

FOR LEASE > ±504,300 SF CROSSDOCK DISTRIBUTION FACILITY



1086 Oracal Parkway

BLACK CREEK (BRYAN COUNTY), GA 31308

Available January 1, 2019



Building Highlights

- > **±504,300 SF crossdock distribution facility** for lease divisible to ±200,000 SF
- > Interstate-16 frontage
- > **Office:** ±5,100 SF plus ±400 SF shipping office
 - > Nine (9) private offices
 - > Secure reception
 - > Large break room/cafeteria
 - > Large bullpen area
 - > Conference room
- > **Zoning:** I-1, Bryan County, Georgia
- > **Structure:** Concrete tilt-wall and metal wall panels
- > **Drive in doors:** 2 (14' x 14')
- > **Dock High Doors:** 50 (9' x 10'), each dock door has 30,000 lb. hydraulic pit levelers, dock seals, dock light and dock power
- > Potential to add more dock doors
- > **Clear Height:** 30' at eaves (40' at center)
- > **Truck Court:** Concrete, 160' deep (eastside), 150' deep (westside)
- > **Trailer Parking:** 83 spaces (expandable)
- > **Employee Parking:** 78 car spaces (expandable)
- > **Sprinkler:** ESFR sprinklers
- > **Building Dimensions:** 480' x 1040'
- > **Column Spacing:** 52' x 60'
- > **Lighting:** T5 (8 bulb) on motion sensors
- > **Ventilation:** 21 wall ventilation fans and 8 large ceiling fans
- > **Electrical:** 2000 Amps, emergency generator
- > **Battery Charging Stations:** ±40 outlet stations
- > **Warehouse Floors:** 6" reinforced slab, 2500 PSI 6 x 6 x 6 x 6 wire mesh
- > **Communication:** warehouse wide intercom system
- > **Security:** C-TPAT compliant, court fenced with sliding automatic gates at both truck entrances, key pad entry

LEASE RATE: \$3.50/SF, NNN

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Overhead Aerial



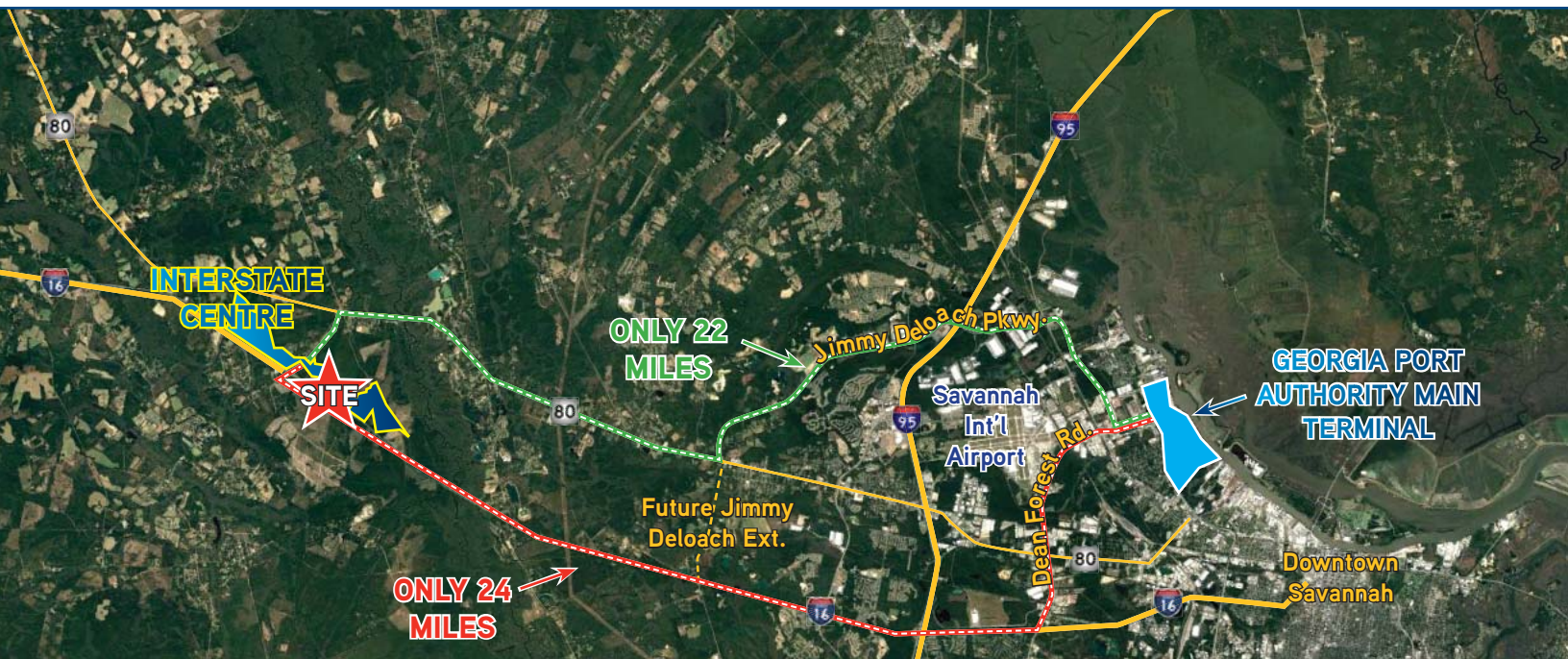
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Interstate Centre

- > Georgia Ports Authority main terminal: 22 miles via Jimmy Deloach Parkway; 24 miles via Interstate-16
- > 1 mile to Interstate 16
- > 15 miles to Interstate 95
- > 225 miles to Atlanta, GA
- > 145 miles to Jacksonville, FL
- > 126 miles to Charleston, SC
- > Current tenants/owners in Interstate Centre include:
 - > Dorel Home Furnishings, a furniture manufacturing/distribution company, occupies a 604,000 SF distribution center
 - > Orafol, a German headquartered manufacturer of vinyl film products, occupies a 333,000 SF facility
 - > DKW Logistics, a distributor of Kawasaki motorcycles and all-terrain vehicles, occupies an 80,000 SF distribution center
 - > Daniel Defense, an engineer and manufacturer of both parts and accessories for Military Small Arms and rifles for the commercial marketplace, will soon relocate to a new 300,000 SF facility within the park
 - > Agri-Supply/Direct Distributors, a home, shop, and agricultural retail center, occupies a 30,000 SF break-bulk distribution center
 - > West Penn Testing Group, a leader in non destructive testing for a variety of industries, occupies a 30,000 SF facility
 - > Blue Bell Creameries, occupies a 3,000 SF transfer station for their ice cream products

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Site Plan



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Port of Savannah

Savannah is home to the [Georgia Ports Authority](#), operator of the **largest single-container terminal in North America**. 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 fourth largest port in the nation, with more than 70% of the U.S. population reachable within a two-day drive.

PORT OF SAVANNAH: UNIQUE ADVANTAGES IN LOGISTICS

- Immediate access to two major interstates: Interstate-16 (East/West) and Interstate-95 (North/South)
- Four-hour drive to major inland markets with large populations: Atlanta, Orlando, and Charlotte
- The Savannah Harbor Expansion Project (SHEP) will deepen the channel to 47 feet from the ocean upstream to the Georgia Port Authority's Garden City Terminal. 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.

FAST FACTS

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 by 1,600 ft
Bridge Vertical Clearance	185 ft at MHW (high level, fixed span design)
Bridge Horizontal Clearance	Unrestricted



FOURTH BUSIEST U.S. PORT

1. Los Angeles
2. Long Beach
3. New York / New Jersey



The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.



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Bryan County, GA | “Gateway to Savannah”

Bryan County, GA is not just an ideal place to settle and raise a family, it is 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.



LOCAL INCENTIVES

- > Graduated tax abatements (real & personal property)*
- > Potential for fee waivers and/or reductions
- > 100% Freeport exemption on four categories of business inventory
- > Fast track local permitting
- > Mentoring Program

STATE INCENTIVES

- > Quick start*
- > Customized workforce training
- > Georgia’s job tax credit
- > Georgia’s corporate income tax
- > Ports activity job tax credit
- > Sales and use tax exemptions
- > 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 = 90% of population (higher than national average)
- > SAT combine score = 1441 (comparable to national average)
- > Graduation rate = 89.2% (higher than national average)

WORKFORCE

- > 17,000+ in Bryan County
- > 191,000+ in Savannah MSA
- > 335,000+ in Coastal Region
- > Approximately 356 soldiers transition out of the military at nearby Fort Stewart each month
- > No union presence within Bryan County’s existing industry base

**Discretionary incentives considered based on jobs, investment and wages*

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