



# Tradeport East Business Center

## Liberty County, Georgia

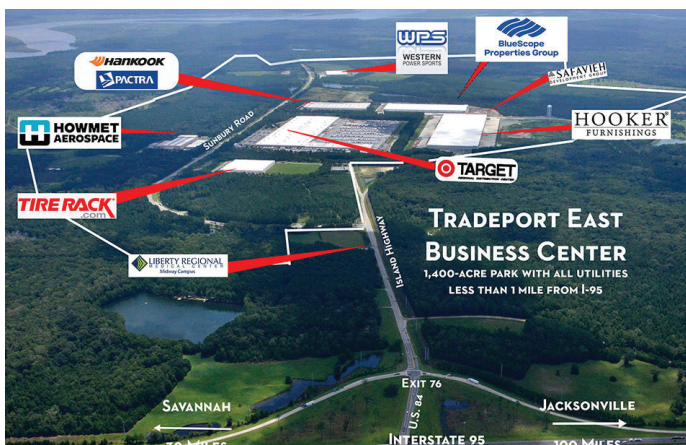


## Location Benefits

- 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

- 400 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

- Howmet Aerospace (formerly Arconic Engines, Alcoa Forgings and Extrusions, Firth Rixson), a forged metal products manufacturer, in a 220,000 SF facility
- Target operates a 1.5 million SF regional DC
- 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
- Western Power Sports, a motor-sports accessory distributor, opened a 240,00 SF DC in 2020
- Hooker Furnishings' HMI is in 1M SF of a 1,426,000 SF facility. Safavieh Furniture occupies the balance of the distribution center.
- Safavieh also has four building pads ranging in size from 200,000 to 1.2 million SF
- There are also three facilities under construction; 25,000 SF expandable for Palatize, an e-commerce retailer; 491,800 SF expandable for Seohan Auto Georgia, an auto parts manufacturer; and 350,000 SF for Creative Home Ideas, a home goods manufacturer and distributor.

## Available Workforce

- 293,501+ potential hires within 45-minute commute
- 4,700+ out-commuters from Liberty County
- 3,600-4,800 soldiers exit the military at Fort Stewart annually (well trained, highly skilled, computer savvy)
- 10,000+ military spouses in the area
- Savannah Technical College, Liberty County campus training programs
- Georgia Southern University, Liberty County campus
- Georgia Tech Savannah campus engineering and entrepreneurial assistance
- Fort Stewart Army Education Center, which caters to civilian and military residents



## Incentives

- \$4,000 per job created per year for five-year period in Tier One state job tax credits
- 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

• Come Grow Globally •

Ronald E. Tolley, CEcD, CEO

425 W. Oglethorpe Highway, Hinesville, GA 31313 | USA

c. +1 912.977.4147 | o. +1 912.368.3359 | ron.tolley@comegrow.global | comegrow.global

