

SEAPoint

INDUSTRIAL TERMINAL COMPLEX

ATLANTIC OCEAN

SAVANNAH, GEORGIA



A UNIQUE TURNKEY DEEPWATER SITE FOR MANUFACTURING AND LOGISTICS | DELIVERING COST AND TIME SAVINGS

- Heavy industrial park; ±400 usable acres (divisible)
- Zoned: I-H, Heavy Industrial
- ±5,000 feet of deepwater frontage along the Savannah River
- 42' channel depth, to be deepened to 47'
- 4,000 feet of potential wharf space for additional berths
- Fully entitled and approved for Manufacturing, Assembly, Warehousing, Distribution, R&D Complex, and Intermodal Inland Port or Logistics Center uses

A world-class multimodal terminal complex

CONCEPTUAL SITE PLAN



IN PLACE INFRASTRUCTURE

- Operating core chemical plant with byproduct HP steam available
- Existing ±60,000 SF Research & Development office complex
- Full utilities available
 - 30 MW/3 Phase/480V
 - 8" gas main
 - City water; 20" main
 - On-site wastewater treatment system; 4 MGD capacity
- Rail service -CSX Direct, Norfolk Southern reciprocal
- Existing Wharf

INCENTIVE OPPORTUNITY

- State and local economic incentives available
- Foreign Trade Zone compatible
- New Market Tax Credits

SERVICES

- Waste water treatment
- Steam (byproduct of core chemical plant)
- Wharf services
- Production operation outsourcing
- Rail service - CSX Direct & NS Reciprocal
- Potable water
- HSE services
- Compressed air
- Processed water
- Construction services
- Security
- Maintenance
- Storeroom services

SITE ADVANTAGES

- Lowest build-out and operational costs for facilities locating within the region
- Located on shipping channel with depth able to handle post-panamax ships
- CSX Direct - NS Reciprocal
- Extensive infrastructure in place
- Core raw on-site materials

SAVANNAH: 70% OF THE U.S. POPULATION CAN BE REACHED FROM SAVANNAH WITHIN A TWO-DAY DRIVE



Source: Savannah Economic Development Authority

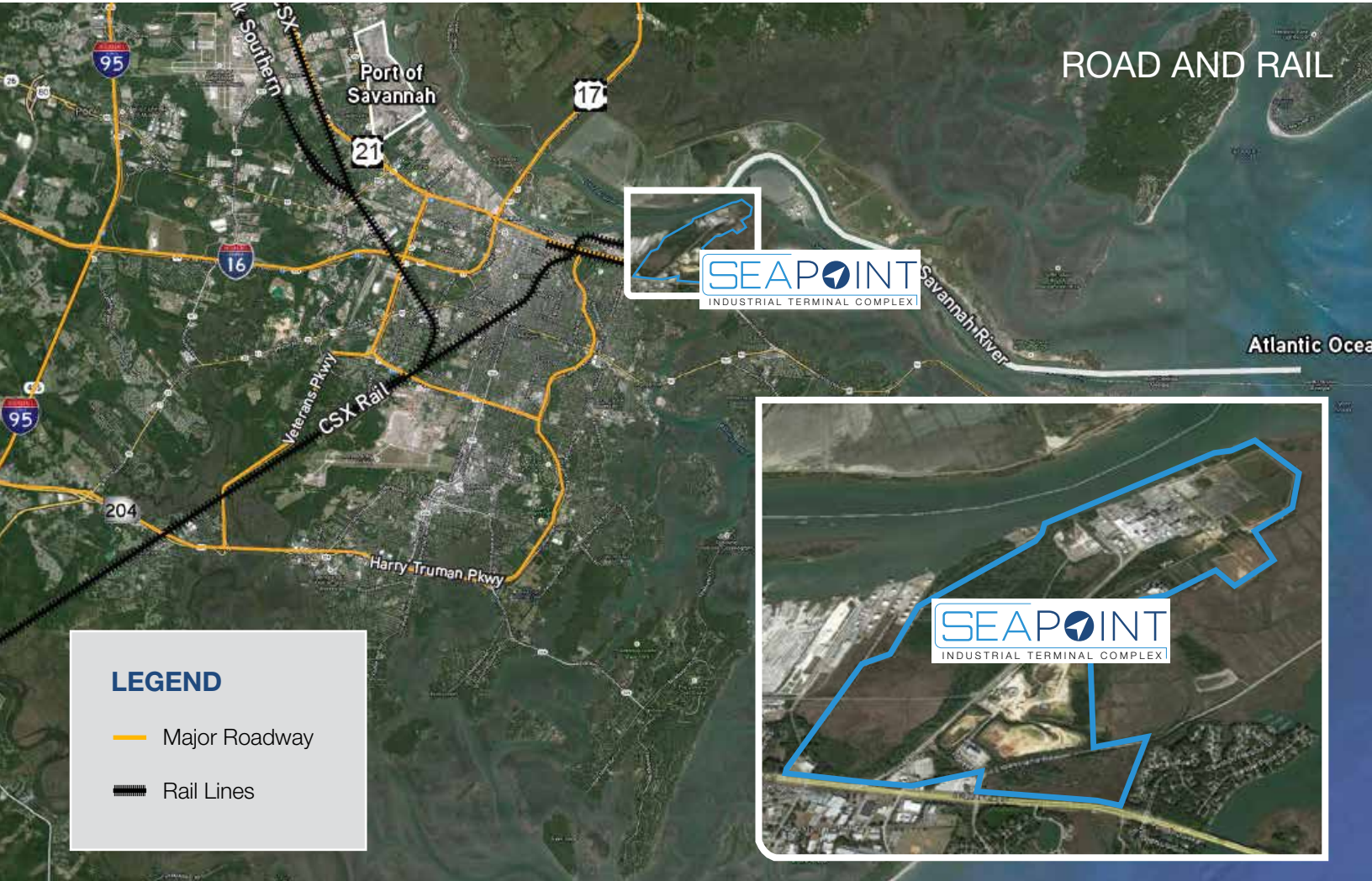
LOGISTICAL ADVANTAGES

Interstate 16	>	4 miles
US Highway 17	>	7 miles
Atlantic Ocean	>	12 miles
Interstate 95	>	12 miles
Charleston	>	110 miles
Jacksonville	>	141 miles
Atlanta	>	250 miles
Miami	>	487 miles



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LEGEND

- Major Roadway
- Rail Lines

SEAPOINTCOMPLEX.COM

FOR INFORMATION ON THIS OPPORTUNITY, CONTACT:

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