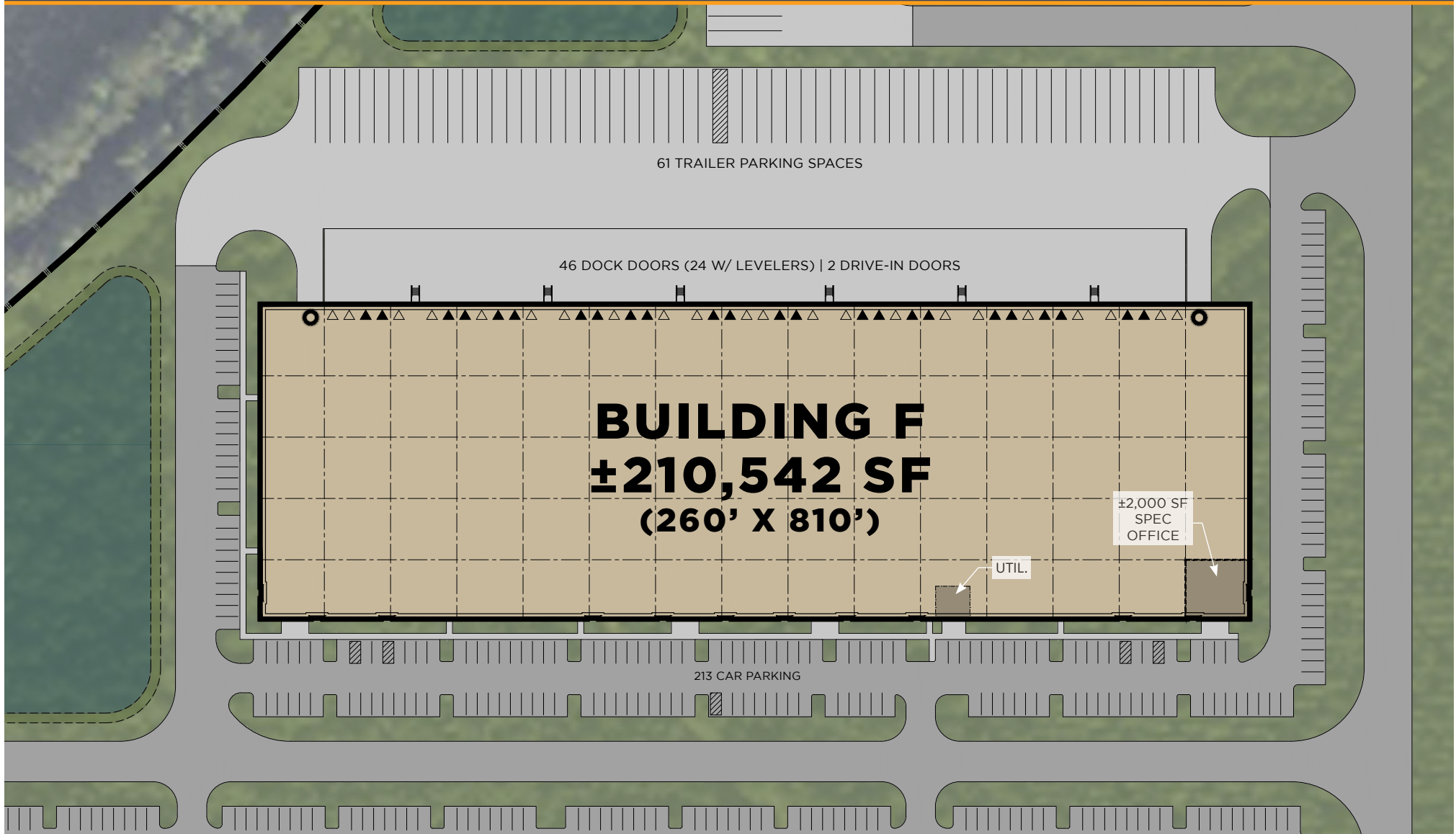


## PHASE 2 BUILDING F

### SPECIFICATIONS

Building Size:  $\pm 210,452$  SF  
Building Type: Front Load  
Overall Dimensions: 260' x 810'  
Office Space:  $\pm 2,000$  SF  
Electrical: 2,000 amps

Clear Height: 32'  
Dock Doors: 46 (9' x 10')  
Drive-in Doors: 2 (14' x 16')  
Trailer Parking: 61 spaces  
Car Parking: 213 spaces

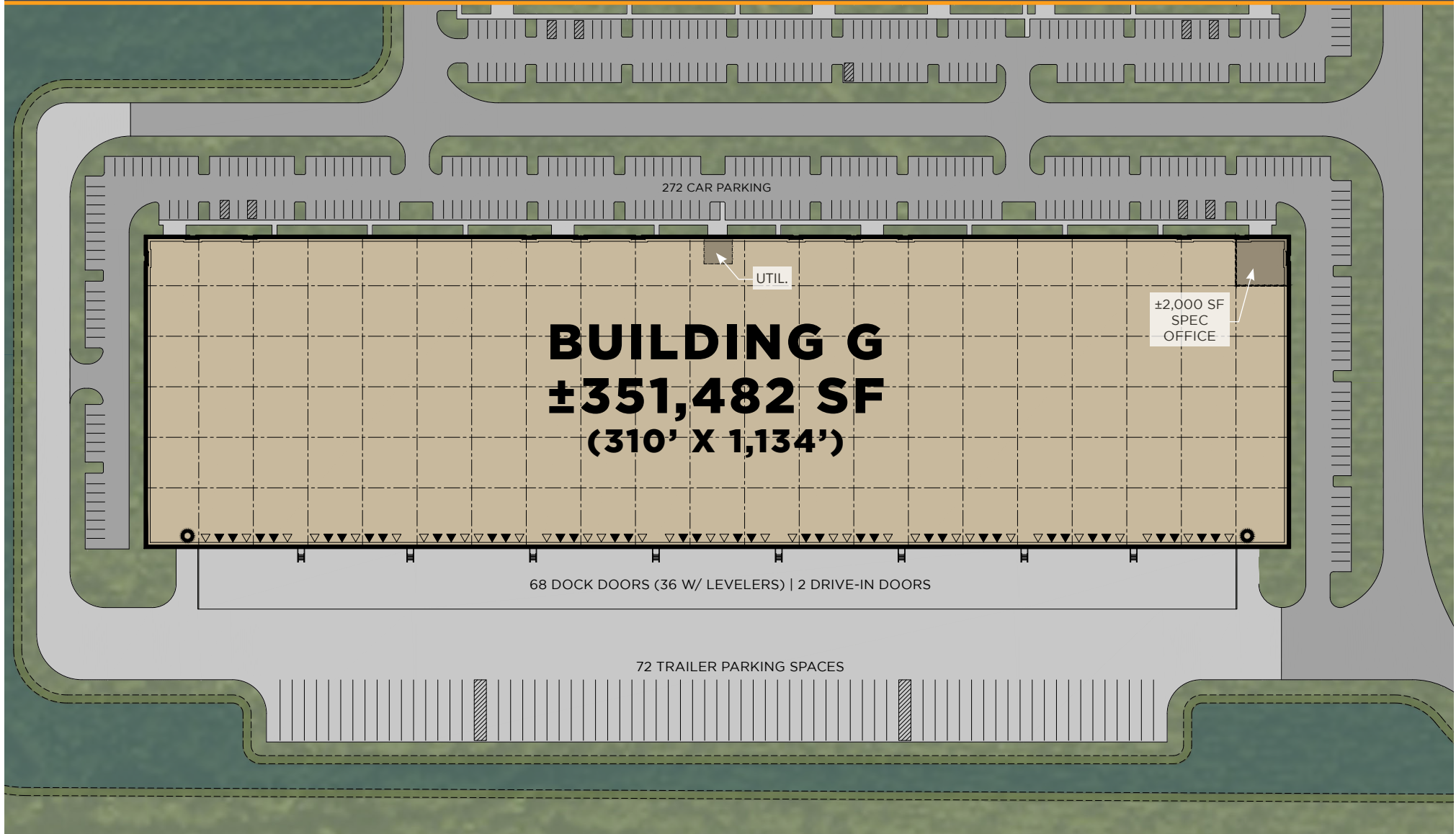


## PHASE 2 BUILDING G

### SPECIFICATIONS

Building Size: ±351,482 SF  
Building Type: Front Load  
Overall Dimensions: 310' x 1,134'  
Office Space: ±2,000 SF  
Electrical: 3,000 amps

Clear Height: 32'  
Dock Doors: 68 (9' x 10')  
Drive-in Doors: 2 (14' x 16')  
Trailer Parking: 72 spaces  
Car Parking: 272 spaces



# PORT OF SAVANNAH

**1<sup>st</sup>** LARGEST & FASTEST-GROWING  
SINGLE-CONTAINER TERMINAL  
IN THE NATION

**2<sup>nd</sup>** LARGEST PORT ON THE EAST COAST



**20%** of the U.S. population and industry is best served by the Port of Savannah

**44%** within easy reach of inland connectivity and infrastructure

## Port of Savannah Facts

- 5.7M TEUs handled in Fiscal Year 2025 - up 8.6% year-over-year
- \$4.5B+ infrastructure expansion underway to support long-term growth
- Dual Class I rail service + Mason Mega Rail (one of the largest on-terminal rail facilities in the U.S.)
- Expanding inland port network connecting to Atlanta, Midwest & Southeast markets
- Immediate access to I-95 & I-16 serving 20%+ of U.S. population within 1-2 days



# PLANNING FOR THE FUTURE

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## Ocean Terminal Conversion

The Georgia Ports Authority is advancing a \$1.5B+ multi-phase redevelopment of Savannah's 200-acre Ocean Terminal into a container-only facility, adding approximately 1.5 million TEUs of annual capacity by 2027-2028.

Improvements:

- Two new deepwater berths designed for larger vessels
- Expanded berth capacity allowing multiple ships to be serviced simultaneously
- Improved truck access and direct highway connectivity

## Savannah Container Terminal (Hutchinson Island)

Longer term plans call for the Savannah Container Terminal on Hutchinson Island to open in Phase I by 2030, ultimately adding three additional big ship berths and 3.5 million TEUs of annual capacity in phases, based on demand.

## Jasper Ocean Terminal

Georgia and South Carolina joint partnership to develop 1,500-acre container terminal along the north bank of the Savannah River, approximately 13 miles closer to the Atlantic than the Savannah port and would handle 7 million cargo containers a year.

# INCENTIVE PROGRAMS

## SOUTH CAROLINA STATE PROGRAMS

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### Enterprise Program

South Carolina's Enterprise Program provides companies with funds to assist in offsetting the cost of locating or expanding a business facility in the state by contributing cash contributions to the project that allows the state to lower the cost of investment and positively contribute to the company's bottom line. Eligibility requirements apply.

### Job Development Credit

The Job Development Program reimburses qualifying companies the cost of eligible capital expenditures (land, building, site development, or infrastructure) associated with projects that create new full-time jobs providing healthcare benefits for citizens of South Carolina.

[Click here](#) to access additional details about South Carolina's business and tax incentives.

## SOUTH CAROLINA BUSINESS INCENTIVES

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South Carolina has one of the lowest state and per capita tax rates in the nation and offers other attractive incentives such as no manufacturer inventory tax and no state real or personal property taxes.

### 30-Year Super Fee-in-Lieu of Property Taxes

A South Carolina local incentive allowing the county to negotiate a fee-in-lieu of property tax agreement with eligible companies for up to 30 years with an assessment ratio as low as 4%. Eligibility requirements apply.

### 5-Year Property Tax Abatement

By law, manufacturers (investing \$50,000 or more) and distribution or corporate headquarters facilities (investing \$50,000 or more and creating 75 new jobs in Year 1) are entitled to a five-year property tax abatement from county operating taxes. Additional exemptions and abatements are also available.

### Future Tax Rates

With larger investments, a special "fee in lieu of taxes" can be negotiated, offering a predictable future tax rate such as:

- No Inventory Tax
- No Local Income Tax
- No Sales Tax on manufacturing machinery, industrial power or materials for the finish
- No State Property Tax
- No Unitary Tax on Worldwide Profits
- No Wholesale Tax



## POTENTIAL WORKFORCE



Jasper County, South Carolina has  
Over **405,090** Potential Hires  
within a 45-minute drive-time

**10.66%**

SC's Population  
Growth Rate  
(#10 in the U.S.)

**#50**

Lowest Work  
Stoppage Rate  
in the Nation

**16%**

Avg. Annual Manufacturing  
Employment Growth  
(Highest in the Southeast)

**1.6%**

Unionization Rate, the  
lowest in the nation,  
in a right-to-work state

### ReadySC

Employment training resource for companies locating or expanding within South Carolina. ReadySC recruits, screens, and provides short-term training of individuals for specific job assignments with new and expanding businesses and industry, typically at no cost to the company. Custom training programs are provided to actively prepare a trained workforce for positions within the facility and are often conducted in close proximity to the facility or on-site at the new facility itself.

# BOOMING SAVANNAH INDUSTRIAL MARKET

The shift to e-commerce purchasing by consumers has accelerated market growth resulting in Savannah ranking #1 nationally in total industrial space under construction as a percentage of total inventory, among markets with over 75 million square feet of industrial space.



Vacancy Rate  
**10.01%**



Total Inventory  
**173M SF**



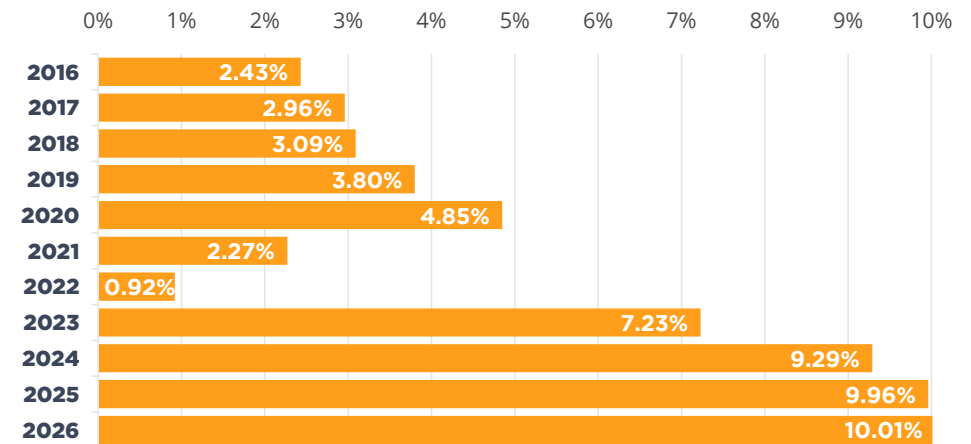
YTD Absorption  
**7.9M SF**



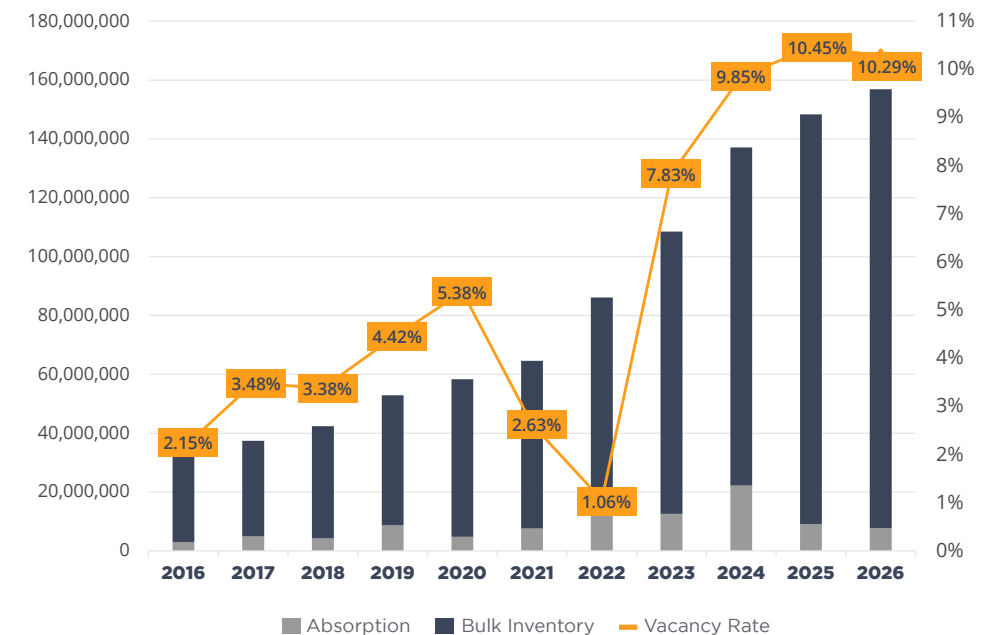
Under Construction  
**4.4M SF**

Q2 2026 Numbers

## Industrial Vacancy Rate

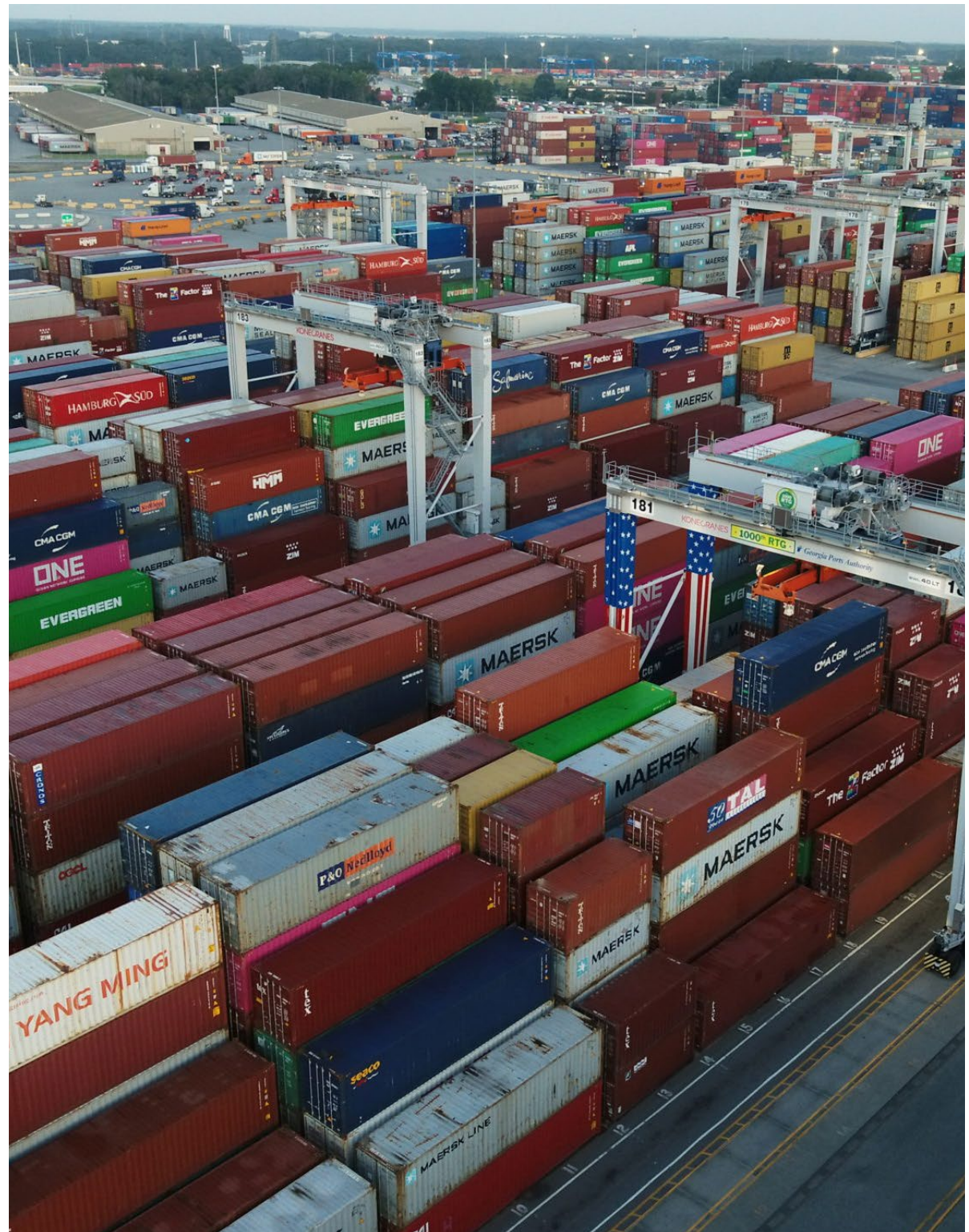


## Bulk Inventory, Absorption and Vacancy (100,000 SF+)



## A HOT SPOT FOR LOGISTICS & DISTRIBUTION

*Sampling of manufactures and large-scale  
retailers with facilities in Savannah:*





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- **±20 MW AVAILABLE IMMEDIATELY**
- **EXPANDABLE TO ±80 MW**



FOR MORE INFORMATION, **PLEASE CONTACT:**

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