

# RIVERPORT COMMERCE PARK

## BUILDING 1 SUMMER 2020 DELIVERY



- 9.5 Miles to Port of Savannah
- Lease Rate: Please Inquire
- 150,000 SF
- 695' x 220'
- Will Subdivide
- 32' Clear
- Class A, Concrete Tilt
- 40 Dock Doors
- 2 Drive-Ins
- 44 Trailer Parks
- 86 Auto Parks (expandable to 104)
- 185' Truck Court
- 53' 4" x 53' 4" Column Spacing
- ESFR

## SITE PLAN



## CONTACT INFORMATION

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FOR LEASE

4.2MM SF CLASS A INDUSTRIAL PARK

# RIVERPORT COMMERCE PARK

CONCEPTUAL PLAN

9.5 MILES TO PORT OF SAVANNAH

## DEVELOPMENT PLAN

- 1 +/- 153,000 SF
- 2 +/- 450,000 SF
- 3 +/- 329,000 SF
- 4 +/- 225,000 SF
- 5 +/- 135,800 SF
- 6 +/- 800,000 SF
- 7 +/- 800,000 SF
- 8 +/- 807,000 SF
- 9 +/- 73,800 SF
- 10 +/- 465,000 SF

TOTAL +/- 4,238,600 SF

4 MILES TO  
INTERSTATE  
95

HWY 17

CSX RAIL

HARDEEVILLE, SC / JASPER COUNTY, SC  
SOUTH CAROLINA CERTIFIED SITE

CITY OF HARDEEVILLE  
PUBLIC SAFETY SITE

35,000 SF UP TO 2,000,000 SF CONTIGUOUS | BUILD TO SUIT + SPEC CONSTRUCTION

9.5 Miles from Port of Savannah | [RiverPortCommerce.com](http://RiverPortCommerce.com)

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## RIVERPORT COMMERCE PARK



## STRATEGIC ADVANTAGES

- **13 Minute Drive Time** to GPA (9.5 miles) with 1 Traffic Light via Houlihan Bridge
- **10 Year Corporate Income Tax Moratorium** for companies creating 100 new full-time jobs if 90% of taxpayer's statewide investment is in Jasper County
- **Job Tax Credits** of \$21,250 per job, per year (Base Level of \$20,250 + \$1,000 for the Multi-County Industrial Park Designation)
- **No Inventory Tax**
- **Fee-in-Lieu of Taxes Agreement in Place. 30 year term.** Property Taxes Fixed at Levels Equal to or Below Properties in Close Proximity to GPA on Georgia Side of Savannah River
- **Competitive Incentives** for Distribution Tenants, not just Manufacturing
- **Abundant and Highly-Motivated Workforce** Who Will Find Shorter Commute and More Predictable Compensation Appealing
- **Zoned** for Distribution & Manufacturing
- **Adjacent to currently inactive CSX Rail**
- Can Accommodate **Yard Space or Large Parking Requirements**
- **Palmetto Breeze Commuter Bus Service with Building Specific Stops**
- **Located in a Qualified Opportunity Zone.** OZs Offer Tax Deferral AND Elimination on Future Tax Obligation for Operating Businesses

## TRUCK ROUTES



# RIVERPORT COMMERCE PARK

## QUALIFIED INDUSTRIAL LABOR SUMMARY - RIVERPORT

|                                           | 30 MILE RADIUS | 45 MILE RADIUS | 60 MILE RADIUS |
|-------------------------------------------|----------------|----------------|----------------|
| POPULATION                                | 632,413        | 724,292        | 793,983        |
| PROJECTED POPULATION GROWTH (5 YEAR)      | 7.3%           | 6.5%           | 6.4%           |
| LABOR FORCE                               | 311,455        | 352,489        | 384,850        |
| OVERALL UNDEREMPLOYMENT                   | 43,859         | 50,145         | 55,021         |
| BLUE COLLAR UNDEREMPLOYMENT               | 11,210         | 13,098         | 14,596         |
| PRODUCTION & DISTRIBUTION UNDEREMPLOYMENT | 6,824          | 7,915          | 8,616          |
| OVERALL MANUFACTURING UNDEREMPLOYMENT     | 2,517          | 3,139          | 3,352          |

| MAJOR SOUTHEAST US POPULATION CENTERS                  | 2018 TOTAL POPULATION | DRIVE TIME FROM RIVERPORT (HOURS) |
|--------------------------------------------------------|-----------------------|-----------------------------------|
| Jacksonville, FL MSA                                   | 1,653,676             | 2.2                               |
| Charlotte - Concord - Gastonia, NC-SC MSA              | 2,804,107             | 3.5                               |
| Greenville - Anderson - Mauldin, SC MSA                | 968,785               | 3.5                               |
| Atlanta - Sandy Springs - Roswell, GA MSA              | 6,339,977             | 3.8                               |
| Orlando - Kissimmee - Sanford, FL MSA                  | 2,765,430             | 4.2                               |
| Raleigh, NC MSA                                        | 1,516,098             | 4.5                               |
| Birmingham - Hoover, AL MSA                            | 1,202,607             | 6                                 |
| Nashville - Davidson - Murfreesboro - Franklin, TN MSA | 2,120,262             | 7.5                               |
| Memphis, TN - MS - AR MSA                              | 1,406,236             | 9.7                               |
| Louisville/Jefferson County, KY - IN MSA               | 1,351,945             | 9.8                               |

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