

# Tradeport East Business Center

## Liberty County, Georgia



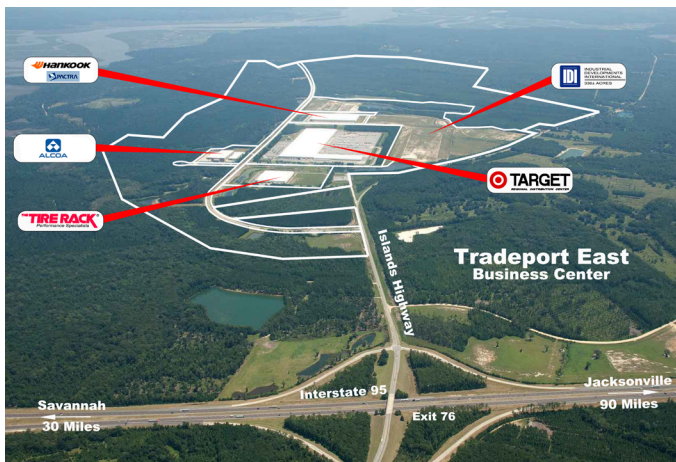
## Location Benefits

- Less than one mile from I-95
- 20 miles to I-16 and just 30 miles to Port of Savannah and Savannah-Hilton Head International Airport
- 90 minutes to Jacksonville
- 20 minutes from Fort Stewart labor pool
- Situated amongst various residential options ranging from high-end coastal living to in-town worker housing
- Minutes away from world-class medical, educational, cultural, and recreational facilities



## Business Park Specifics

- 1,424 acres available
- Designated as Georgia Ready for Accelerated Development (GRAD) by Georgia Allies
- Sites with high elevations and sandy soils allowing for advantageous development costs
- Mixed-use design to include assembly, distribution & logistics, light manufacturing, technology, commercial, and retail with environmental preservation & wildlife corridors



## Utilities

- Electric  
Transmission = 115 KV network transmission  
Distribution = 115/25 KV 3 phase distribution
- Natural Gas  
Main Size = 8" High-pressure
- Water  
Main Size = 12"  
Excess Capacity = 1.2 mgd
- Sewer  
Main Size = 10"  
Excess Capacity = 78,750 gpd
- Telecommunications & Fiber Optics

## Current Tenants

- Alcoa Forgings and Extrusions (formerly Firth Rixson), a forged metal products manufacturer, constructed a 220,000 SF facility
- Target located a 1.5 million SF regional distribution center
- The Tire Rack, a high-performance tire distributor, constructed a 242,000 SF (expandable) facility
- Pactra International Co. Ltd. / Hankook Tire leases a 502,854 SF spec. building for tire distribution in 10 states
- Five IDI Gazeley building pads ranging in size from 200,000 to 1.2 million SF



## Available Workforce

- 207,000+ potential hires within a seven county labor force area
- 4,700+ out-commuters from Liberty County
- 3,600 soldiers exit the military at Fort Stewart annually (who are well trained, highly skilled, and computer savvy) and 10,000+ military spouses in the area
- Savannah Technical College (Liberty County campus) training programs
- Georgia Tech (Savannah campus) engineering and entrepreneurial assistance

## Incentives

- \$3,500 per job created per year for five-year period in state job tax credits (Opportunity Zone)
- Port tax credit eligibility
- Graduated tax abatement program
- Industrial revenue bonds
- Inventory tax exemption
- Competitive land and labor costs
- Mentoring program
- Quick Start training program

“Liberty County was the ideal location for us to locate a new DC. The partnership we received from the Liberty County Development Authority and the state of Georgia was extraordinary.”

Mitch Stover, Senior VP, Distribution Services  
Target Corporation

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