



BELFAST COMMERCE PARK

RICHMOND HILL



BRYAN COUNTY



GEORGIA

±1,040 ACRE RAIL-SERVED INDUSTRIAL PARK



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BELFAST COMMERCE PARK

PROPERTY SUMMARY



BELFAST COMMERCE PARK is a new rail-served industrial park consisting of ±1,040 acres of land located in Bryan County, GA, just south of Savannah. The property is a fully-entitled and shovel ready which has been approved for up to 10.5 million square feet of Industrial Use including: E-Commerce, Warehousing, Distribution, Intermodal Port, Logistics Center, Manufacturing or Assembly. The park offers excellent transportation options with easy access to [Interstate 95](#), [Interstate 16](#), [US Highway 17](#), and rail service to the [Port of Savannah](#), the nation's third largest container port and the second largest on the east coast.

Belfast Commerce Park is located 20 miles south of Savannah, GA, and 50 miles north of Brunswick, GA. The site's location is well-positioned to serve the needs of a broad range of large-scale industrial projects within an eight-hour drive of 45 million people.

The site is part of a large, master-planned community with commercial and residential uses. Bryan County, GA offers excellent quality of life with public schools considered among the best in the region.



HIGHLIGHTS

- Fully entitled property, shovel ready sites, all utilities in place
- 100% freeport exemption including E-Commerce inventory; additional state and local incentives
- CSX Select Site with 8,800 feet of rail frontage
- Certified GRAD (Georgia Ready for Accelerated Development) Site
- Class A Industrial Park
- Rail service into the Port of Savannah (23 miles)
- Flexible lot sizes

SITE SUMMARY

Size	±1,040 Acres (Divisible; sites from 5 - 250 acres) including two large mega sites over 250 acres.
Uses	Industrial, distribution, manufacturing, bulk, etc.
City/County	Richmond Hill/Bryan County, Georgia
Metropolitan	Greater Savannah Area
Rail	Riceboro Southern Railroad
Zoning	PD, Industrial

UTILITIES

Electric	Georgia Power and Coastal EMC (customer choice if connected load is 900kW or higher)
Water/Sewer	City of Richmond Hill
Natural Gas	Atlanta Gas Light (gas marketer is customer choice as gas is de-regulated in Georgia)



SOUTH CAROLINA

TO CHARLESTON

LOGISTICAL ADVANTAGES

Interstate 95	1 mile
US Highway 17	1.5 miles
Interstate 16	16 miles
Port of Savannah	25 miles
Port of Brunswick	63 miles
Charleston	107 miles
Jacksonville	110 miles
Atlanta	240 miles



SAVANNAH INT'L AIRPORT



PORT OF SAVANNAH GARDEN CITY TERMINAL

SAVANNAH

RICHMOND HILL

23 MILES VIA CSX RAIL



25 MILES VIA I-95 TO I-16



29 MILES VIA I-95 TO JIMMY DELOACH PARKWAY

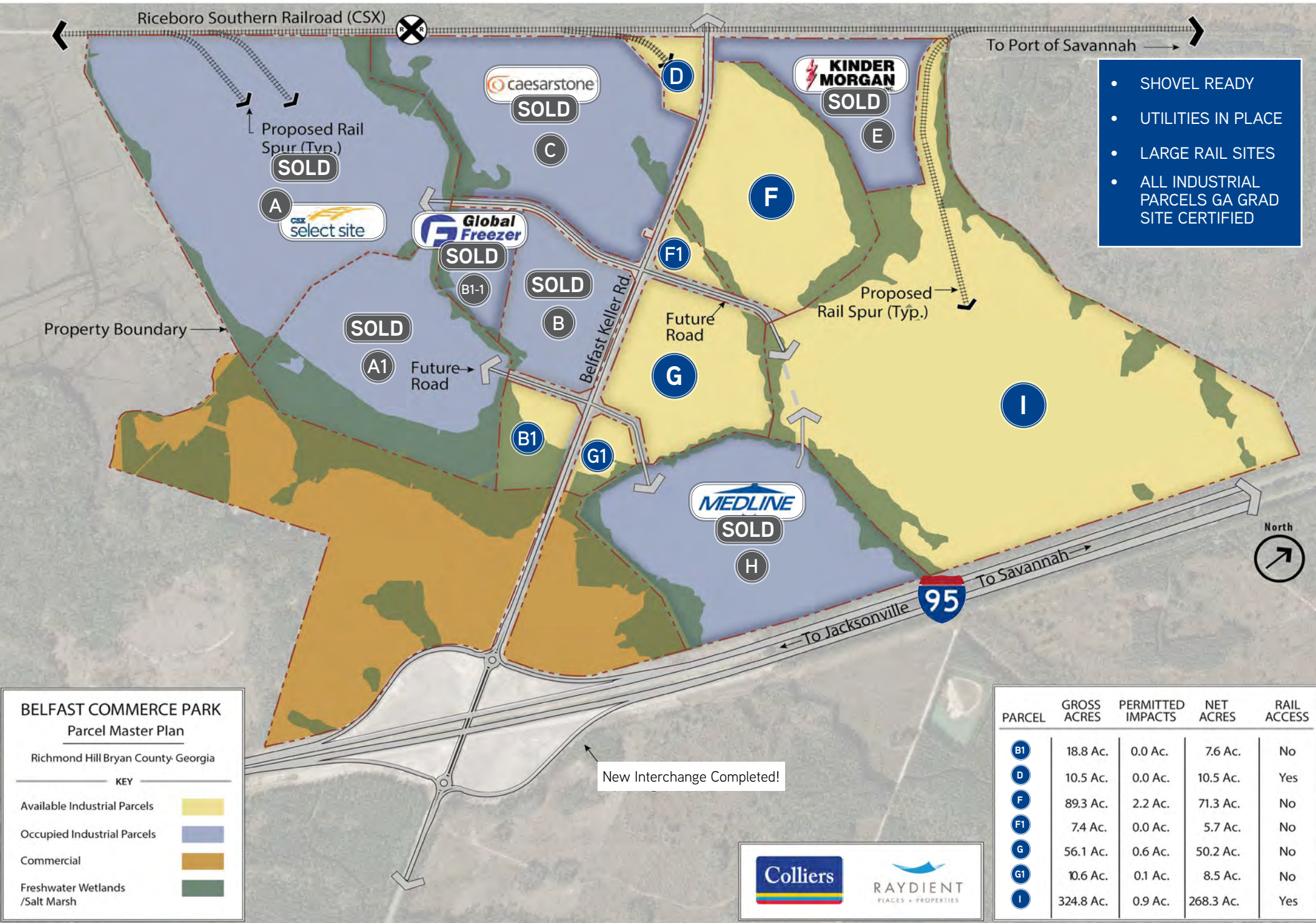
BELFAST COMMERCE PARK

TO BRUNSWICK AND JACKSONVILLE

I-95 INTERCHANGE COMPLETED

Q1 2021 COMPLETION





- SHOVEL READY
- UTILITIES IN PLACE
- LARGE RAIL SITES
- ALL INDUSTRIAL PARCELS GA GRAD SITE CERTIFIED

BELFAST COMMERCE PARK
Parcel Master Plan

Richmond Hill Bryan County Georgia

KEY

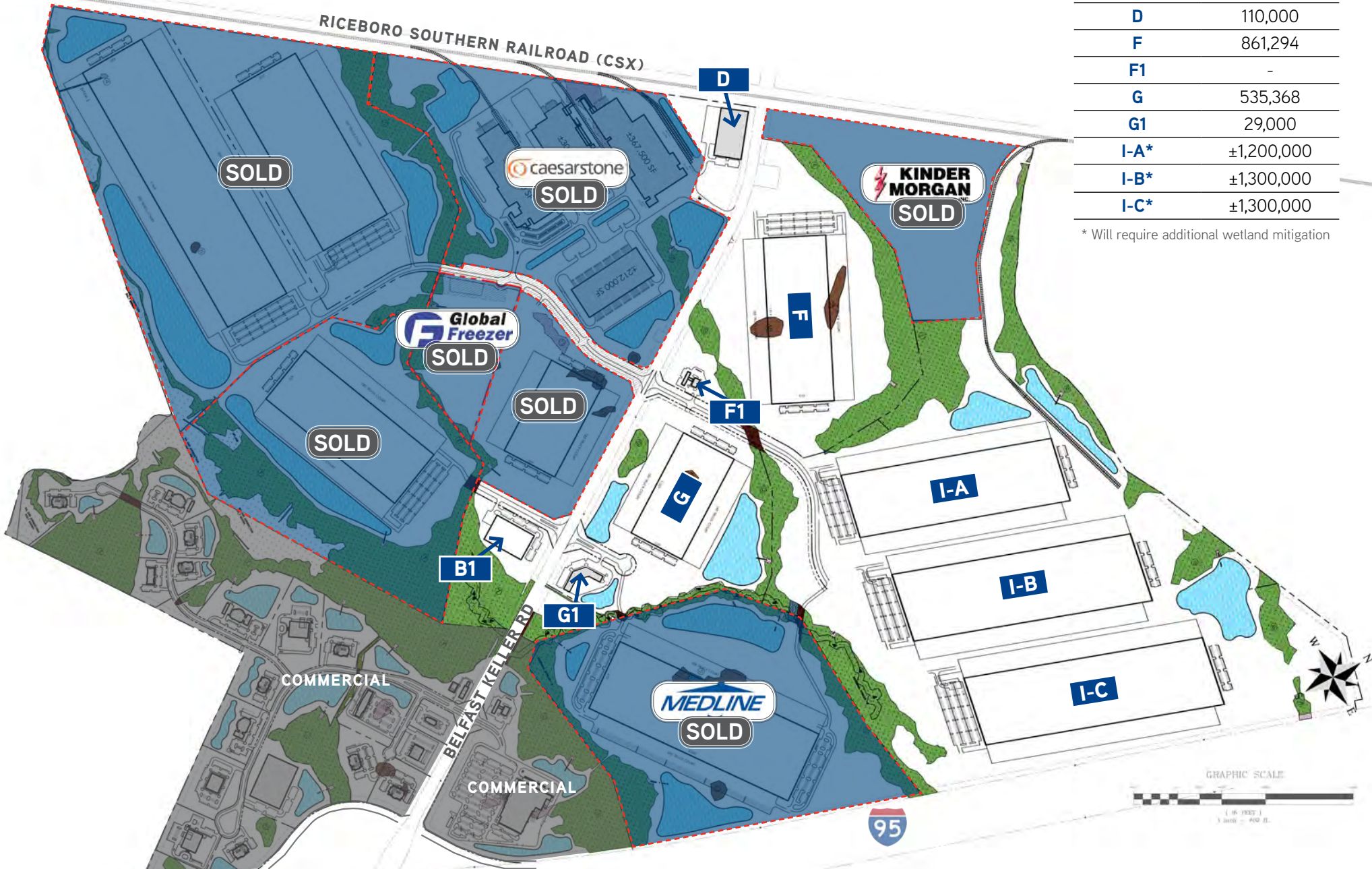
- Available Industrial Parcels (Yellow)
- Occupied Industrial Parcels (Blue)
- Commercial (Orange)
- Freshwater Wetlands /Salt Marsh (Green)

PARCEL	GROSS ACRES	PERMITTED IMPACTS	NET ACRES	RAIL ACCESS
B1	18.8 Ac.	0.0 Ac.	7.6 Ac.	No
D	10.5 Ac.	0.0 Ac.	10.5 Ac.	Yes
F	89.3 Ac.	2.2 Ac.	71.3 Ac.	No
F1	7.4 Ac.	0.0 Ac.	5.7 Ac.	No
G	56.1 Ac.	0.6 Ac.	50.2 Ac.	No
G1	10.6 Ac.	0.1 Ac.	8.5 Ac.	No
I	324.8 Ac.	0.9 Ac.	268.3 Ac.	Yes



New Interchange Completed!

CONCEPTUAL MASTER PLAN



BUILDING	SF
B1	96,750
D	110,000
F	861,294
F1	-
G	535,368
G1	29,000
I-A*	±1,200,000
I-B*	±1,300,000
I-C*	±1,300,000

* Will require additional wetland mitigation

GEORGIA PORTS AUTHORITY

#1 FASTEST GROWING UNITED STATES PORT



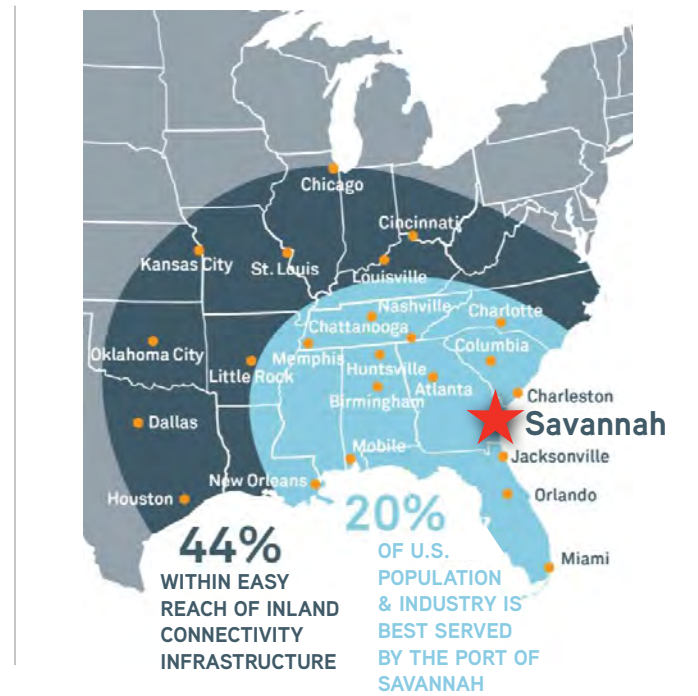
PORT OF SAVANNAH

Savannah is home to the [Port of Savannah](#) the largest single-container terminal in North America. Operated by the Georgia Ports Authority and specializing in break bulk, containers, RoRo, heavy-lift and project cargo, the port is comprised of two modern, deepwater terminals: Ocean Terminal and Garden City Terminal.

The Port of Savannah is the fastest-growing and third-largest port in the nation, with 20% of the U.S. population and industry best served by the port of Savannah.

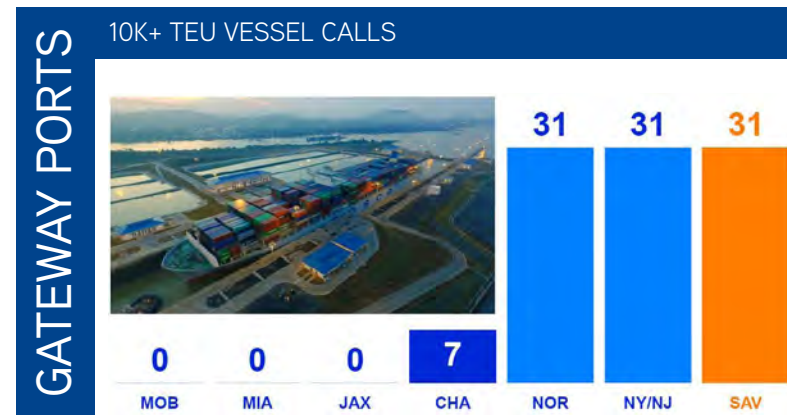
FACTS & STATS

- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)



TOP 10 U.S. PORT GATEWAYS

1. LA/Long Beach	16.7 M TEUs	6. Houston	2.8 M TEUs
2. NY/New Jersey	7.3 M TEUs	7. Oakland	2.5 M TEUs
3. Savannah	4.6 M TEUs	8. Charleston	2.3 M TEUs
4. Seattle/Tacoma	3.2 M TEUs	9. Miami	1.1 M TEUs
5. Virginia	2.9 M TEUs	10. Everglades	1.0 M TEUs



CSX SELECT SITE



BELFAST COMMERCE PARK includes a 250-acre **CSX Select Site**. CSX Select Sites are the first, **premium certified rail-served sites** for industrial development and expansion. Select Site certification criteria include size, access to rail services, proximity to highways, workforce availability, natural gas, electricity, water, and wastewater, environmental and geo-technical standards. **CSX rail service** is environmentally friendly and efficient.

WHY CSX SELECT SITES MATTER

1. Reduces regulation and risks for companies
2. Speed to market - project can be built and operational within 12 months
3. Full range of CSX Series (distribution, bulk, aggregate, liquid, grain, etc.)

ABOUT CSX

Intermodal transportation — using at least two modes of transportation to move freight — is helping shippers across the country realize immediate and long-term benefits, including lower fuel consumption and higher freight density.

Converting part of your freight from highway to intermodal rail, which often utilizes the double stacking of containers, can produce sustainable savings for you and your customers.

If you're looking for scalable capacity and a long-term supply chain solution, then look to CSXT Intermodal. Not only will you have access to the most intermodal rail transportation lanes in the East; you'll also benefit from an established and far-reaching network designed to increase your market reach. As one of the nation's leading intermodal carriers, CSXT Intermodal is with you every step, and freight-ton mile, of the way.

Source: CSX.com



GRAD SITE

GEORGIA READY FOR ACCELERATED DEVELOPMENT



GRAD SITES PROGRAM

The Georgia Ready for Accelerated Development (GRAD) Program offers 60+ industrial certified sites that are ready for fast-track construction projects through advance due diligence. To qualify for GRAD status, available sites must meet the program's due diligence standards, be reviewed by a third party and earn the final approval of a board of advisors comprised of public and private sector economic development professionals. Categories of due diligence include:

- Phase I environmental assessment
- Preliminary geotechnical investigation
- Cultural and endangered species investigation
- Zoning designation
- Utility service assessment
- Wetlands and stream delineation

GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT

The Georgia Department of Economic Development (GDEcD) plans, manages and mobilizes state resources to attract new business investment to Georgia, drive the expansion of existing industry and small business, locate new markets for Georgia products, inspire tourists to visit Georgia and promote the state as a top destination for arts events and film, music and digital entertainment projects.

GEORGIA NAMED NO. 1 STATE IN U.S. FOR BUSINESS SEVENTH STRAIGHT YEAR

Published November 2019

Georgia's business climate has been named No. 1 in the nation by Site Selection magazine, one of the nation's top economic development trade publications, for seven consecutive years. Setting a record for the most consecutive wins.



BRYAN COUNTY

GATEWAY TO SAVANNAH



Bryan County, GA is not just an ideal place to settle and raise a family, it's also a great place to start and grow a business. Location and infrastructure are two of the county's greatest assets. Close proximity to major airports, Savannah's international seaport, as well as Interstates 16 and 95, make air, sea and ground transport easy and convenient. The community's pro-business approach allows companies to be operational in record time.

The **Development Authority of Bryan County** works to strengthen the economic climate and quality of life for county residents. Through various incentives, the Development Authority hopes to attract new business and retain those that already exist in the area.

BRYAN COUNTY BENEFITS

- Business friendly
- Strong military trained workforce
- Low taxes
- Fast permitting process
- Affordable wages
- Best schools in the region

STATE INCENTIVES

- Quick Start
- Customized workforce training
- Georgia's corporate income tax and job tax credit
- Ports activity job tax credit
- Sales and use tax exemptions on machinery and equipment
- Elimination of sales and use tax on energy used in manufacturing
- Inventory tax exemption
- Expedited environmental permitting

LOCAL INCENTIVES

- Graduated tax abatements (real & personal property) *
- Potential for fee waivers and/or reductions *
- 100% Freeport exemption
- Fast track local permitting *
- Mentoring program

* Discretionary incentives considered based on factors including, but not limited to, jobs, wages, and investment.



BELFAST COMMERCE PARK

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Raydient Places + Properties, Inc. is the professional real estate services subsidiary of Rayonier. As such, Raydient Places + Properties manages and markets lands owned by various Rayonier subsidiaries including Belfast Commerce Park, LLC.

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