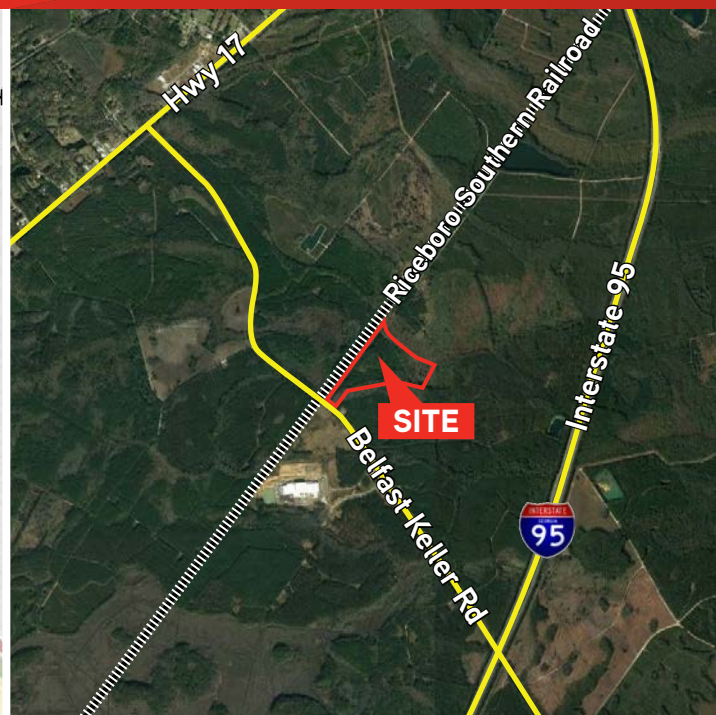
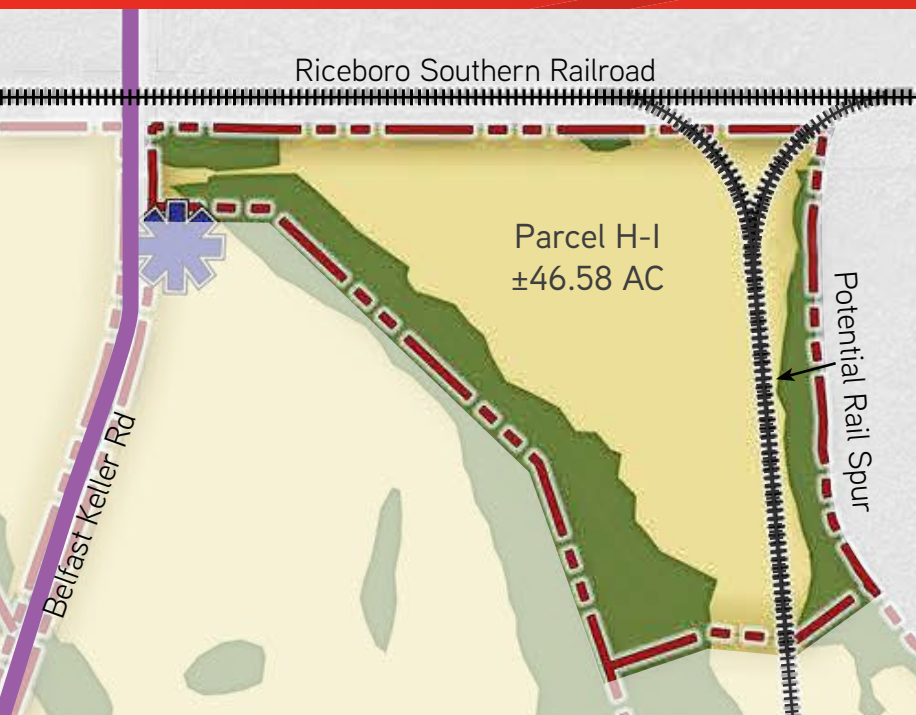


FOR SALE > ±46.58 ACRES OF INDUSTRIAL LAND

Fully Entitled Industrial Land

PARCEL H-I, BELFAST COMMERCE CENTRE, RICHMOND HILL, BRYAN COUNTY, GA



Property Highlights

- > ±46.58 acres (±34.67 upland acres)
- > Rail-served site serviced by CSX & Riceboro Southern
- > Fully entitled property, all utilities in place
- > Zoned PD - Industrial
- > 100% freeport exemption; additional state and local incentives
- > Certified GRAD Site (Georgia Ready for Accelerated Development)
- > Direct rail service into the Port of Savannah (16 miles)
- > Future interchange approved at I-95 & Belfast Keller Road
- > Excellent transportation options with easy access to Interstate 95, Interstate 16, US Highway 17, and direct rail service into the Port of Savannah
- > Located 23 miles south of Savannah, GA, and 60 miles north of Brunswick, GA

Logistical Advantages

US Highway 17 >	1.5 miles
Interstate 95 >	4 miles
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

Asking Price

FOR SALE > \$50,000/Upland Acre

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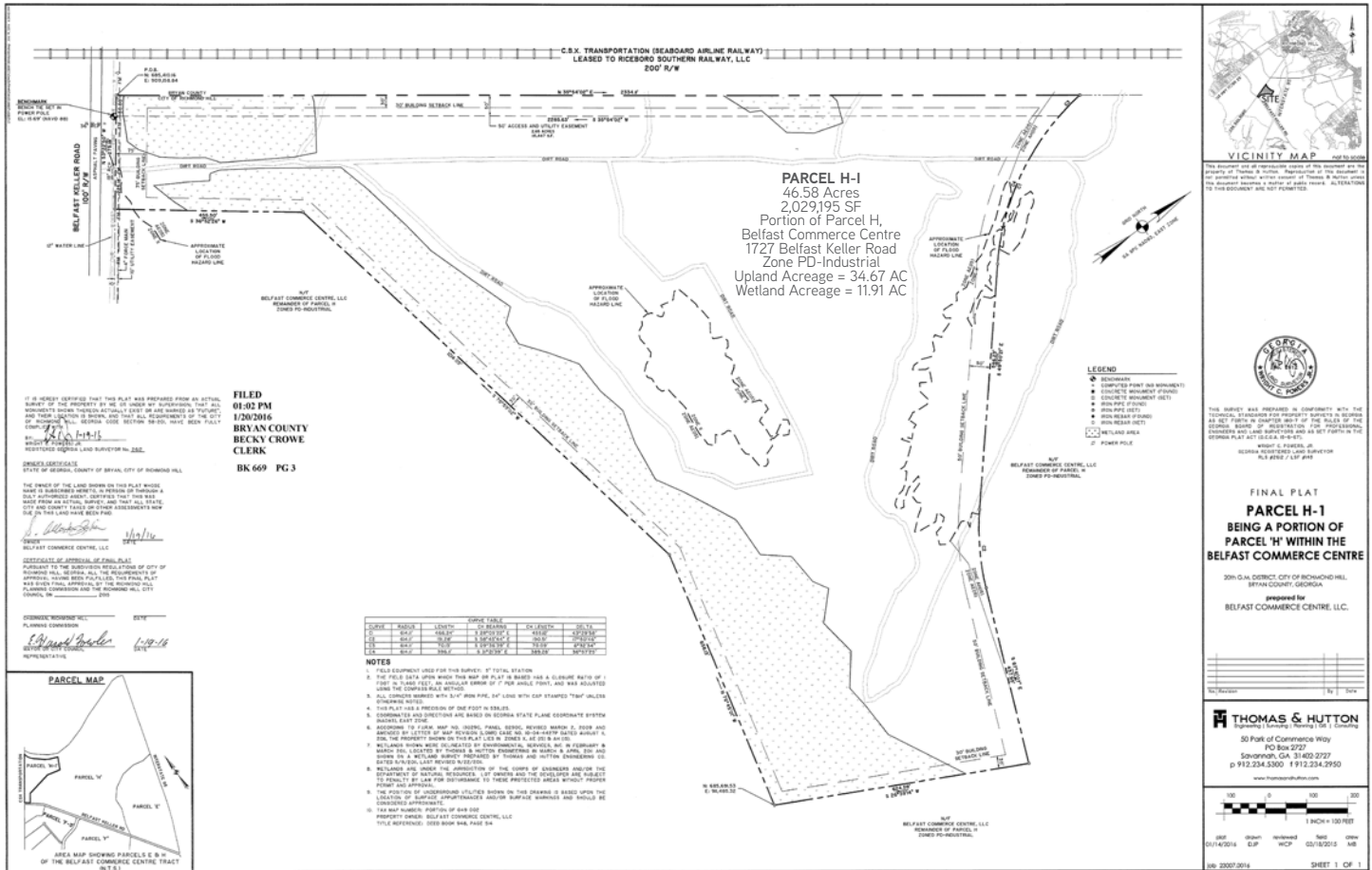


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Plat Map



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)

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