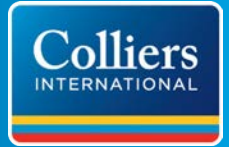
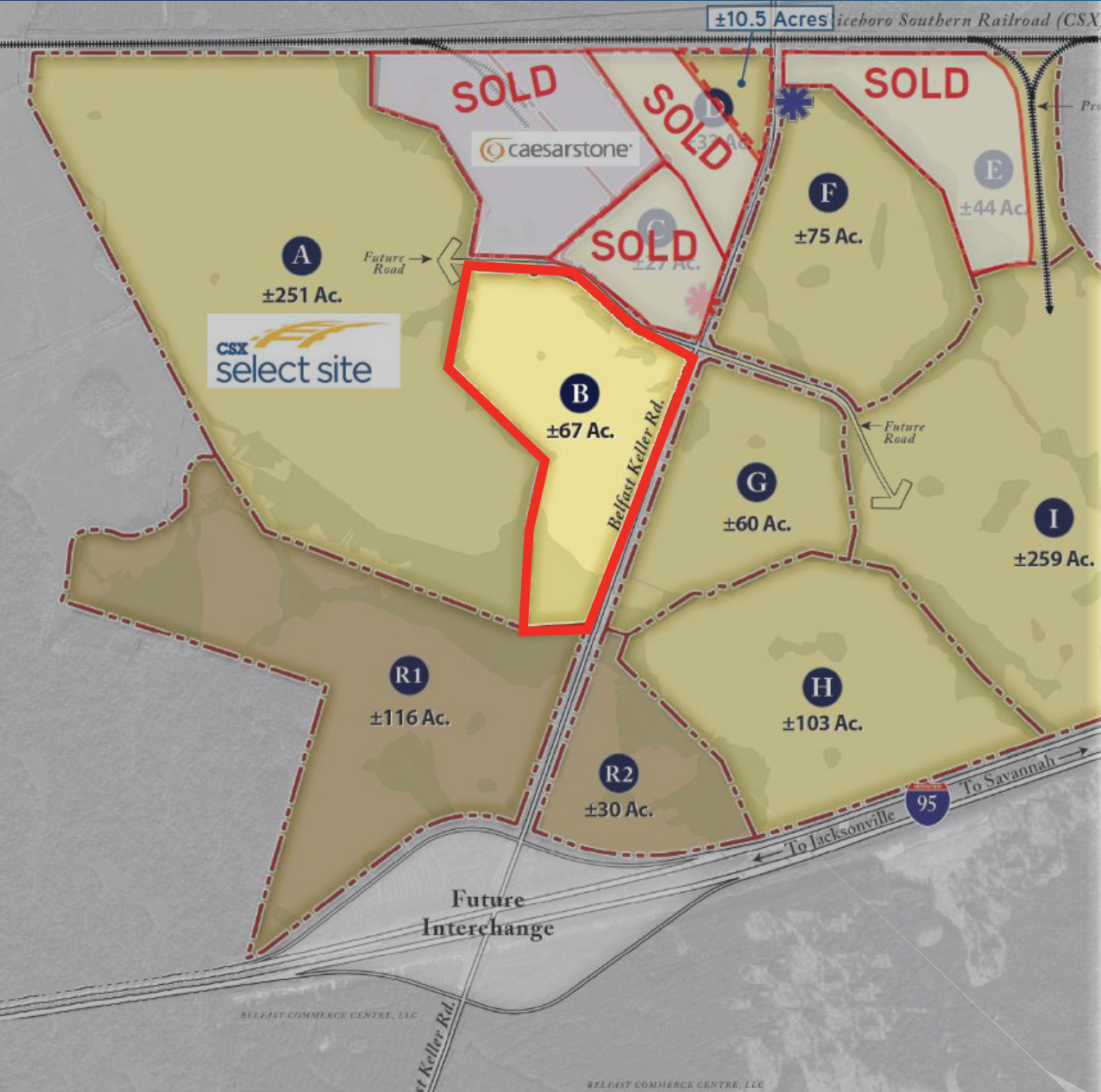


Belfast Commerce Park - Site B



±67 Acre Industrial Site

RICHMOND HILL • BRYAN COUNTY • GEORGIA



Property Highlights

- › Site B: ±67 upland acres (divisible)
- › Shovel ready site, all utilities in place
- › Zoning: PUD, Industrial
- › Site has frontage on Belfast Keller Road
- › Site has potential for ±50,000 to ±850,000 SF warehouse
- › Located in Belfast Commerce Park composed of ±1,040 acres total
- › 100% freeport exemption
- › Certified GRAD Site
- › New I-95 interchange just over a mile away, construction is scheduled to begin Q2 2018
- › Potential Uses: E-Commerce, Industrial, Distribution, Manufacturing, Bulk etc.

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Belfast Commerce Park - Site B

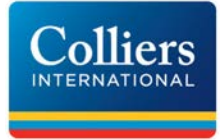


±67 Acre Industrial Site

CONCEPTUAL DEVELOPMENT PLAN | 50,000 TO 850,000 SF



Belfast Commerce Park - Site B



SITE SUMMARY

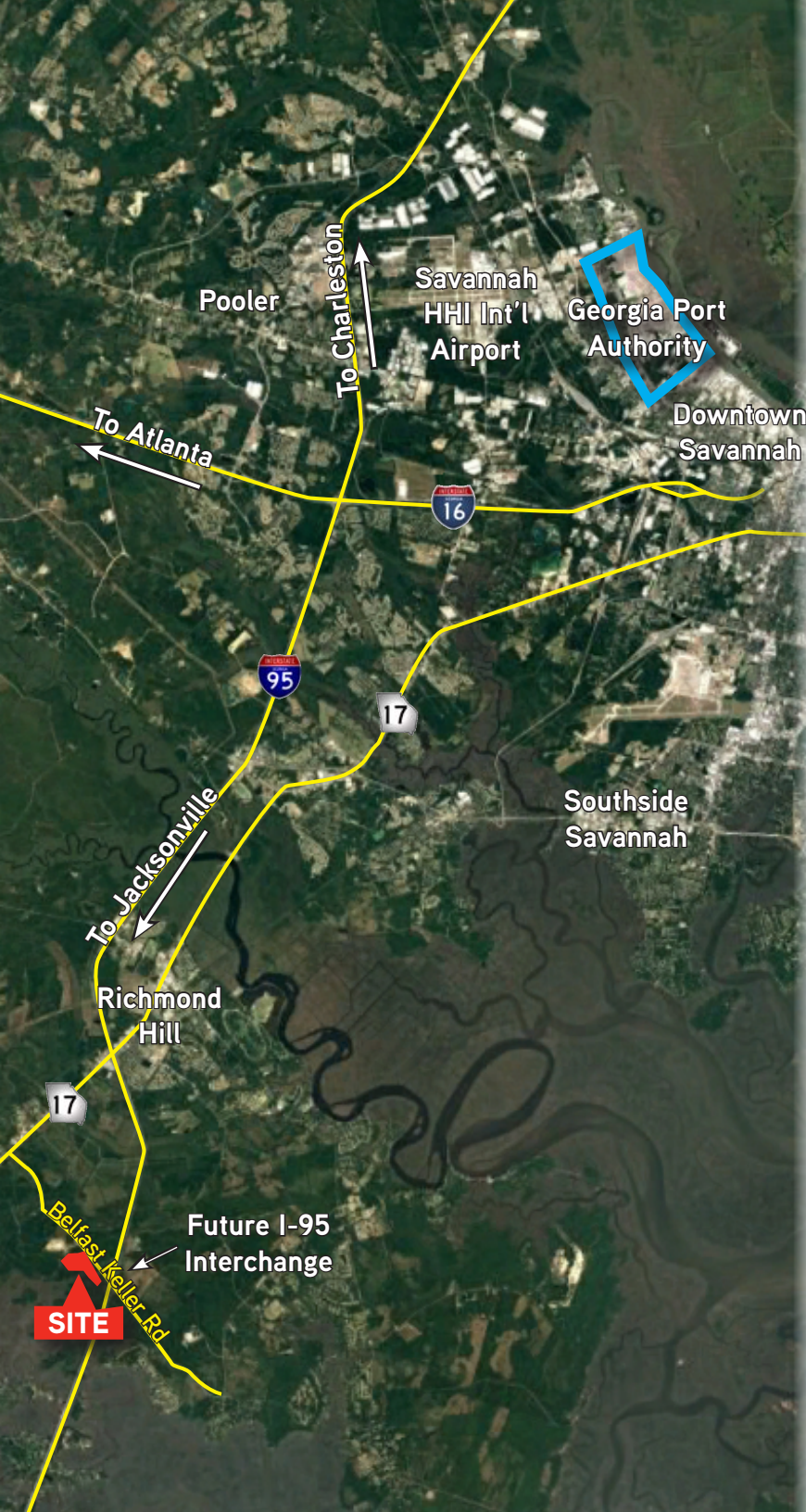
Site	Site B
Size	±67 Upland Acres (Divisible)
Building Size (potential)	±50,000 - 850,000 SF
Uses	E-Commerce, Industrial, Distribution, Manufacturing, Bulk, etc.
City/County	Richmond Hill/Bryan County, Georgia
Metropolitan	Greater Savannah Area
Zoning	PUD, Industrial

LOGISTICAL ADVANTAGES

US Highway 17	1.5 miles
Interstate 95	1 mile (when new interchange is complete)
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)
Water/Sewer	City of Richmond Hill
Natural Gas	Atlanta Gas Light (gas marketer is customer choice as gas is de-regulated in Georgia)



Belfast Commerce Park - Site B

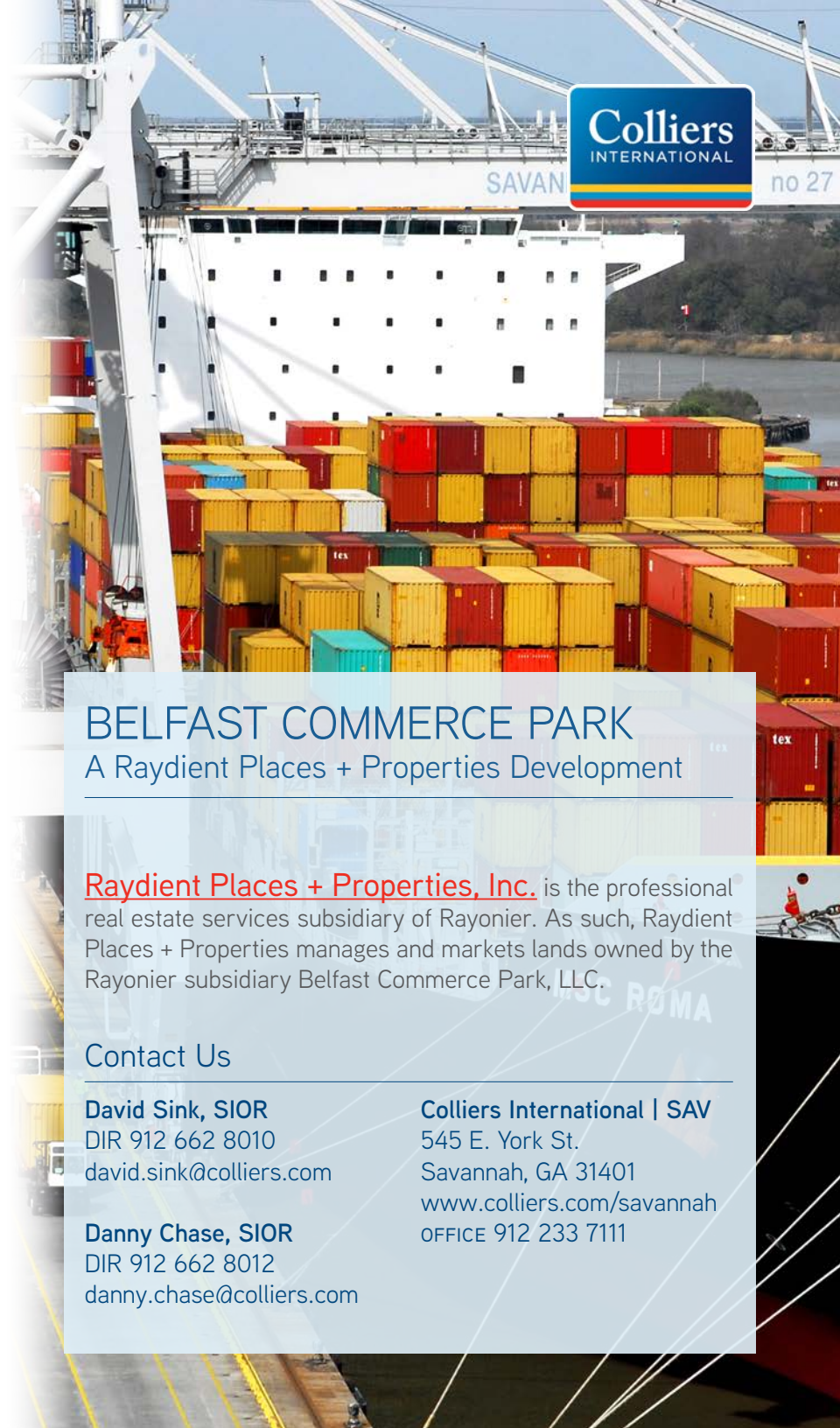
Belfast Commerce Park is a new rail-served industrial park consisting of ±1,040 acres of land located in Bryan County, GA, just south of Savannah. The property is a fully-entitled, shovel ready location which has been approved for up to 10.5 million square feet of Industrial Use including: Manufacturing, 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.

PARK HIGHLIGHTS

- › Shovel ready sites, all utilities in place
- › 100% freeport exemption; additional state and local incentives
- › **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
- › New I-95 interchange just over a mile away, construction is scheduled to begin Q2 2018
- › I-95 frontage
- › Flexible lot sizes
- › Fully entitled property
- › Top rated schools in Bryan County



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 the Rayonier subsidiary Belfast Commerce Park, LLC.

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