

FOR LEASE

4.2MM SF CLASS A INDUSTRIAL PARK

RIVERPORT COMMERCE PARK

CONCEPTUAL PLAN

9.5 MILES TO PORT OF SAVANNAH

DEVELOPMENT PLAN

- 1 +/- 153,000 SF
- 2 +/- 450,000 SF
- 3 +/- 329,000 SF
- 4 +/- 225,000 SF
- 5 +/- 135,800 SF
- 6 +/- 800,000 SF
- 7 +/- 800,000 SF
- 8 +/- 807,000 SF
- 9 +/- 73,800 SF
- 10 +/- 465,000 SF

TOTAL +/- 4,238,600 SF

HARDEEVILLE, SC / JASPER COUNTY, SC
SOUTH CAROLINA CERTIFIED SITE

CITY OF HARDEEVILLE
PUBLIC SAFETY SITE

35,000 SF UP TO 2,000,000 SF CONTIGUOUS | BUILD TO SUIT + SPEC CONSTRUCTION

9.5 Miles from Port of Savannah | RiverPortCommerce.com

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RIVERPORT COMMERCE PARK

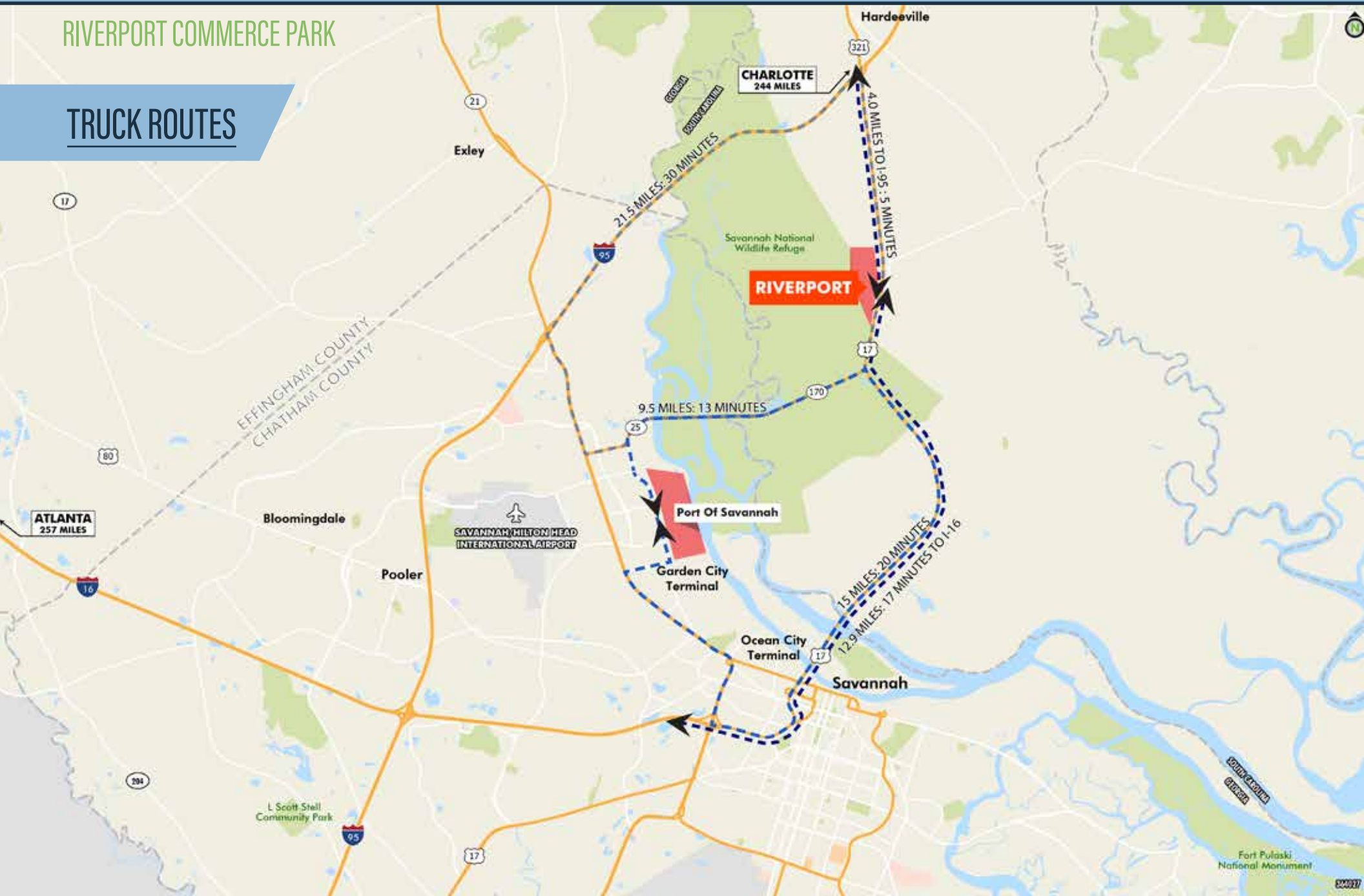


STRATEGIC ADVANTAGES

- **13 Minute Drive Time** to GPA (9.5 miles) with 1 Traffic Light via Houlihan Bridge
- **10 Year Corporate Income Tax Moratorium** for companies creating 100 new full-time jobs if 90% of taxpayer's statewide investment is in Jasper County
- **Job Tax Credits** of \$21,250 per job, per year (Base Level of \$20,250 + \$1,000 for the Multi-County Industrial Park Designation)
- **No Inventory Tax**
- **Fee-in-Lieu of Taxes Agreement in Place. 30 year term.** Property Taxes Fixed at Levels Equal to or Below Properties in Close Proximity to GPA on Georgia Side of Savannah River
- **Competitive Incentives** for Distribution Tenants, not just Manufacturing
- **Abundant and Highly-Motivated Workforce** Who Will Find Shorter Commute and More Predictable Compensation Appealing
- **Zoned** for Distribution & Manufacturing
- **Adjacent to currently inactive CSX Rail**
- Can Accommodate **Yard Space or Large Parking Requirements**
- **Palmetto Breeze Commuter Bus Service with Building Specific Stops**
- **Located in a Qualified Opportunity Zone.** OZs Offer Tax Deferral AND Elimination on Future Tax Obligation for Operating Businesses

RIVERPORT COMMERCE PARK

TRUCK ROUTES



RIVERPORT COMMERCE PARK

QUALIFIED INDUSTRIAL LABOR SUMMARY - RIVERPORT

	30 MILE RADIUS	45 MILE RADIUS	60 MILE RADIUS
POPULATION	632,413	724,292	793,983
PROJECTED POPULATION GROWTH (5 YEAR)	7.3%	6.5%	6.4%
LABOR FORCE	311,455	352,489	384,850
OVERALL UNDEREMPLOYMENT	43,859	50,145	55,021
BLUE COLLAR UNDEREMPLOYMENT	11,210	13,098	14,596
PRODUCTION & DISTRIBUTION UNDEREMPLOYMENT	6,824	7,915	8,616
OVERALL MANUFACTURING UNDEREMPLOYMENT	2,517	3,139	3,352

MAJOR SOUTHEAST US POPULATION CENTERS	2018 TOTAL POPULATION	DRIVE TIME FROM RIVERPORT (HOURS)
Jacksonville, FL MSA	1,653,676	2.2
Charlotte - Concord - Gastonia, NC-SC MSA	2,804,107	3.5
Greenville - Anderson - Mauldin, SC MSA	968,785	3.5
Atlanta - Sandy Springs - Roswell, GA MSA	6,339,977	3.8
Orlando - Kissimmee - Sanford, FL MSA	2,765,430	4.2
Raleigh, NC MSA	1,516,098	4.5
Birmingham - Hoover, AL MSA	1,202,607	6
Nashville - Davidson - Murfreesboro - Franklin, TN MSA	2,120,262	7.5
Memphis, TN - MS - AR MSA	1,406,236	9.7
Louisville/Jefferson County, KY - IN MSA	1,351,945	9.8

RIVERPORT COMMERCE PARK

CONTACT INFORMATION

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