

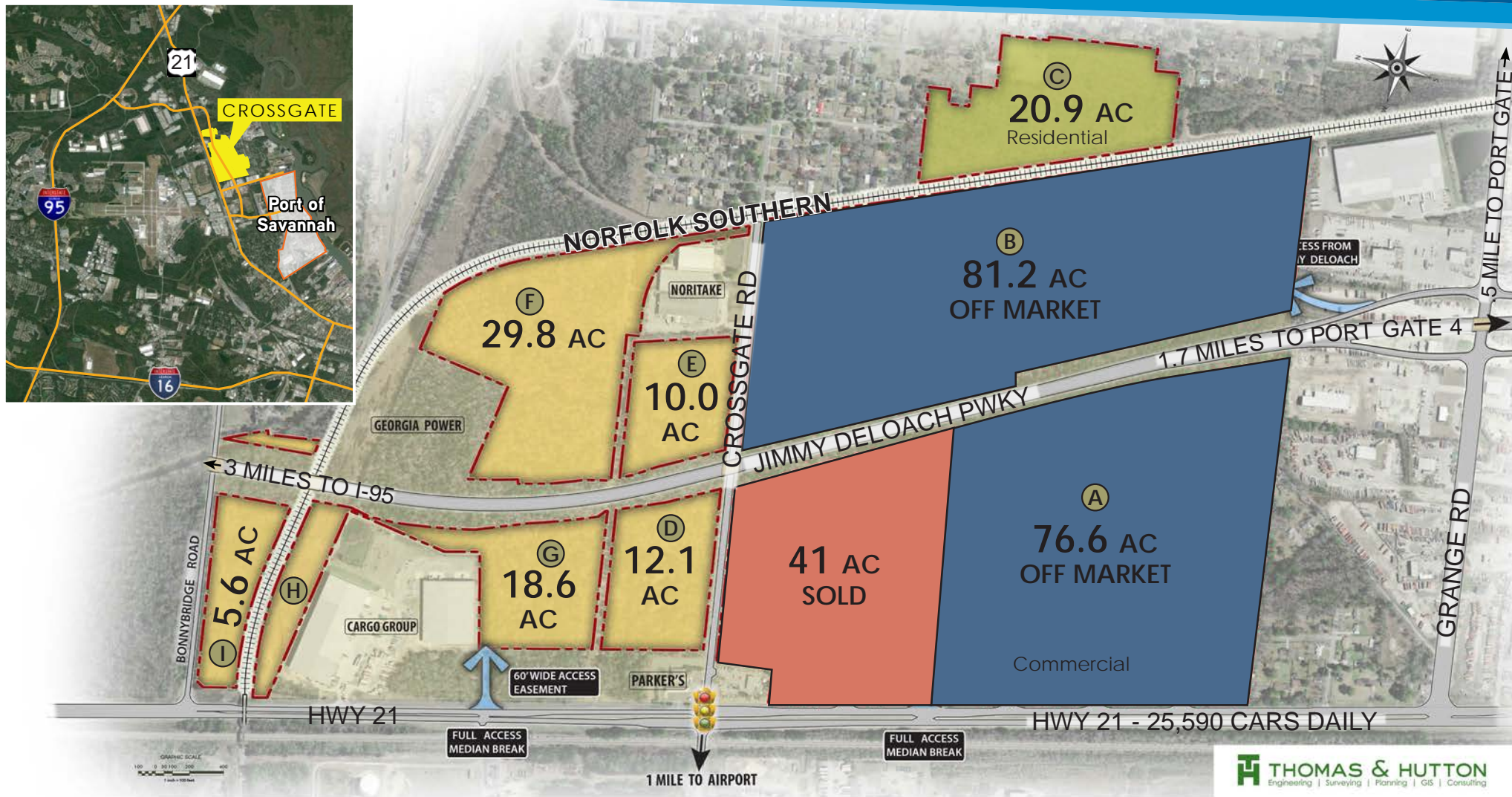
CROSSGATE

Highway 21, Port Wentworth, GA

Manufacturing (Zoned EDZ) ± 256 AC.

Commercial (Zoned PC-3) ± 27 AC.

1/2 Mile From the Port of Savannah



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PRICING:

Please Inquire

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting



CROSSGATE



CROSSGATE

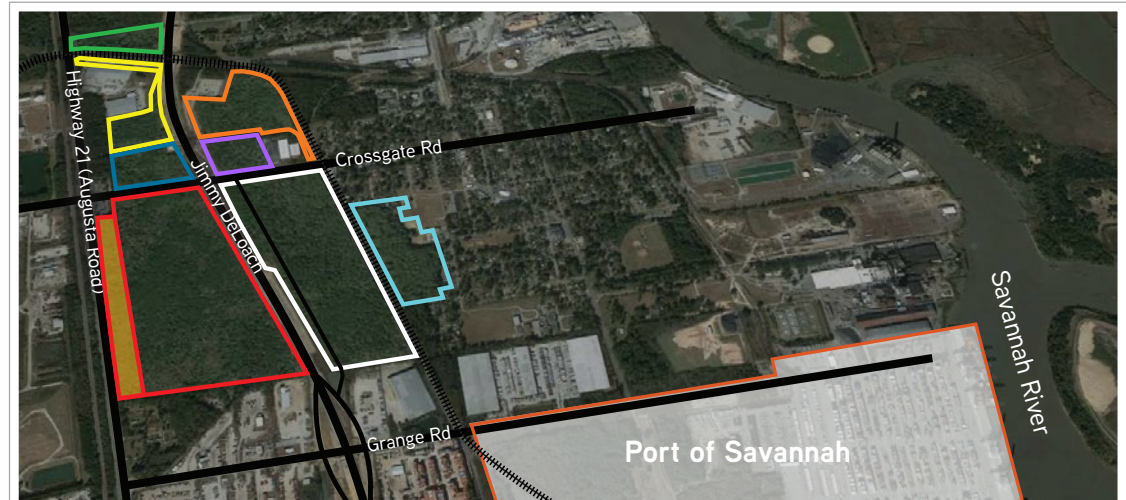
Crossgate is a new rail-served industrial park consisting of ± 304 acres of manufacturing and commercial land located in Port Wentworth, GA, one-half mile north of the Georgia Ports Authority Garden City Terminal. The property offers excellent transportation options with easy access to Interstate 95, Interstate 16, US Highway 21 and the Jimmy DeLoach Connector (to be complete 2016). Crossgate also offers Norfolk Southern rail service. The site's location is well-positioned to serve the needs of a broad range of large-scale industrial facilities that can take advantage of nearly immediate access to the Georgia Ports Authority.

HIGHLIGHTS

Size	± 304 Acres (Divisible)
Uses	Manufacturing & Commercial
Jurisdiction	Port Wentworth, GA
County	Chatham County, GA
Rail	Norfolk Southern
Zoning	E-D-Z Economic Development Zone PC-3 Commercial (Hwy 21 Frontage)

ADVANTAGES

- Located one-half mile from the Port of Savannah
- $\pm 1,300$ feet of frontage along Highway 21
- Premier site for manufacturing and commercial uses
- Direct access to I-95 northbound (via Highway 21) and southbound (via Jimmy DeLoach Connector), both 3.4 miles from I-95
- Norfolk Southern rail
- Utilities available to all parcels
- Flexible lot sizes



Norfolk Southern Rail



The Port of Savannah

ZONING

EDZ - Economic Development Zone (256 Acres) - The purpose of this zoning classification is to accommodate sustainable manufacturing facilities and bring high paying jobs to the region.

PC-3 - Planned General Business (27 Acres) - The purpose of this district shall be to create and protect areas in which heavy commercial and certain industrial-like activities are permitted. PC-3 can accommodate a variety of business needs.

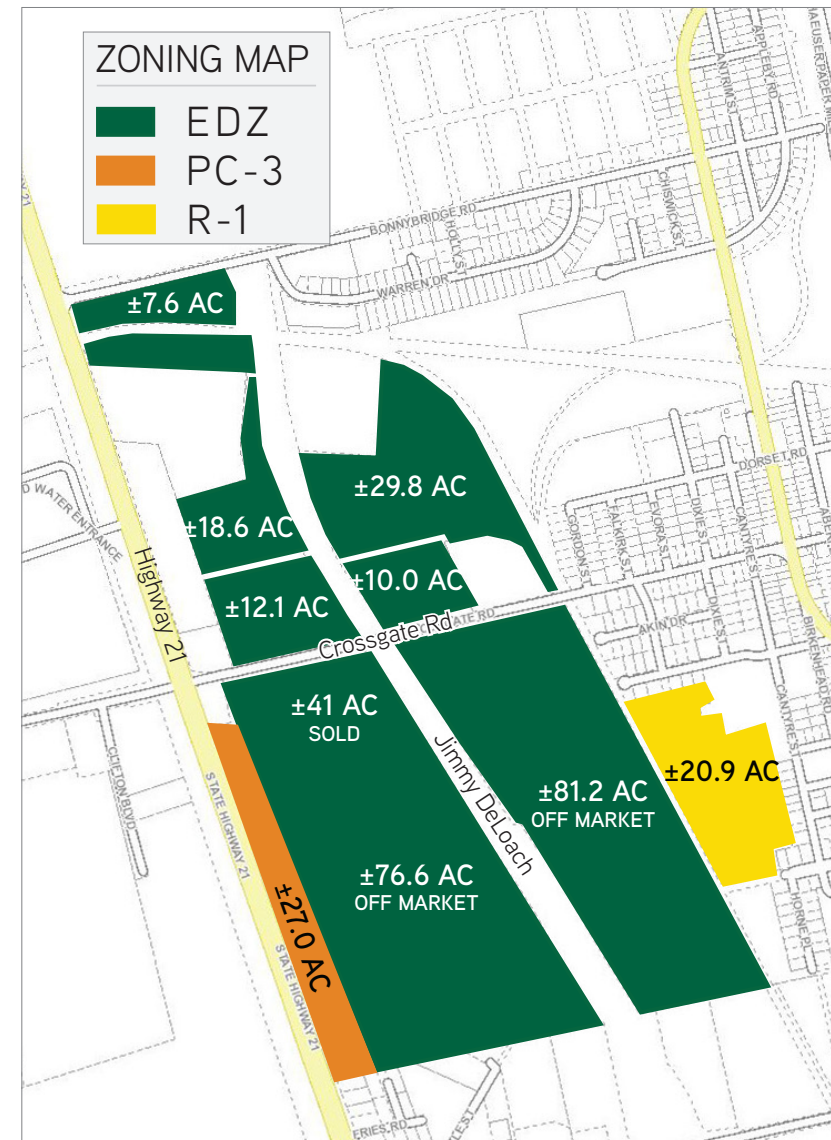
R-1 - One-Family Residential (20.9 Acres) - The purpose of this district shall be to create an environment in which one-family dwellings, and certain nonresidential uses, are permitted in order to promote stability and character of low density residential development with adequate open space.

SAVANNAH RIVER TO BE DEEPEND TO 47 FEET

The Savannah Harbor Expansion Project (SHEP) will deepen the channel to 47 feet (average low tide) from the ocean upstream to the Georgia Ports Authority's Garden City Terminal which is the fastest growing and fourth largest container port in the United States. This additional depth, combined with a 7-foot tide, will result in transportation cost savings by allowing larger Post-Panamax vessels to operate more efficiently and experience fewer delays.

ABOUT THE SAVANNAH HARBOR EXPANSION PROJECT (SHEP)

- Will deepen Savannah harbor from 42 ft to 47 ft at low tide (50+ ft at high tide)
- Construct two passing lanes
- Widen three critical turns
- Extending the entrance channel by 7.1 miles
- Scheduled Completion Date: 2019



MANUFACTURING & DISTRIBUTION

Crossgate's location makes it an ideal choice for manufacturers or distributors with easy access to the Georgia Ports Authority, I-95, I-16 and Norfolk Southern rail lines.

LOCAL MANUFACTURERS

- Gulfstream Aerospace Corporation
- International Paper
- JCB Americas, Inc.
- Imperial Sugar (Louis Dreyfus Commodities)
- Strength of Nature Global, LLC
- Roger Wood Foods Inc.
- Johnson Matthey Process Technologies Inc.
- Diamond Crystal Brands
- Arizona Chemical
- EMD Chemical
- DIRT
- Kerry Ingredients and Flavours
- The Industrial Company (TIC) Southeast
- Brasseler USA
- Weyerhaeuser
- Great Dane Trailers
- Chatham Steel Corporation
- Coca-Cola Bottling Company United
- Mitsubishi Hitachi Power Systems
- Firth Rixson
- Derst Baking Company
- Georgia Power
- River Street Sweets
- GAF
- Dulany Industries
- EFACEC
- Lummus Corporation
- Coastal Concrete SE, LLC
- Precision Machine of Savannah
- Fuji Vegetable Oil, Inc.

LOCAL DISTRIBUTORS

- The Home Depot
- Colonial Group Inc.
- Dollar Tree
- Target
- Pier 1 Imports
- IKEA Wholesale, Inc.
- California Cartage Company
- Schneider Logistics
- Nordic Logistics and Warehousing LLC
- Ameriwood

LOGISTICAL ADVANTAGES

Port of Savannah >	1/2 mile
Interstate 95 >	3.4 miles
Interstate 16 >	10.5 miles
Port of Brunswick >	79.5 miles
Charleston >	103 miles
Jacksonville >	140 miles
Atlanta >	250 miles

Savannah: 70% of the U.S. population can be reached from Savannah within a two-day drive

Source: Savannah Economic Development Authority



SAVANNAH DATA

Savannah is experiencing a rapidly growing—and evolving—economy. And this exciting change means opportunity for businesses relocating to or expanding in Savannah.

The Savannah Metropolitan Area has a population of more than 366,000 and a workforce of 180,226.



QUICK START - WORKFORCE TRAINING

Quick Start provides high-quality training services at no cost to qualifying new or expanding businesses in Georgia. In fact, since its inception, Quick Start has provided custom training for more than 1,707,404 Georgians through 6,527 economic development projects.

INCENTIVES

- Property Tax Abatement
- Grant Financing/Discretionary Funding
- Tax Exempt Industrial Revenue Bonds (IRBs)
- Local Property Tax Exemption
- Mega Project Tax Credit
- Manufacturing Machinery Sales Tax Exemption
- County Inventory Tax Exemption
- Job Tax Credit
- Quality Jobs Tax Credit
- Port Tax Credit Bonus

MILITARY

Savannah has a large military population at Hunter Army Airfield and nearby Fort Stewart, home of the 3rd Infantry Division. Approximately 4,000 servicemen and women from this highly skilled and disciplined workforce transition out of the military and into the civilian labor pool each year. There are also close to 29,000 military dependents, many of who are willing and able to work.

GA NAMED NO. 1 STATE FOR BUSINESS

Published on Nov 14, 2014

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.



Georgia Named No. 1 State
in U.S. for Business

Site Selection Magazine





GEORGIA PORTS AUTHORITY

The Port of Savannah is the nation's fourth largest container port and the second largest on the east coast. The Port of Savannah moved 3.34 million TEUs in calendar year 2014, an increase of 312,037 TEUs over 2013.

THE PORT OF SAVANNAH

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

TOP 10 U.S. CONTAINER PORTS (2013)

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



NORFOLK SOUTHERN SERVES DOMESTIC AND INTERNATIONAL CUSTOMERS.

As a leading transportation provider, Norfolk Southern operates 20,000 route miles in 22 states and D.C., supports international trade with service to every major Eastern seaport, 10 river ports, and nine lake ports, and operates the most extensive intermodal network in the East.

Norfolk Southern feeds directly into the Georgia Ports Authority's Mason Intermodal Container Transfer Facility.

