

Belfast Commerce Park

A New ±1,040 Acre Rail-Served Industrial Park
RICHMOND HILL • BRYAN COUNTY • GEORGIA

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Belfast Commerce Park

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, shovel ready location which has been approved for up to 10.5 million square feet of Industrial Use including: Manufacturing, Assembly, Warehousing, Distribution, and Intermodal Port or Logistics Center. The park offers excellent transportation options with easy access to [Interstate 95](#), [Interstate 16](#), [US Highway 17](#), and direct rail service into the [Port of Savannah](#), the nation's fourth largest container port and the second largest on the east coast.

Belfast Commerce Park is located 23 miles south of Savannah, GA, and 60 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

- Shovel ready sites, all utilities in place
- 100% freeport exemption; additional state and local incentives
- [CSX Select Site](#)
- [Certified GRAD \(Georgia Ready for Accelerated Development\) Site](#)
- Class A Industrial Park
- Direct rail service into the Port of Savannah (16 miles)
- 8,800 feet of rail frontage
- Future I-95 interchange approved, construction set to begin Q2 2018
- I-95 frontage
- Flexible lot sizes
- Fully entitled property
- Top rated schools in Bryan County



Belfast Commerce Park



SITE SUMMARY

Size	±1,040 Acres (Divisible)
Uses	Industrial, distribution, manufacturing, bulk, etc.
City/County	Richmond Hill/Bryan County, Georgia
Metropolitan	Greater Savannah Area
Rail	CSX & Riceboro Southern Railroad
Zoning	PUD, Industrial

LOGISTICAL ADVANTAGES

US Highway 17	1.5 miles
Interstate 95	1 mile (from new I-95 interchange)
Interstate 16	16 miles
Port of Savannah	23 miles (16 miles by rail)
Port of Brunswick	63 miles
Charleston	107 miles
Jacksonville	110 miles
Atlanta	240 miles

UTILITIES

Electric	Georgia Power and Coastal EMC (customer choice if connected load is 90kW or higher)
Electric	Coastal EMC
Water/Sewer	City of Richmond Hill
Natural Gas	Atlanta Gas Light (gas marketer is customer choice as gas is de-regulated in Georgia)

FAST AND **EASY** ACCESS TO

44%

OF U.S. CONSUMERS
& MANUFACTURERS



±10.5 Acres Iceboro Southern Railroad (CSX)

To Port of Savannah →



Sites Divisible to 10 Acres

SOLD

SOLD

SOLD

caesarstone®

SOLD

A
±251 Ac.

CSX
select site

B
±67 Ac.

F
±75 Ac.

E
±44 Ac.

G
±60 Ac.

I
±259 Ac.

R1
±116 Ac.

H
±103 Ac.

R2
±30 Ac.

Belfast Commerce Park

PARCEL MASTER PLAN
Richmond Hill • Bryan County • Georgia
March 2014

KEY

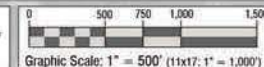
- Pump Station
- Regional Well
- Available Industrial Parcels
- Occupied Industrial Parcels
- Future Retail / Office Parcels
- Freshwater Wetlands
- Salt Marsh

- Shovel Ready
- Utilities in Place
- Large Rail Sites

Parcel	Land Use	Gross Acreage	Wetland Acreage	Upland Acreage
A	Industrial	306.6	55.4*	251.2
B	Industrial	83.1	16.1	67.0
C	Industrial	28.0	1.3	26.7
D	Industrial	35.9	2.7	33.3
E	Industrial	62.6	18.9	43.8
F	Industrial	95.8	20.9	74.9
G	Industrial	69.5	9.7	59.8
H	Industrial	122.8	20.3	102.6
I	Industrial	315.4	56.7	258.7
R1	Retail / Office	172.5	56.5*	116.0
R2	Retail / Office	48.4	18.7	29.7

Notes

Acreages above are approximate and subject to change. Future wetland impacts, required stormwater detention as well as site specific setbacks, etc., are not included as part of this exhibit.
* Includes both freshwater wetland and marsh.



State of Georgia

Rayonier Forest LLC



Conceptual Development Plan

Rail Served Area



CSX Select Site
250 Acres

SOLD

SOLD

SOLD

caesarstone

250,000 SF

850,000 SF

850,000 SF

850,000 SF

250,000 SF

Belfast
Commerce
Park

POTENTIAL
RAIL SPUR

HDR/
COMMERCIAL

W

U

Retail/Office

T

V

S

R

400,000 SF

400,000 SF

850,000 SF

1,074,000 SF

1,318,000 SF

Rayonier Forest LLC

Superjaco

TerraPointe LLC

Future Interchange

To Brunswick

To Savannah



TerraPointe LLC

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) Site

GRAD SITES PROGRAM

Preparing available sites for industrial development with advance due diligence is the work behind the Georgia Ready for Accelerated Development (GRAD) Sites Program, established by the Georgia Allies. [To qualify for GRAD status, available sites have been submitted by a local community or economic development organization to the Allies and reviewed by a third party. Categories of due diligence and review include minimum acreage \(50\), ownership security, zoning designation, road and rail accessibility, utilities service, and wetlands and stream delineation.](#)

GEORGIA ALLIES

Georgia places a great priority on growing its existing industries and recruiting new business to the state.

To help drive economic development marketing efforts, the state relies on a marketing collaboration known as Georgia Allies.

Formed in 1997 as a partnership between state government and private corporations, Georgia Allies builds on the individual initiatives of its members to create larger, more targeted programs that aggressively promote the state's business development efforts. The organization helps drive innovative and cutting-edge efforts designed to enhance Georgia's business climate.

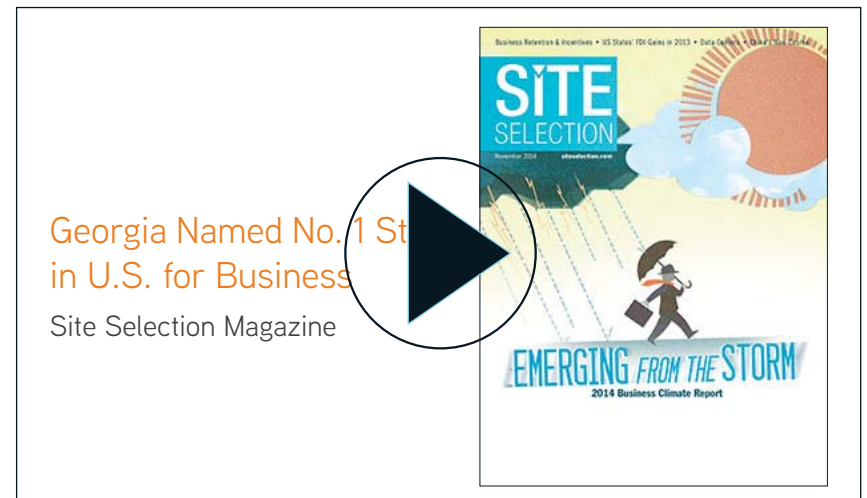
This unique public-private partnership allows the state to effectively pool resources to increase economic development success in both new business recruitment and existing industry retention

Georgia Allies members include AT&T, Atlanta Gas Light, BB&T, Comcast, The Coca-Cola Company, Delta Air Lines, ECG (Electric Cities of Georgia, formerly MEAG Power), Georgia Chamber of Commerce, Georgia Department of Economic Development, Georgia Electric Membership Corporation, Georgia Lottery, Georgia Power, Norfolk Southern, Regions Bank, SunTrust Bank and Wells Fargo.

GEORGIA NAMED NO. 1 STATE IN U.S. FOR BUSINESS

Published on Nov 14, 2013

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. Governor Nathan Deal along with Home Depot, Gulfstream, UPS and partners around the state gathered at the State Capitol to announce the ranking.



Caesarstone



Belfast Commerce Park's GROUND BREAKING success

Caesarstone Officially Opens First U.S. Manufacturing Plant in Richmond Hill

Caesarstone, a luxury quartz surface manufacturer, officially opened its new manufacturing plant in Richmond Hill, GA on June 3, 2015. This new state-of-the-art factory is the first site located in the United States.

Caesarstone CEO Yos Shiran smiled as he talked about the facility and why they chose Richmond Hill.

"We examined many places in the states. We have found Georgia, Bryan County and specifically Richmond Hill as the best place for us; combining proximity to Interstates and the port, warm people and the support of everybody around us," he said.

According to Shiran the facility currently employs 107 people. When a second production line opens around the end of this year another 80 people will be brought on board. Beyond that, plans are being made for additional lines.

Source: Savannah Now - June 4, 2015



Georgia Ports Authority

GEORGIA PORTS AUTHORITY

The [Port of Savannah](#) is the nation's 4th largest container port and the second largest on the east coast. Belfast Commerce Park offers direct rail service (16 miles) and a short 20 minute drive (via I-95 & I-16) into the Port of Savannah.

THE PORT OF SAVANNAH

Current Project Depth	42 feet MLW
Future Project Depth:	47 feet MLW
Channel Width	500 feet
Tidal Range (twice daily)	7.5 feet
Turning Basins	5, with largest 1,500 ft x 1,600 ft
Bridge Vertical Clearance	185 ft at MHW (High Level, Fixed-Span Design)
Bridge Horizontal Clearance	Unrestricted

TOP 10 U.S. CONTAINER PORTS (2013)

- | | |
|--------------------------|---------------|
| 1. Los Angeles | 6. Oakland |
| 2. Long Beach | 7. Houston |
| 3. New York / New Jersey | 8. Tacoma |
| 4. Savannah | 9. Charleston |
| 5. Virginia | 10. Seattle |



Bryan County, GA

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. 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.

STATISTICS & DEMOGRAPHICS

	BRYAN CO.	GEORGIA
Population (2012)	32,214	9,919,945
Population, Percent Change (2010 to 2012)	6.5%	2.4%
Median Household Income (2007 to 2011)	\$64,651	\$49,736
Land Area in Square Miles	435.97	57,513.49
Persons Per Square Mile	69.3	168.4

BRYAN COUNTY BENEFITS

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



Bryan County, GA

Incentives & Workforce



LOCAL INCENTIVES

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

STATE INCENTIVES

- Quick start
- Customized workforce training
- Georgia's corporate income tax
- Georgia's 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

QUALITY OF LIFE – EDUCATION

- High school graduate and higher = 87.9% of population (higher than national average)
- SAT combine score = 1485 (comparable to national average)
- Graduation rate = 75.1% (higher than national average)

WORKFORCE

- 319,000+ in 10-county coastal region
- 183,000+ in Savannah MSA
- 16,000+ in Bryan County
- No union presence within Bryan County existing industry base
- 3,600+ soldiers annually exit the military at nearby Fort Stewart (cross trained, computer literate, and great work ethic)



BELFAST COMMERCE PARK

A Raydient Places + Properties Development

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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