



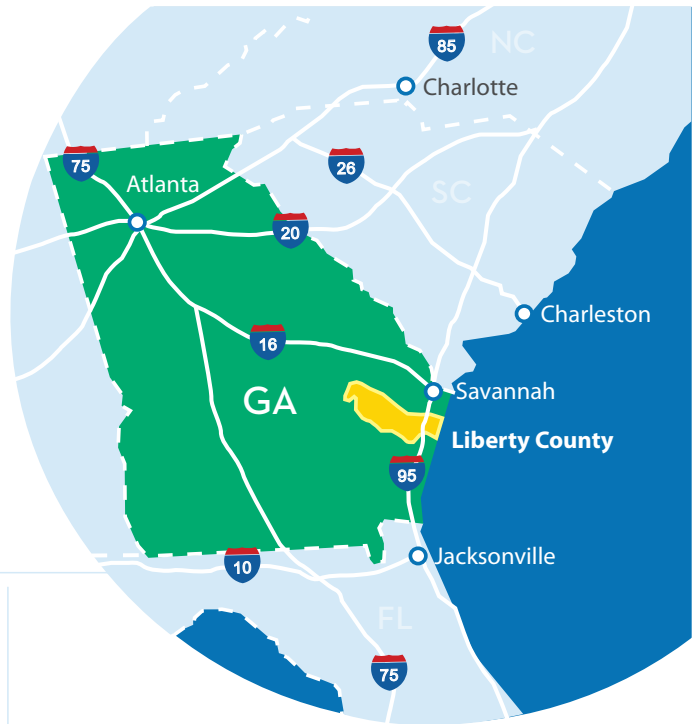
# Tradeport West Business Center

Liberty County, Georgia



## Location Benefits

- Less than 5 miles to I-95 via 4-lane U.S. 84 and U.S. 17
- 27 miles to I-16, 30 to Savannah-Hilton Head International Airport, and just 35 to Port of Savannah
- 90 minutes to Jacksonville
- Rail access
- 15 minutes from Fort Stewart labor pool
- Various residential options within easy driving distance, from high-end coastal living to in-town worker housing
- Minutes away from world-class medical, educational, cultural, and recreational facilities



## Business Park Specifics

- 596 acres available
- Designated as Georgia Ready for Accelerated Development (GRAD) by Georgia Allies
- Cleared sites with direct access to major transportation arteries and railroad spur line
- Mixed-use design to include assembly, distribution and logistics, manufacturing, and residential
- County EMS station being built at TPE entrance



## Utilities

### • Electric

Transmission = 115 KV network transmission line  
Distribution = 115/12 KV 3 phase distribution

### Natural Gas

Line along Hwy. 17 next to TPW

### • Water

Main Size = 12"  
Excess Capacity = 900,000 gpd

### • Sewer

Main Size = 10"  
Excess Capacity = 70,000 gpd

### • Telecommunications & Fiber Optics

Line along Hwy. 17 next to TPW

## Nearby Industry

- TPW is just north of SNF Holdings' complex that employs 1,500 in Riceboro, which is also home to DS Smith paper and lumber mills.
- TPW is also just south of Midway Industrial Park, where Hugo Boss and Balta Home USA have distribution centers, and SNF Floquip, Builders FirstSource, and Elan Technologies have manufacturing facilities.
- TPW is about four miles west of Tradeport East Business Center, where industry includes a 1.5 million SF Target regional distribution center, as well as DCs for The Tire Rack, Western Power Sports and Pacira International Ltd. / Hankook Tires, Hooker Furnishings, and Safavieh Furniture as well as a manufacturing plant for Howmet Aerospace.



## Available Workforce

- 418,986+ potential hires within 60-minute commute, 294,332 within 45-minute commute, and 230,678 within 30-minute commute
- 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 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

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