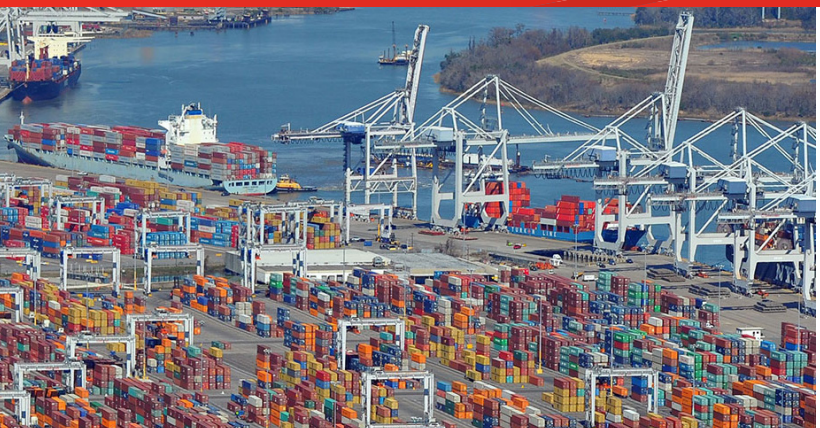


FOR SALE > ±1,700 ACRES | INDUSTRIAL DISTRIBUTION



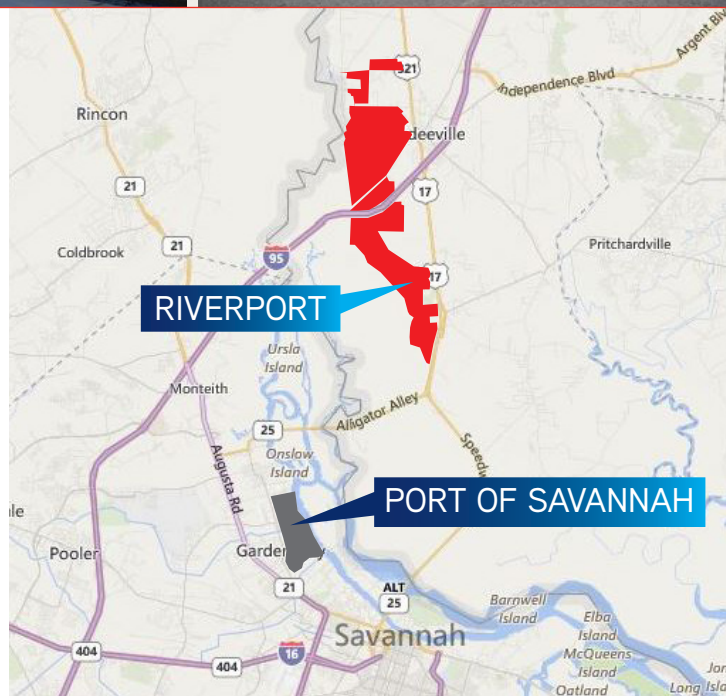
# RiverPort Business Park

GEORGIA | SOUTH CAROLINA



## Property Highlights

Business Park Size	±1,700 Acres (Divisible)
Use	18+ Million Square Feet Industrial, Warehouse & Distribution
City/County	Hardeeville, Jasper County, South Carolina
Rail	Proposed CSX rail connection
Distance To Port	6.5 miles to the Port of Savannah
Zoning	PDD, Planned Development District, City of Hardeeville, South Carolina



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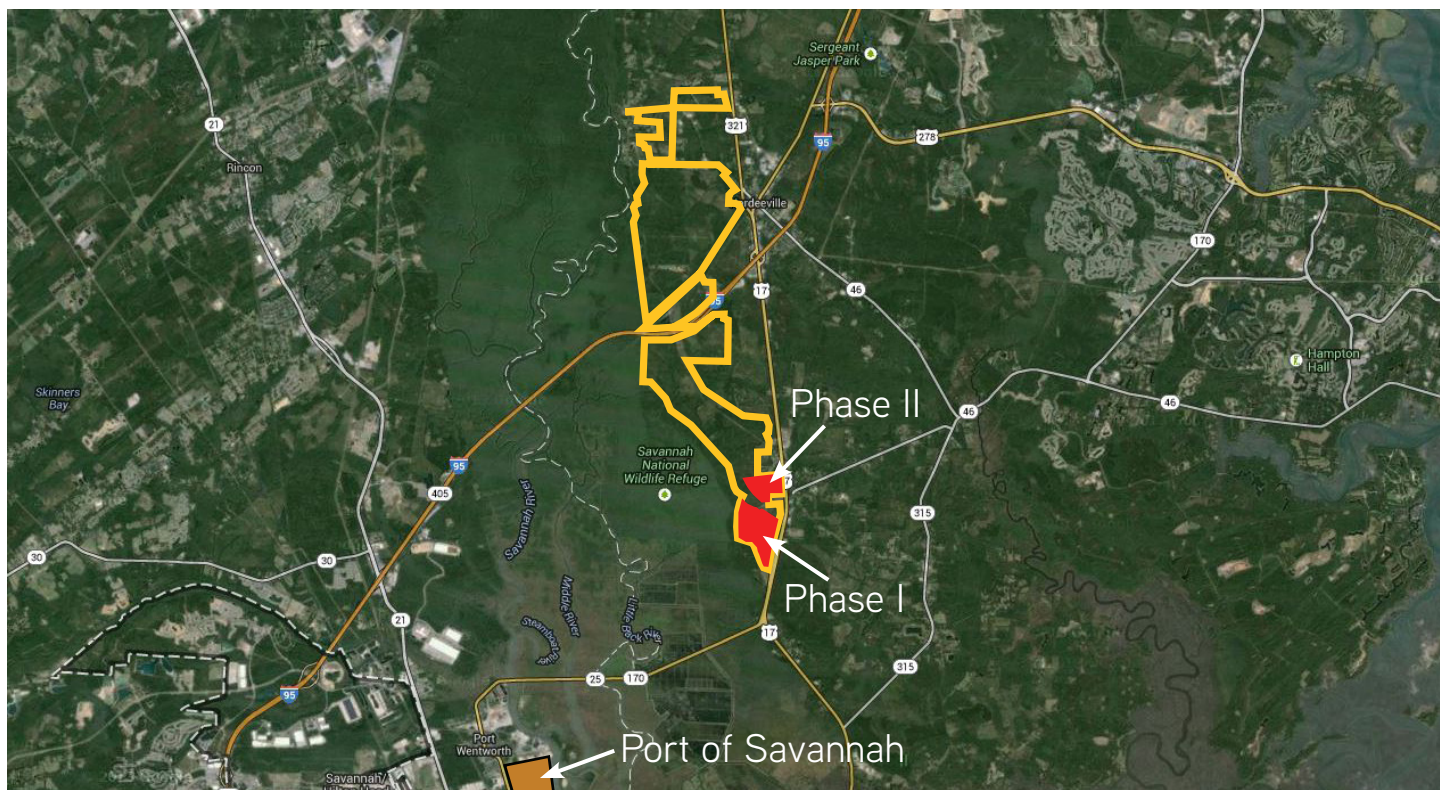
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- **PHASE I:** ±342 gross acres (±293 upland) to accommodate 3.5 million SF of industrial buildings
- **PHASE II:** Entitlements are in place for both warehouse/distribution and manufacturing operations. Phase II increases the total acreage of RiverPort Business Park to ±1,700 industrial acres with 18 million SF of buildings projected (includes Phase I).
- Located 4.5 miles from I-95; 6.5 miles from the Port of Savannah; strategically located away from traffic congestion found at competing projects south of the Port
- Part of larger ±5,400 acre RiverPort mixed-use development
- Incentives and business attraction policies in place
- Land sales, leases or build-to-suit

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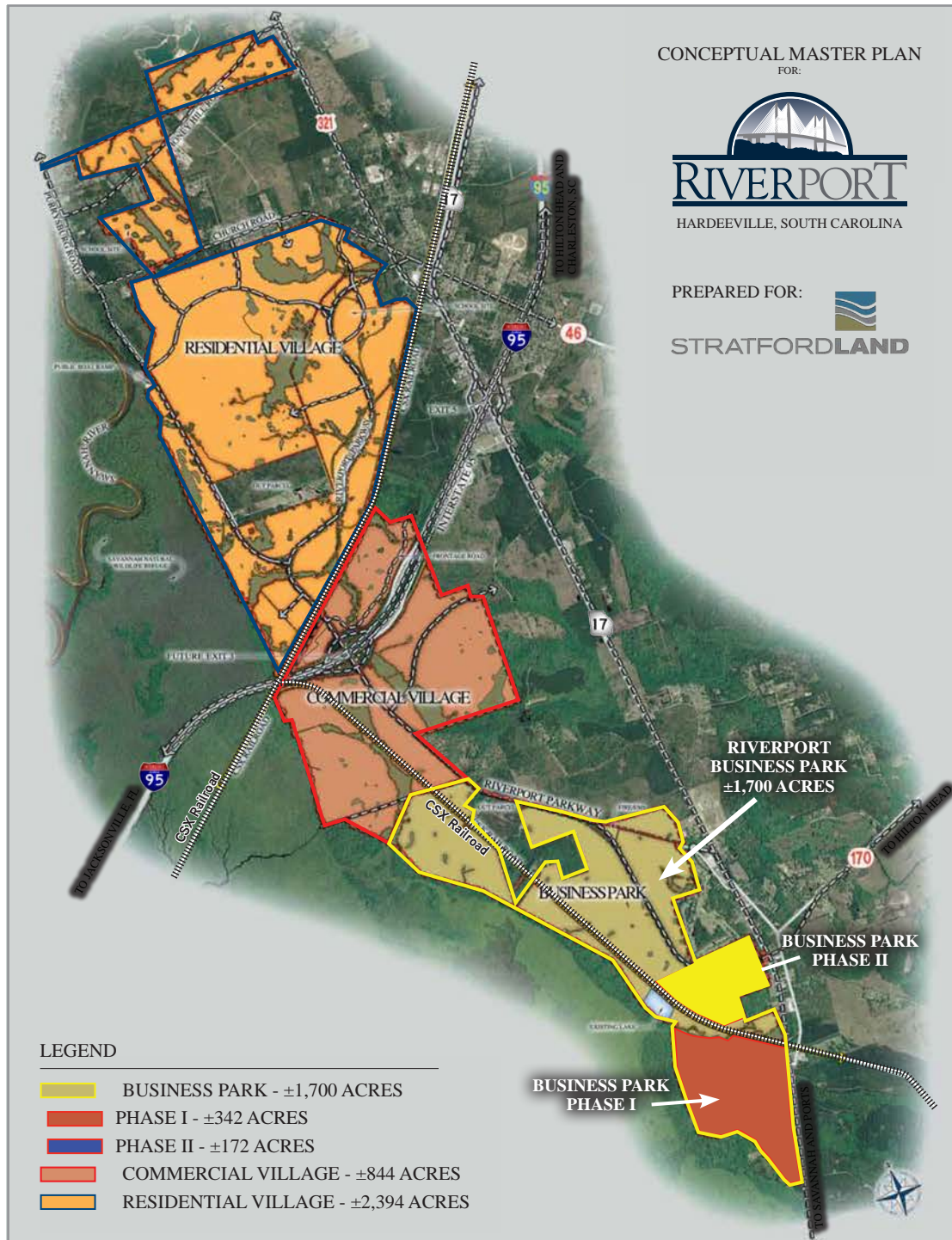
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# RiverPort Business Park

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# RiverPort Business Park

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## PHASE I

CONCEPTUAL MASTER PLAN

±342 Acres

- Buildings
- Jurisdictional Wetland
- Non-Jurisdictional Wetland
- Retention Pond

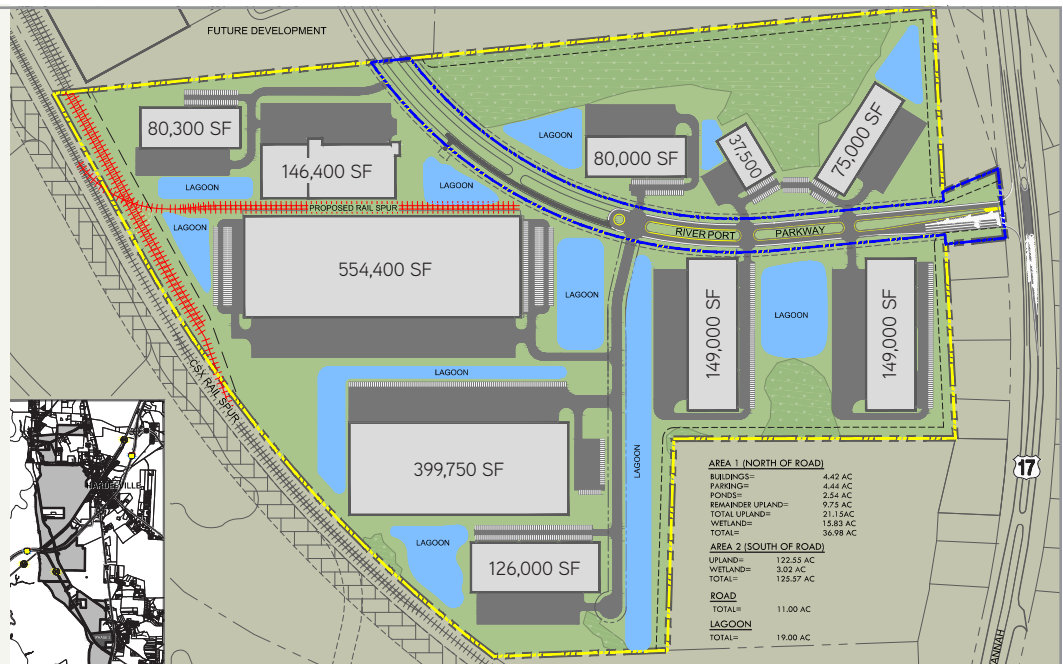


## PHASE II

CONCEPTUAL MASTER PLAN

±172 Acres

- Buildings
- Lagoon
- Proposed Rail Spur



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