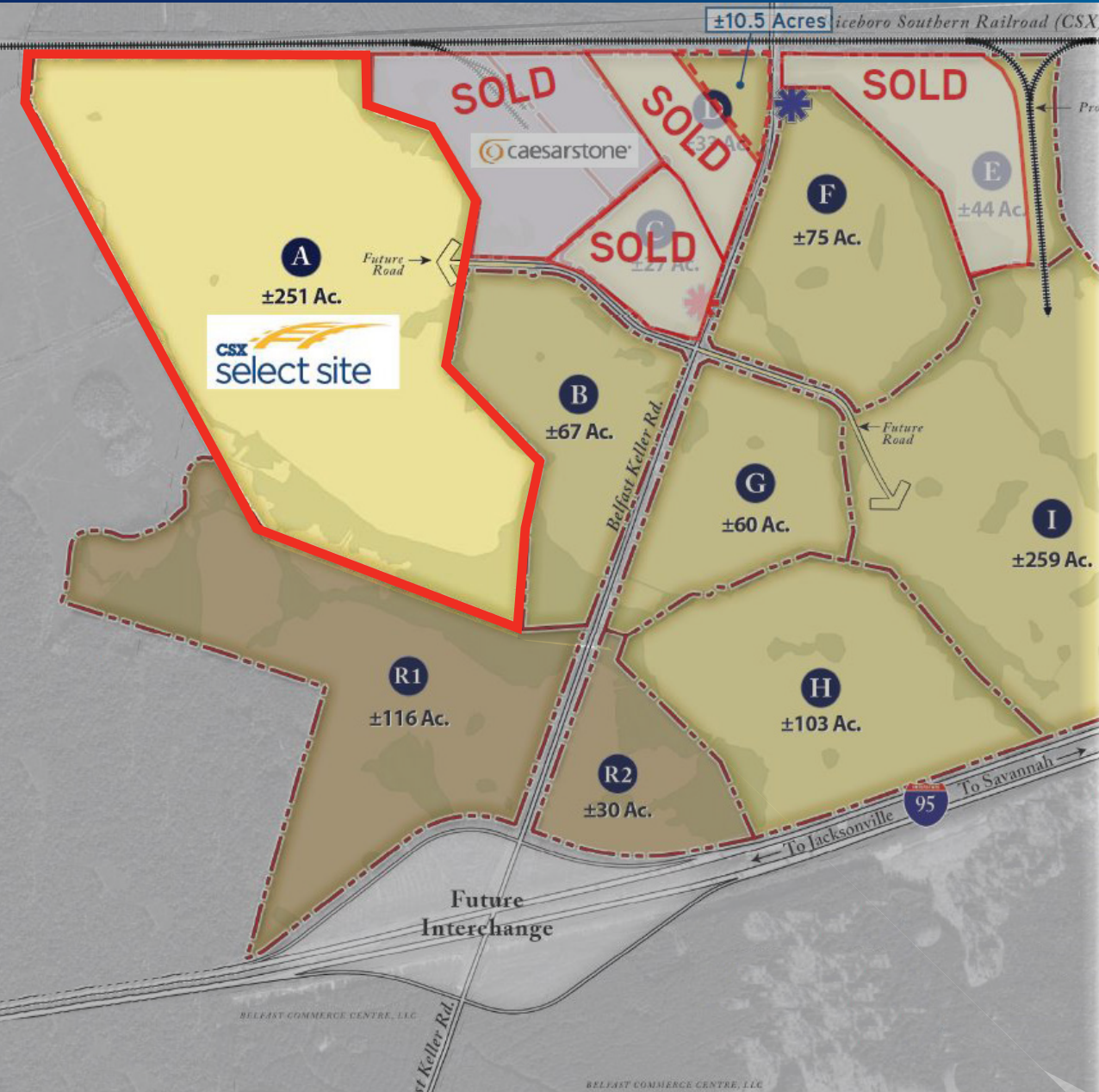


Belfast Commerce Park - Site A



±251 Acre CSX Select Rail-Served Industrial Site
RICHMOND HILL • BRYAN COUNTY • GEORGIA



Property Highlights

- › Site A: ±251 upland acres (divisible)
- › Shovel ready site, all utilities in place
- › ±2,500 feet of rail frontage on the CSX & Riceboro Southern Railroad
- › Zoning: PUD, Industrial
- › CSX Select Site and Certified GRAD Site
- › 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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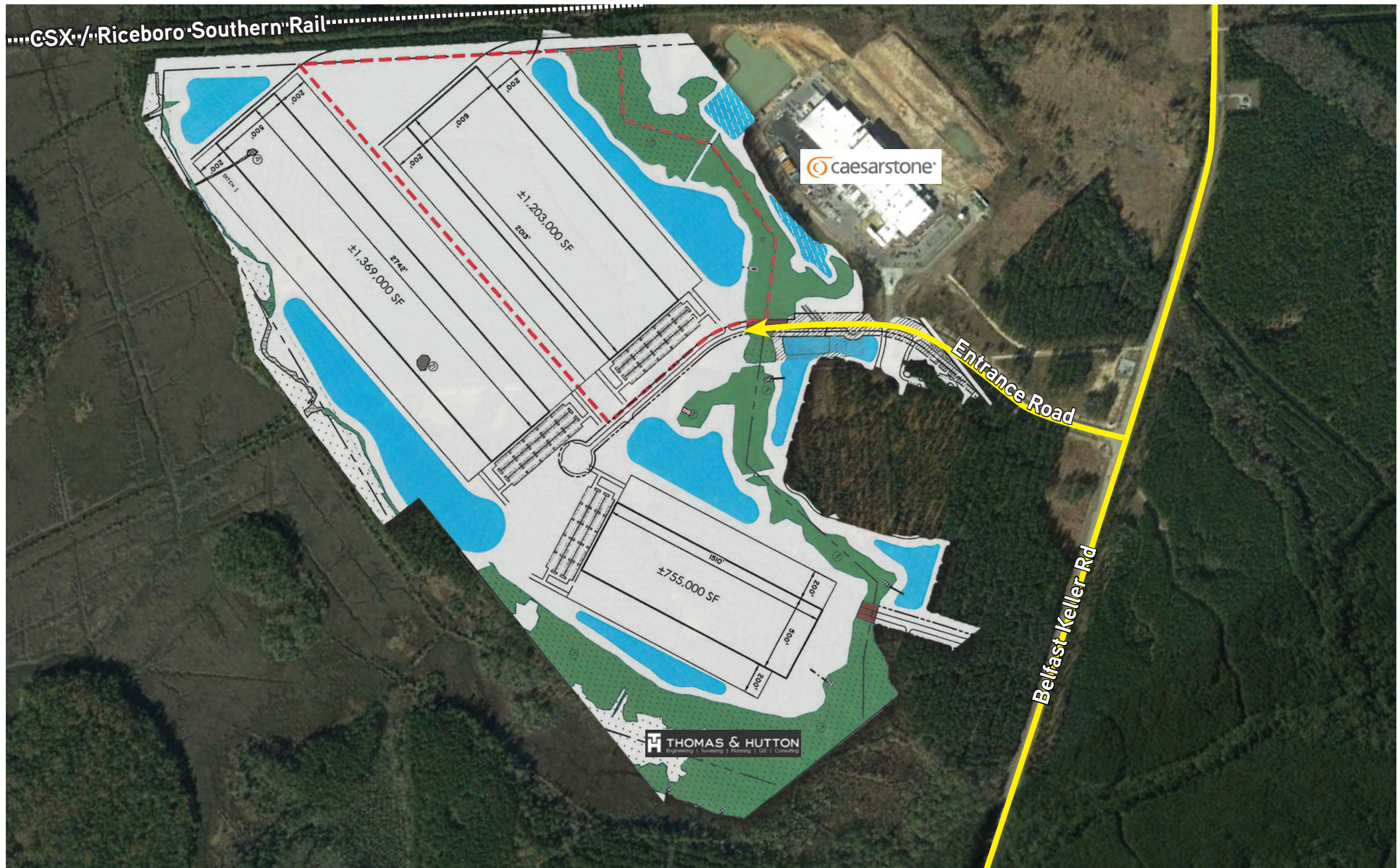
Colliers International | Savannah
545 E. York Street
Savannah, GA 31401

Belfast Commerce Park - Site A

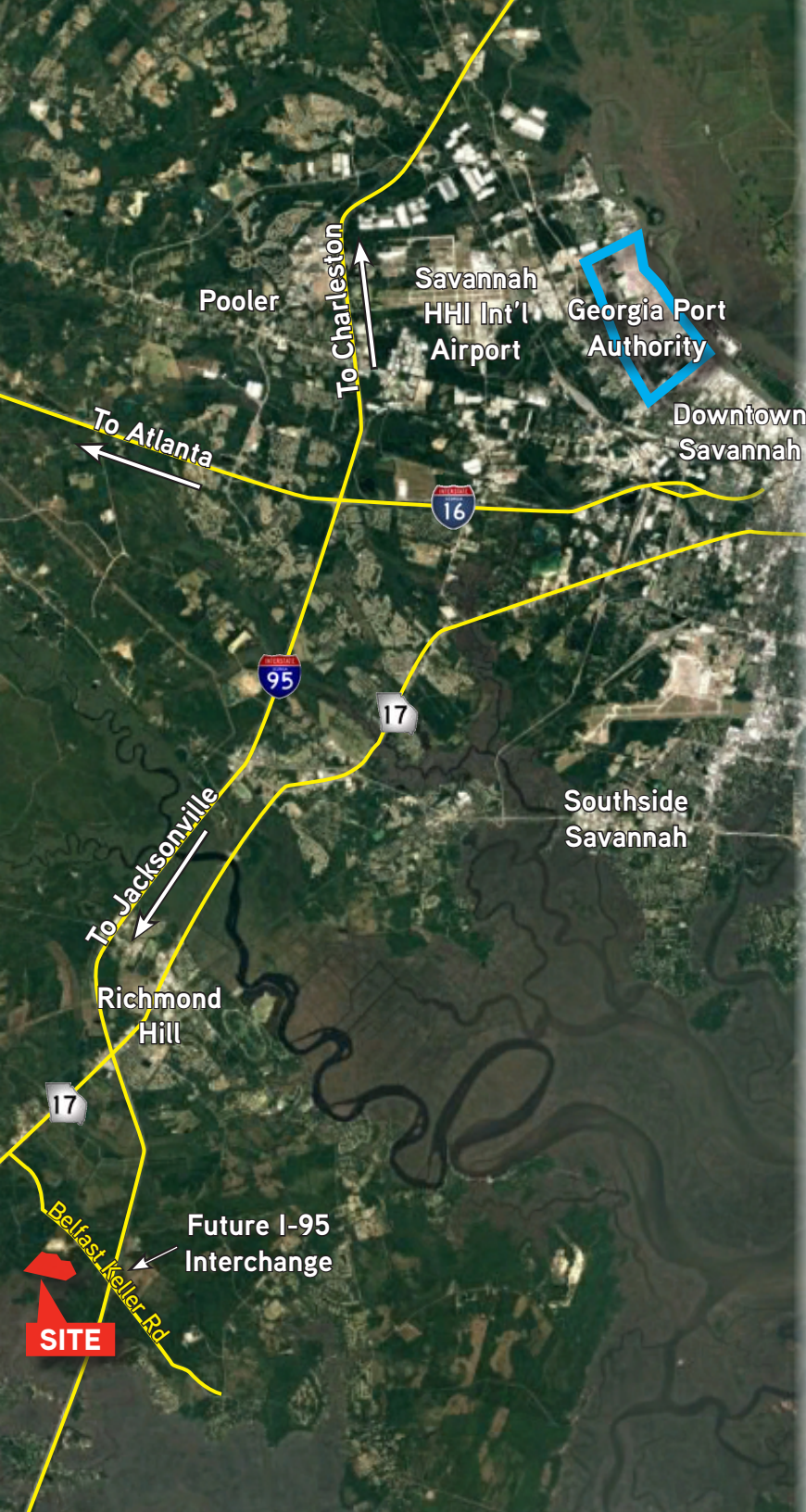
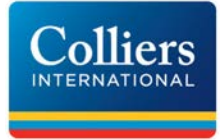


±251 Acre CSX Select Rail-Served Industrial Site

CONCEPTUAL DEVELOPMENT PLAN | 300,000 to 2,500,000 sf



Belfast Commerce Park - Site A



SITE SUMMARY

Site	Site A
Size	±251 Upland Acres (Divisible)
Building Size (potential)	±300,000- 2,500,000 SF
Uses	E-Commerce, Industrial, Distribution, Manufacturing, Bulk, etc.
City/County	Richmond Hill/Bryan County, Georgia
Metropolitan	Greater Savannah Area
Rail	Site has ±2,500 feet of frontage on the CSX & Riceboro Southern Railroad
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 d-regulated in Georgia)

Belfast Commerce Park - Site A

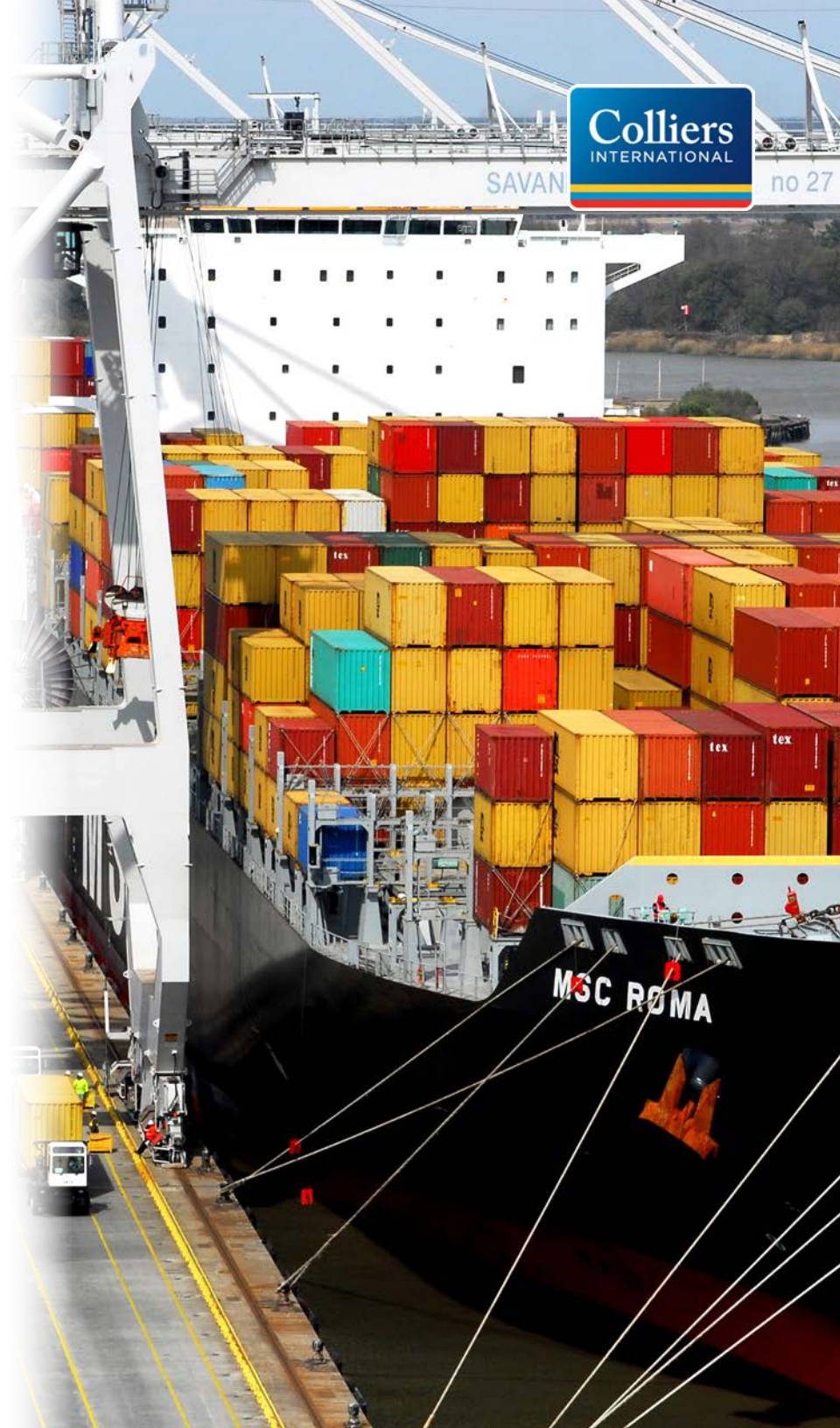
Belfast Commerce Park is a new rail-served industrial park consisting of ±1,040 acres of land located in Bryan County, GA, just south of Savannah. The property is a fully-entitled, shovel ready location which has been approved for up to 10.5 million square feet of Industrial Use including: Manufacturing,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



CSX Select Site



This 251-acre parcel in Belfast Commerce Park is a [CSX Select Site](#). CSX Select Sites are the first, [premium certified rail-served sites](#) for industrial development and expansion. Select Site certification criteria include size, access to rail services, proximity to highways, workforce availability, natural gas, electricity, water, and wastewater, environmental and geo-technical standards. [CSX rail service](#) is environmentally friendly and efficient.

WHY CSX SELECT SITES MATTER

1. Reduces regulation and risks for companies
2. Speed to market - project can be built and operational within 12 months
3. Full range of CSX Series (distribution, bulk, aggregate, liquid, grain, etc.)

ABOUT CSX

Intermodal transportation — using at least two modes of transportation to move freight — is helping shippers across the country realize immediate and long-term benefits, including lower fuel consumption and higher freight density.

Converting part of your freight from highway to intermodal rail, which often utilizes the double stacking of containers, can produce sustainable savings for you and your customers.

If you're looking for scalable capacity and a long-term supply chain solution, then look to CSXT Intermodal. Not only will you have access to the most intermodal rail transportation lanes in the East; you'll also benefit from an established and far-reaching network designed to increase your market reach. As one of the nation's leading intermodal carriers, CSXT Intermodal is with you every step, and freight-ton mile, of the way.

Source: [CSX.com](#)



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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