

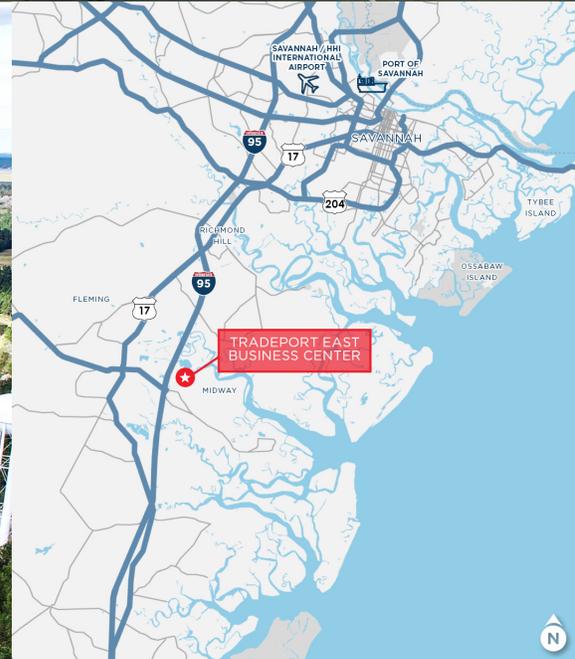
# TRADEPORT EAST BUSINESS CENTER

SUNBURY ROAD, MIDWAY, GA 31320

CLASS A  
BUILD-TO-SUIT  
FOR SALE OR LEASE  
334,800 - 736,020 SF



- Unincorporated Liberty County
- 30 miles from Port of Savannah
- 1 mile from I-95



CUSHMAN &  
WAKEFIELD



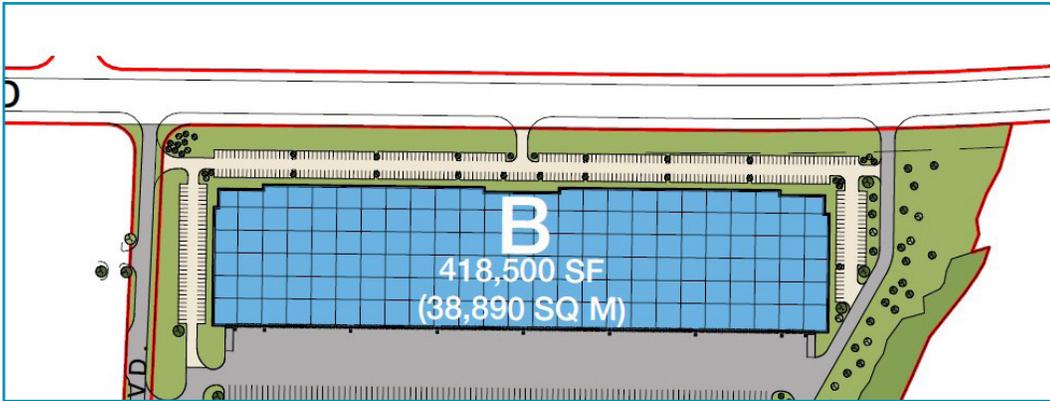
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# TRADEPORT EAST BUSINESS CENTER

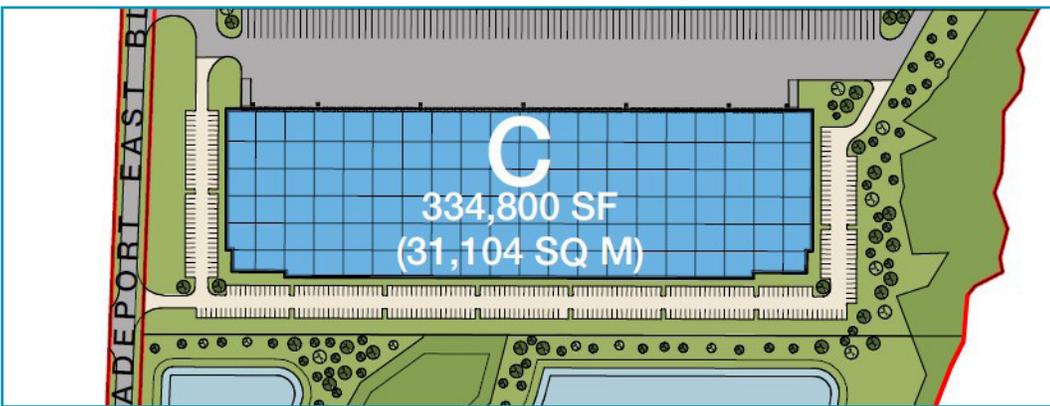
Pad-Ready, GRAD-Certified site with infrastructure in-place allowing project completion in 6-8 months



## PROPOSED BUILDING LAYOUTS

### SITE B\*

- 418,500 SF rear-load
- 310' building depth
- 100 trailer spaces
- 391 auto spaces



### SITE C\*

- 334,800 SF rear-load
- 310' building depth
- 98 trailer spaces
- 366 auto spaces

*\*Sites B & C can be combined to accommodate up to 650,000 SF*



### SITES E&F

- 1.4 MSF cross-dock
- 600' building depth
- 465 trailer spaces
- 472 auto spaces
- Delivered November 2021
- Leased to HMI International



### SITE G

- 736,020 cross-dock
- 470' building depth
- 317 trailer spaces
- 460 auto spaces



**A 4-hour drive to** major markets such as Atlanta, Orlando and Charlotte.



**“Port Tax Credit Bonus”** available for companies who locate their operations to Georgia and utilize Georgia’s ports.



**Largest concentration** of retail import distribution centers along the East Coast.



**One of the highest** over-the-road container weight allowances among U.S. Southeastern states, Georgia has a legal gross vehicle weight (GVW) of 80,000 lbs (36,287 kgs). With permits and proper chassis, GVW can increase to 100,000 lbs (45,359 kgs).



**With CSX** Transportation and Norfolk Southern on terminal, the Port of Savannah’s Garden City Terminal offers the fastest East Coast connections to/ from Tennessee, Alabama, Louisiana, Texas, and Georgia (Atlanta).

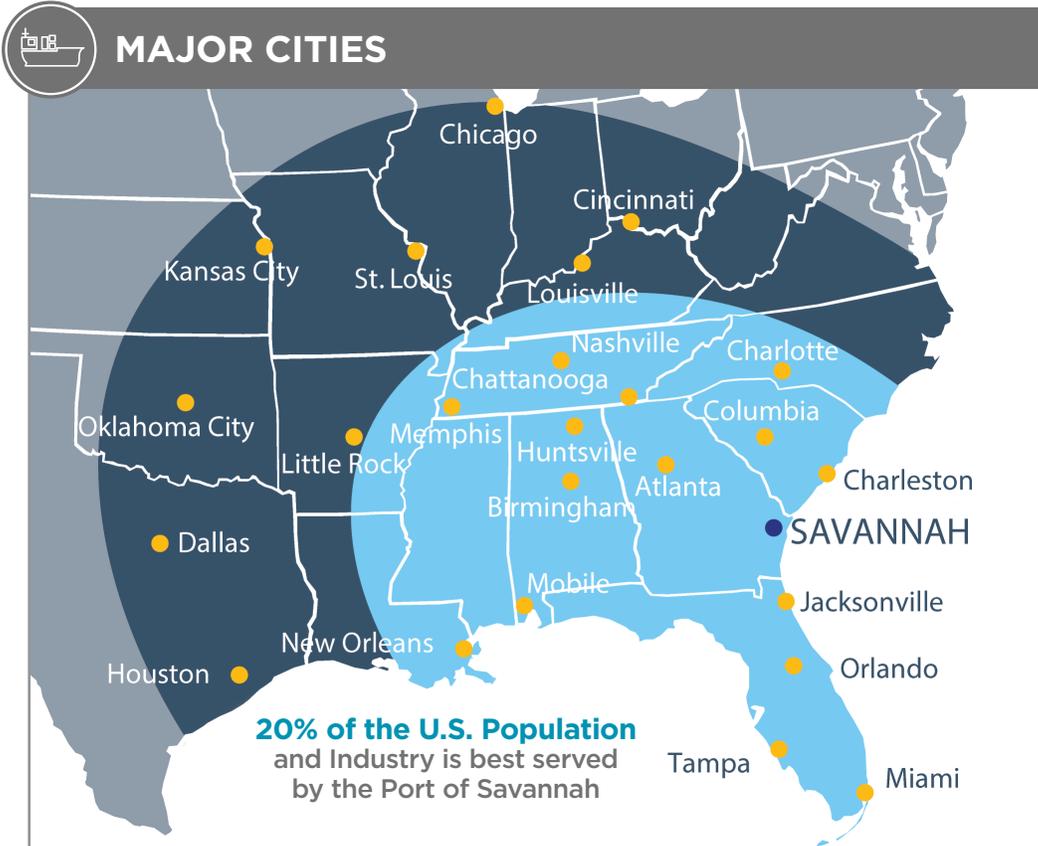


## ECONOMIC INCENTIVES/ TAX CREDITS

### Military Zone Tax Credit Incentives

- The maximum Job Tax Credit allowed under law - \$3,500 per employee per year for five years
- Lowest job creation threshold - 2 jobs
- Use of Job Tax Credits against 100 percent of income tax liability and withholding taxes
- Allows credit to be claimed by any business of any nature (not limited to the industries in the Business Enterprise definition)
- Unlike tier one credits, the Military Zone credits are permanent and not subject to county employment figures

## NOTABLE DISTANCES



### GARDEN CITY TERMINAL

- Largest single-terminal container operation in the U.S.
- Georgia Ports is owner and operator, which allows for operational flexibility
- One-of-a-kind intermodal infrastructure located on-terminal; served by CSX Transportation and Norfolk Southern Railroads
- Fast terminal truck turnaround at less than one hour (2-way move)
- 30 Ship to Shore (STS) and 146 Rubber Tired Gantry (RTG) Cranes
- On-terminal USCBP and USDA
- On-site customer care specialists
- Instant cargo status available 24/7

### OCEAN TERMINAL

- Georgia Ports is owner and operator which allows for operational efficiency
- On-dock rail with line-haul services available via Norfolk Southern & CSX Transportation
- 1.4 million sq ft (132,596 sq m) of covered storage with adjacent rail
- Rail immediately adjacent to berthing with four berths providing direct rail access
- 94 acres (38 ha) of paved storage for outside cargo laydown available
- U.S. Customs and Border Protection located on-terminal
- Barge crane available via private contractor with 500 st (453.6 mt) lift capacity

