

Notable Distances

Air

Savannah/Hilton Head International Airport	30 miles
Middle Georgia Regional Airport	193 miles
Hartsfield-Jackson Atlanta International Airport	258 miles

Interstate

I-95	1 mile	Port Cities	Savannah, GA	30 miles
I-16	24 miles	Brunswick, GA	45 miles	
I-10	105 miles	Jacksonville, FL	110 miles	
I-26	121 miles	Charleston, SC	130 miles	
I-75 S	170 miles	Miami, FL	450 miles	
I-75 N	200 miles	Norfolk, VA	500 miles	

Port Cities

Tradeport East Business Center is located in an Opportunity Zone with exceptional access to I-95 and only 30 miles from the Port of Savannah.



TRADEPORT EAST BUSINESS CENTER

Unincorporated Liberty County, Midway, GA 31320



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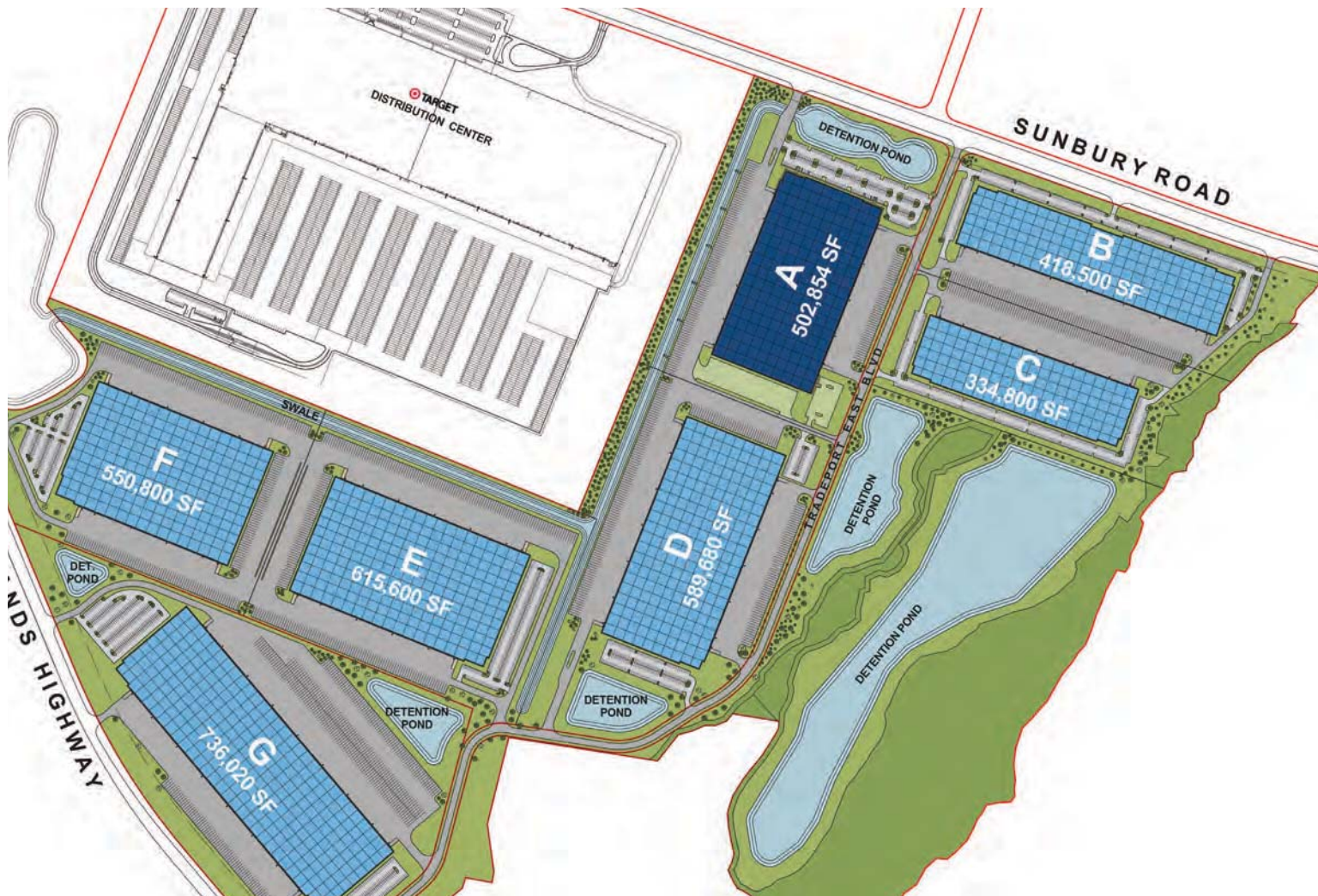
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235 acres

GRAD-CERTIFIED, GRADED SITES

OPPORTUNITY ZONE JOB TAX CREDITS

REAL ESTATE TAX ABATEMENT

ACCESS TO INTERSTATE 95



Proposed Building Layouts (can be modified):

- BUILDING B:**
 - 418,500 SF rear-load
 - 310' building depth
 - 100 trailer spaces
 - 391 auto spaces
- BUILDING C:**
 - 334,800 SF rear-load
 - 310' building depth
 - 98 trailer spaces
 - 366 auto spaces
- BUILDING D:**
 - 589,680 SF cross-dock
 - 520' building depth
 - 202 trailer spaces
 - 249 auto spaces
- BUILDINGS E & F:**
 - 615,600 SF and 550,800 SF; combined 1.3 MSF cross-dock
 - 600' building depth
 - 465 trailer spaces
 - 472 auto spaces
- BUILDING G:**
 - 736,020 SF cross-dock
 - 470' building depth
 - 317 trailer spaces
 - 460 auto spaces

Tradeport East Business Center is a 235-acre master park with sites for sale or for lease that can accommodate buildings from 100,000 square feet up to 1.3 million square feet. Located 1 mile from I-95 and 30 miles from the Port of Savannah, Tradeport East Business Center provides users with a Class A distribution pipeline to the Southeastern United States.

Tradeport East Business Park is located within one of Georgia's designated Opportunity Zones, and businesses locating here are eligible for significant tax credits for new jobs they create. The job tax credit allows businesses to claim a credit of \$3,500 per net new job for five years to offset Georgia income taxes and Georgia payroll withholding taxes. There is no limit on the number of jobs that may be claimed under the program.

For more information, please visit: <http://www.dca.state.ga.us>

