

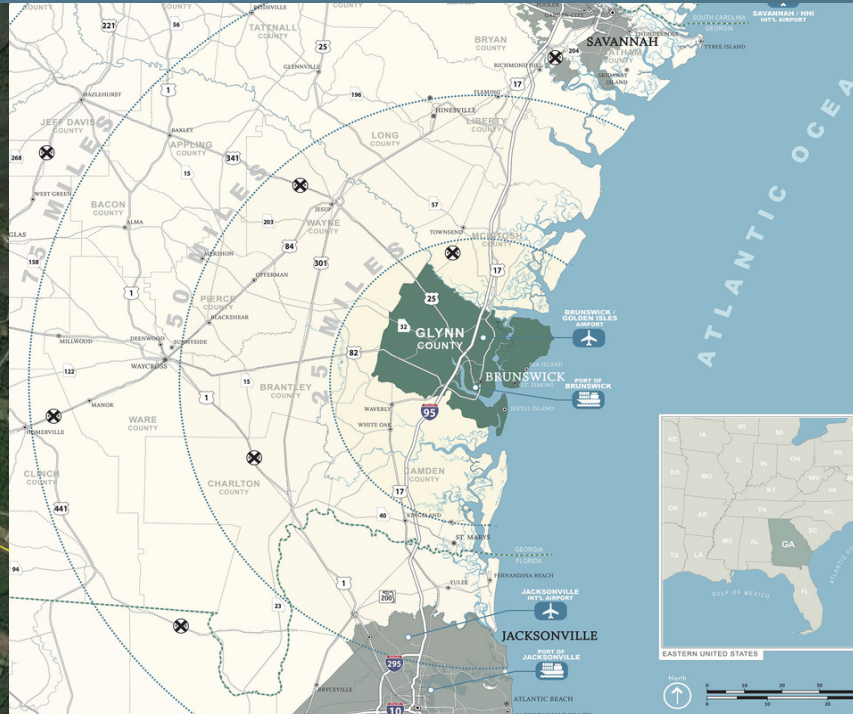
Georgia Breakbulk Logistics Park

GA Hwy 82

Brunswick, GA 31523



GOLDEN ISLES
DEVELOPMENT AUTHORITY



DETAILS

- **Total Acres:** 1,400 acres;
500 contiguous acres
- **Zoned:** Industrial
- **Distance to Airport:** 13 miles
- **Distance to Port:** 14 miles
- **Nearest Interstate:** I-95
- **Distance to Interstate:** 5 miles
- **Rail Access:** CSX & G&W
- **For Sale or Lease:** Both
- **Utilities:** Electric, Gas, Sewer,
Water, Broadband
- **Workforce:** 556,696 within 60
minute drive time.
- **Colleges:** College of Coastal
Georgia and Coastal Pines
Technical College

OVERVIEW

Given the increased activity at the Port of Brunswick, the site is uniquely positioned in the market:

- Heart of the tract is a 400-acre contiguous site
- Access to out breakbulk facility, Mayors Point Terminal within 14 miles of site
- Site is rail served by G&W providing access to both CSX and NS mainlines
- Frontage and a median cut on Hwy 82, a four-laned limited access highway
- Zoned appropriately for industrial use
- Brunswick-Glynn County Joint Water and Sewer Commission has water facilities at the tract, and sewer is only a short distance away
- Access to heavy load power facilities, including onsite distribution lines and transmission lines in the vicinity

The Breakbulk property is the one of only a few sites in Georgia with access to a breakbulk facility and rail access with all infrastructure in place. These and other critical site location factors that encompass the area will provide GIDA with advantages when targeting capital intensive manufacturing entities that require rail, particularly those that support the electric vehicle industry.

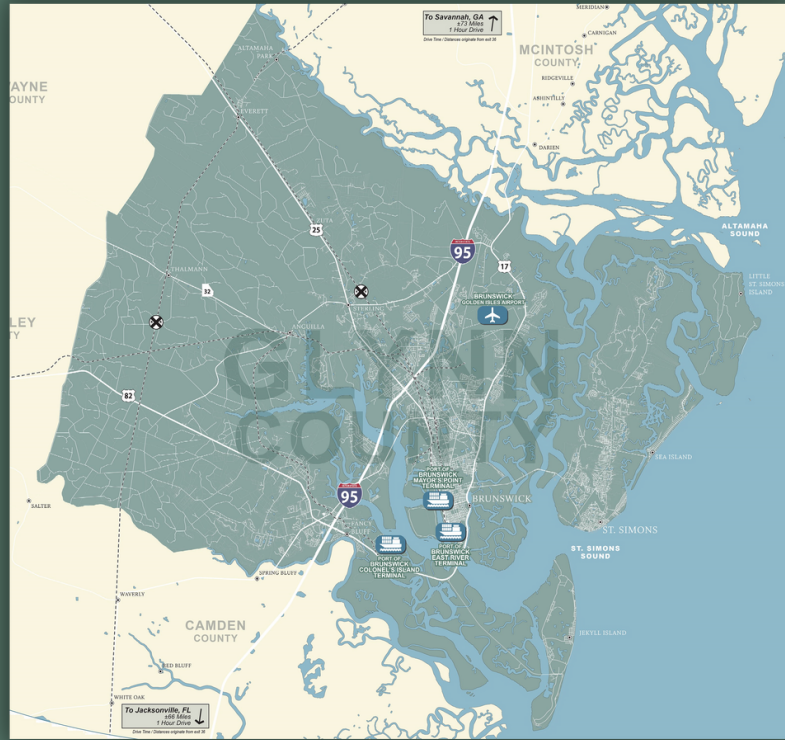
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About the Golden Isles

Midway between Savannah, Georgia, and Jacksonville, Florida the Golden Isles of Glynn County include St. Simons Island, Jekyll Island, Sea Island, Little St. Simons Island & the mainland city of Brunswick.

Industries thriving on the Coast:

- Manufacturing
- Aerospace
- Food and Beverage Production
- Port Dependent Industries (Ro/Ro and breakbulk)



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