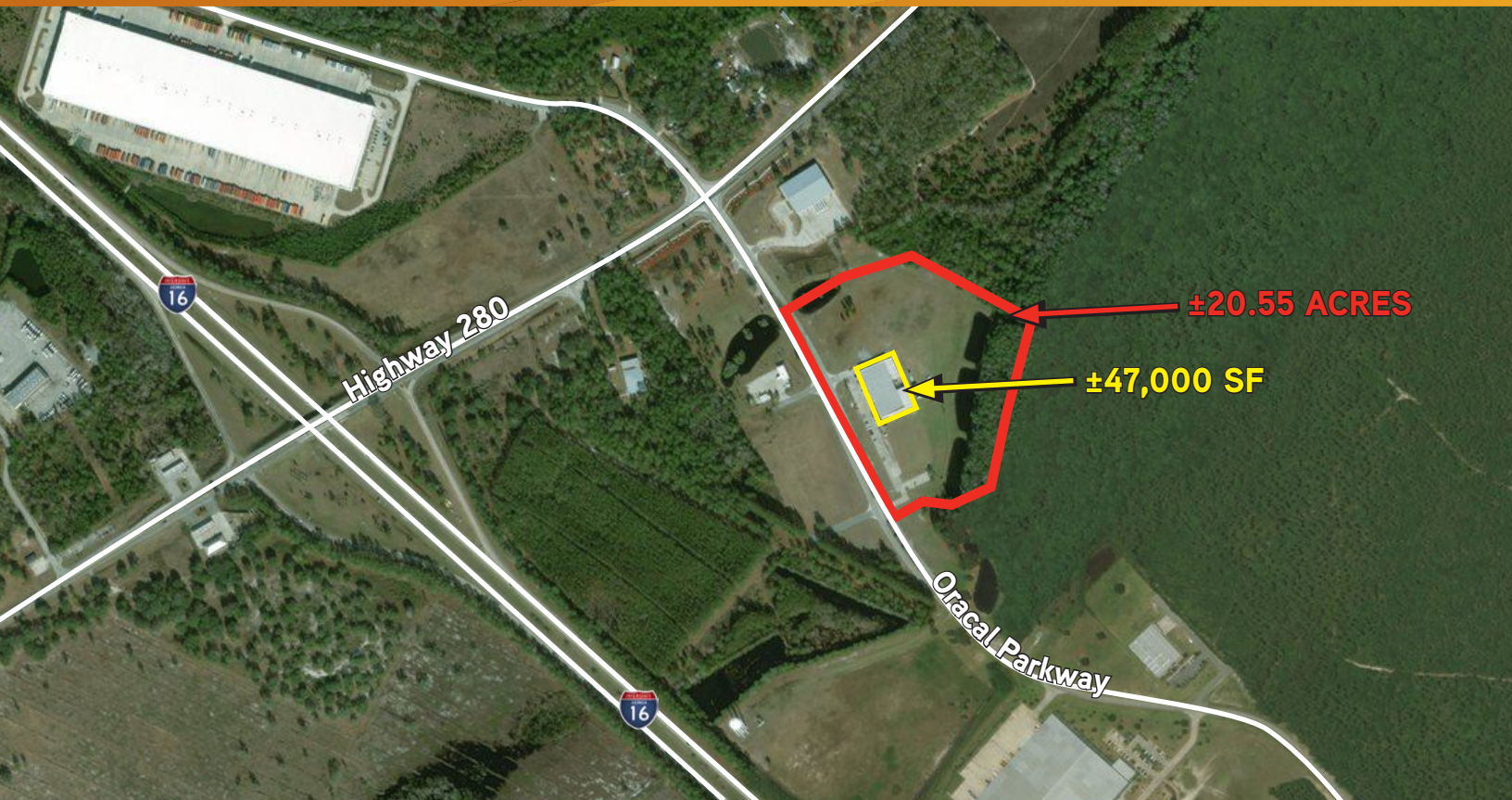


FOR SALE OR LEASE > INDUSTRIAL BUILDING



101 Warfighter Way

BLACK CREEK (BRYAN COUNTY), GA 31308



Building Highlights

- > ±47,214 SF industrial building on ±20.55 acres
 - > ±17,750 SF office on two floors (elevator)
 - > ±20,000 SF warehouse/manufacturing (with HVAC)
 - > ±9,464 SF warehouse (with HVAC)
- > Construction Type: split-face concrete block, stucco and metal with translucent panels
- > Built in 2009
- > Formerly occupied by Daniel Defense
- > Located in Interstate Centre Industrial Park
- > Military zone incentives available
- > Large daily workforce within close proximity
- > Available: Immediately

Utilities

- > Natural gas main size = 6" pressure = 285 PSI
- > Water main size = 12"
- > Sewer main size = 8" gravity sewer
- > Electric transmission = 115 kV transmission line distribution = 115/14.4 kV 3 phase distribution; building has 1500 kVA (208) and 750 kVA (480)
- > Telecommunications & fiber optics

Pricing

ASKING PRICE: \$3,000,000

LEASE RATE: Please Inquire

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Colliers International -Savannah
912 662 8010
david.sink@colliers.com

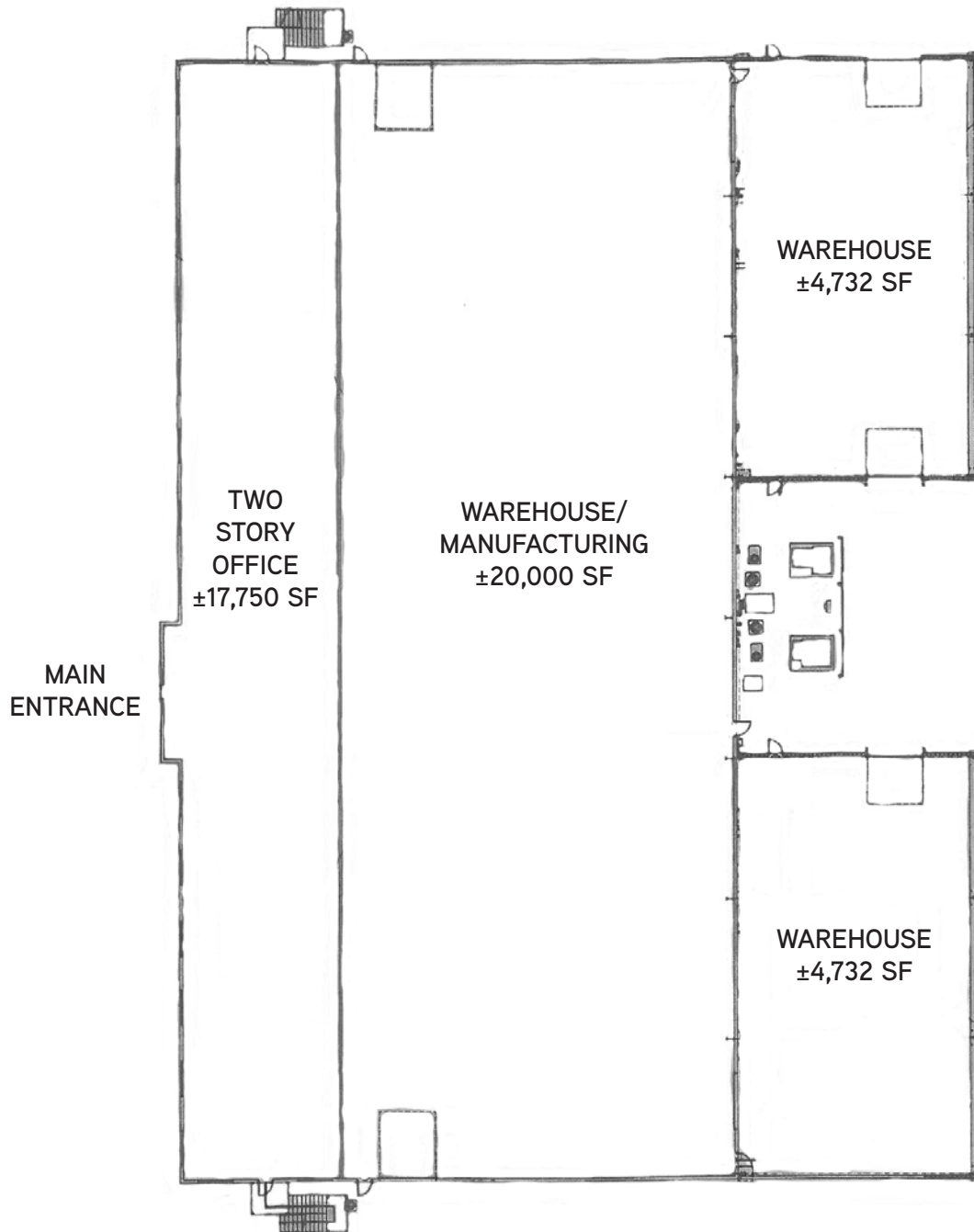
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Floor Plan



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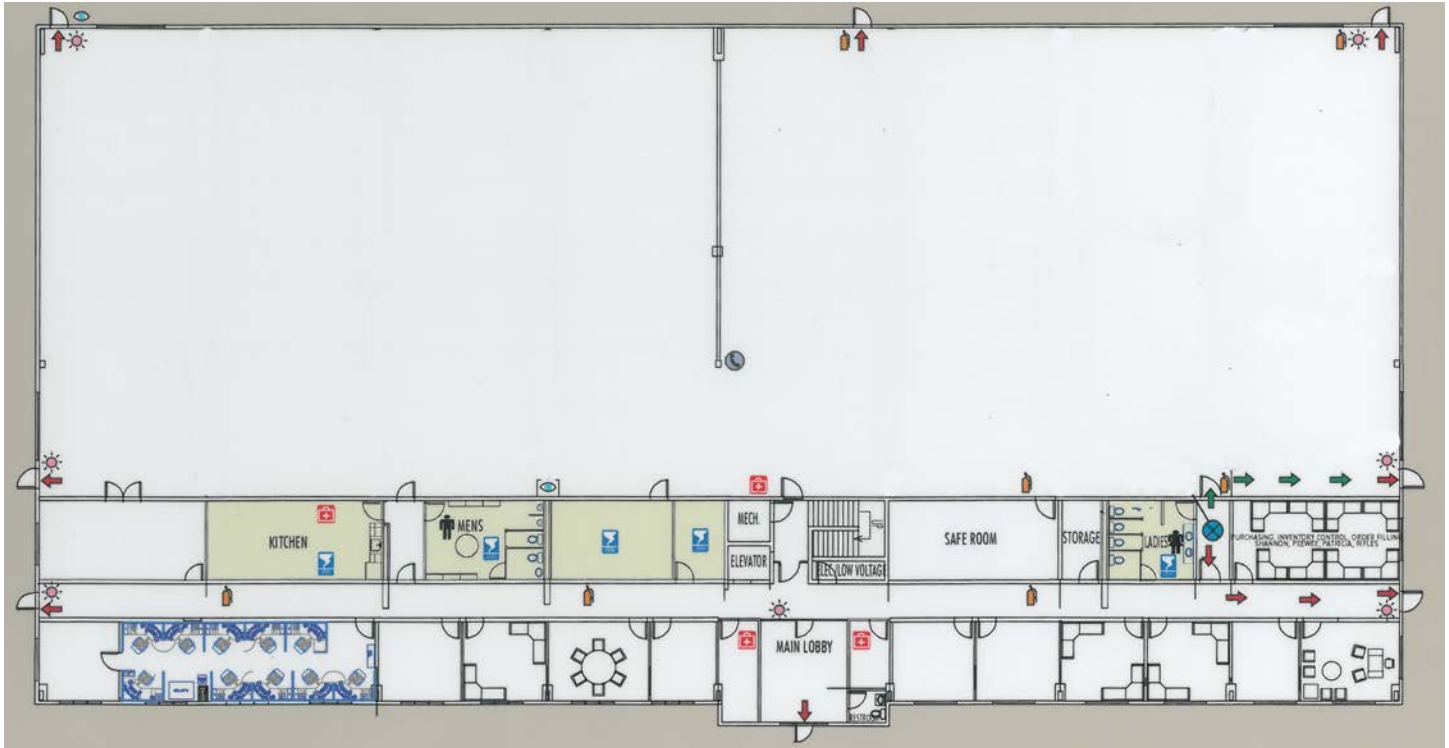
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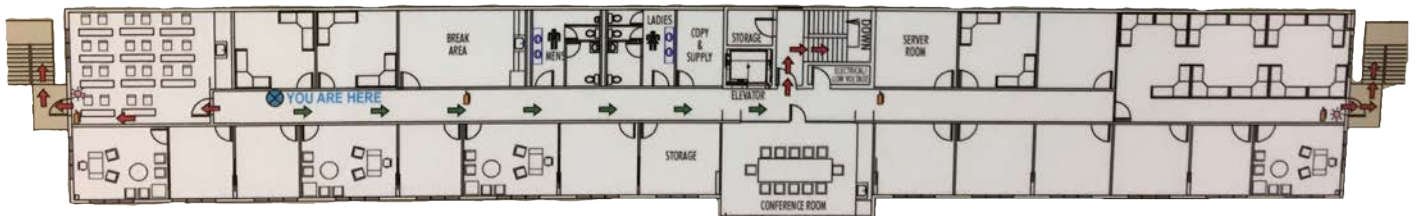
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First Floor (Does not show two ±4,732 SF expansions)



Second Floor



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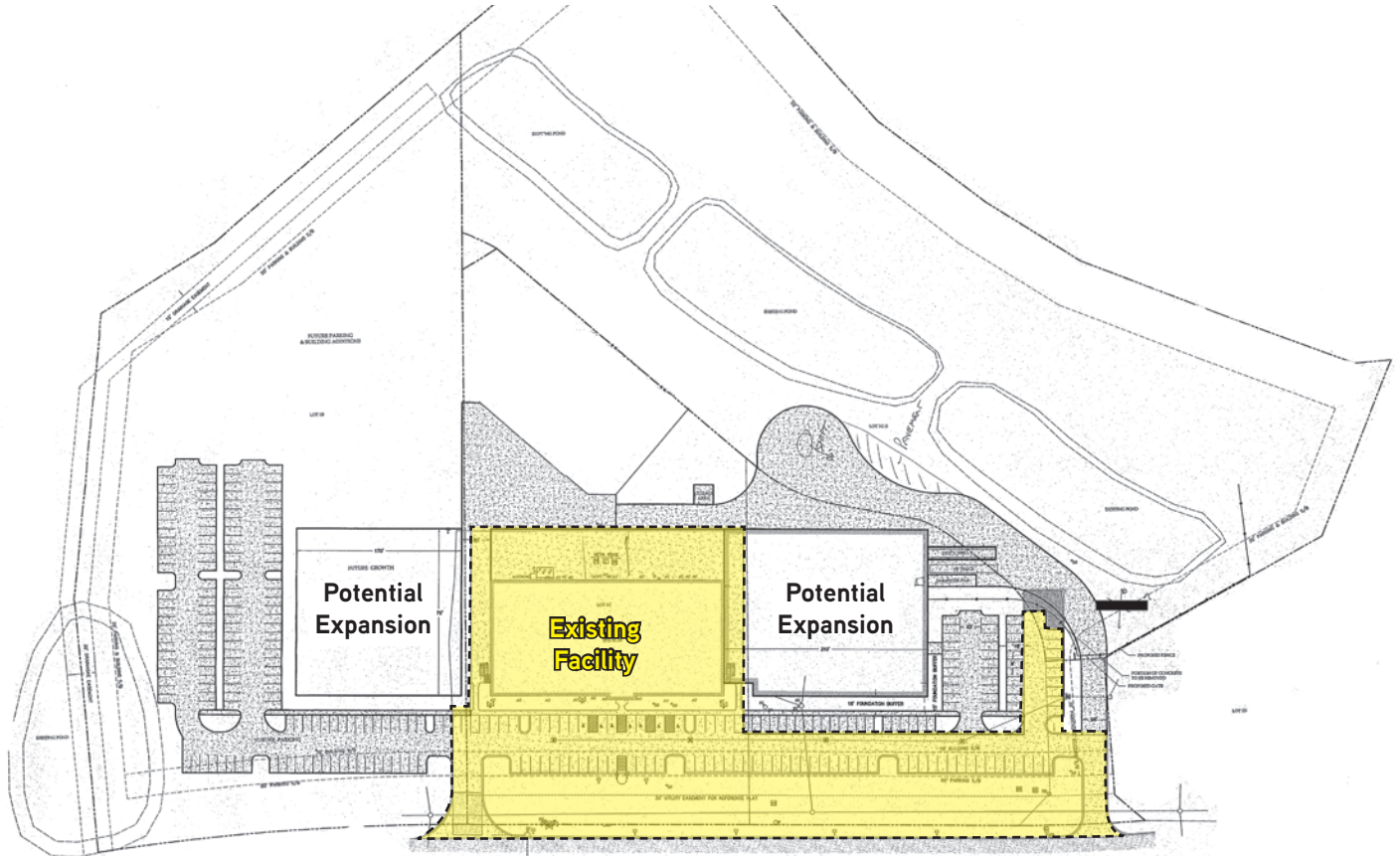
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Site Plan



Property Photos



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Colliers International -Savannah
912 662 8010
david.sink@colliers.com

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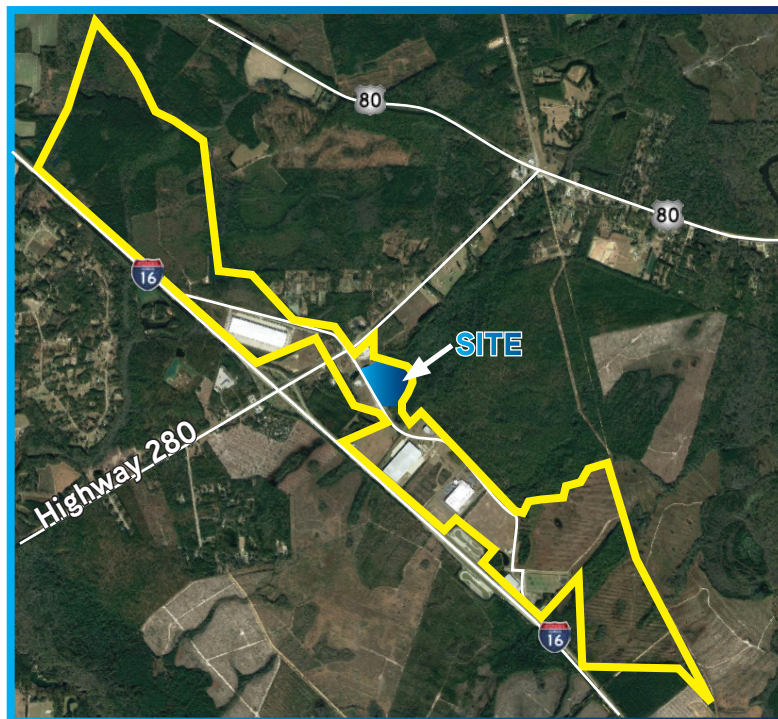
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Interstate Centre

- > Interstate Centre is a **1,000+ acre master-planned industrial park** with 737-acre remaining available for development
- > **Adjacent to I-16** and Highway 280
- > Less than **20 minutes to I-95**
- > Less than **30 minutes to the Port of Savannah** and the Savannah-HHI Int'l Airport
- > Interstate Centre has been certified as a **Georgia Ready for Accelerated Development (GRAD) site**, is in the service delivery area of Savannah Foreign-Trade Zone No. 104 and is also in a Military Zone.
- > This **site offers flexibility** and the opportunity for expansion



Current Tenants

- > **ORAFOL**, a German headquartered manufacturer of vinyl film products, occupies a 333,000 SF facility
- > **Oneida Ltd**, one of the world's largest marketers of stainless steel silverware/flatware, has a facility totaling 500,000 SF
- > **Agri-Supply/Direct Distributors**, a home, shop and agricultural retail center, has a 30,000 SF break bulk distribution center
- > **DKW Logistics, LLC**, a distributor of Kawasaki motorcycles and all-terrain vehicles, occupies an 80,000 SF facility
- > **Daniel Defense**, an engineer and manufacturer of both parts and accessories for Military Small Arms and rifles for the commercial marketplace, occupies a new 300,000 SF facility
- > **West Penn Testing Group**, a leader in nondestructive testing for a variety of industries, occupies a 30,000 SF facility
- > **Blue Bell Creameries**, constructed a 3,000 SF transfer station for their ice cream products
- > **Dorel Home Furnishings**, a furniture manufacturing/distribution company, occupies a 604,000 SF distribution center

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Demographics

45 MINUTE DRIVE TIME RING

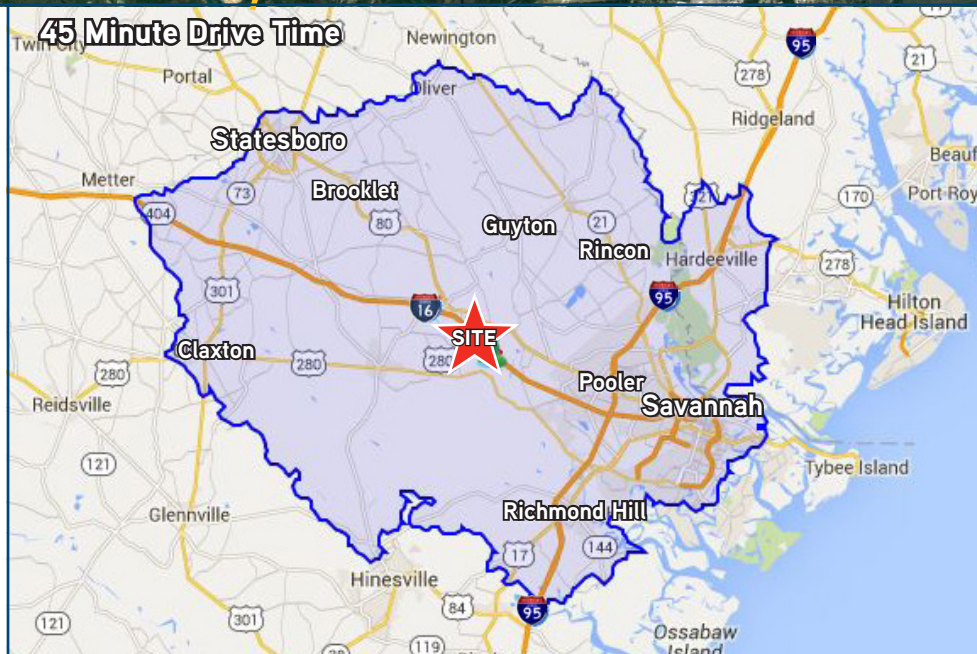
Population

Yr. 2017:	431,242
Yr. 2022 Est:	464,261

Work Force

Yr. 2017:	212,214
Yr. 2022 Est:	229,373

Source: Applied Geographic Solutions



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BLACK CREEK (BRYAN COUNTY), GA 31308

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 County'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.



Incentives

- > Military Zone (\$3,500 job tax credit)
- > Ports activity job tax credit
- > Tax reductions*
 - > Land and building
 - > Machinery and equipment
- > Freeport tax exemption
- > Foreign-Trade Zone 104 Service Delivery Area
- > Fast track local permitting
- > Mentoring program

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

Available Workforce

- > Potential hires:
 - > 17,000+ in Bryan County
 - > 191,000+ in Savannah MSA
 - > 335,000+ in Coastal Region
- > Approximately 400 soldiers transition out of the military at nearby Fort Stewart each month (cross trained, computer literate & great work ethic)
- > No union presence within Bryan County existing industry base
- > Recruiting, screening & training assistance:
 - > Soldier for Life Transition Assistance Program
 - > Georgia Department of Labor
 - > Savannah Technical College
 - > WorkSource Coastal
 - > Quickstart*

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.

