Belfast Crossing

1727 Belfast Keller Road • Richmond Hill, GA • Bryan County

FOR LEASE OR SALE

- » Class A Spec
- » 395,376 SF rear-load
- » Delivering Q1 2024

NEWLAND CAPITAL GROUP

CUSHMAN & WAKEFIELD | GILBERT & EZELLE

PROPERTY OVERVIEW

395,376 SF New Class A Speculative Rear-Load Warehouse

Belfast Crossing is a new Class A, rear-load speculative warehouse located in Richmond Hill, a thriving industrial submarket 30 miles south of the Georgia Ports Authority Garden City Terminal. Upon completion, the building will boast best-in-class building specs suites for modern industrial users including a single building with 36' clear height, 48 dock high doors with z-guards at every dock high position, dock bumpers, edge of dock levelers every other position, 2 drive-in doors, 125' truck court depth, ±129 trailer parking spaces and ±173 auto parking spaces.

Situated within Belfast Commerce Park, Bryan County's newest Class A+ industrial park right off Interstate 95, Belfast Crossing is ideally situated to accommodate a multitude of 3PL and port-related users.

Belfast Crossing has a planned Q1 2024 delivery date.

AT A GLANCE

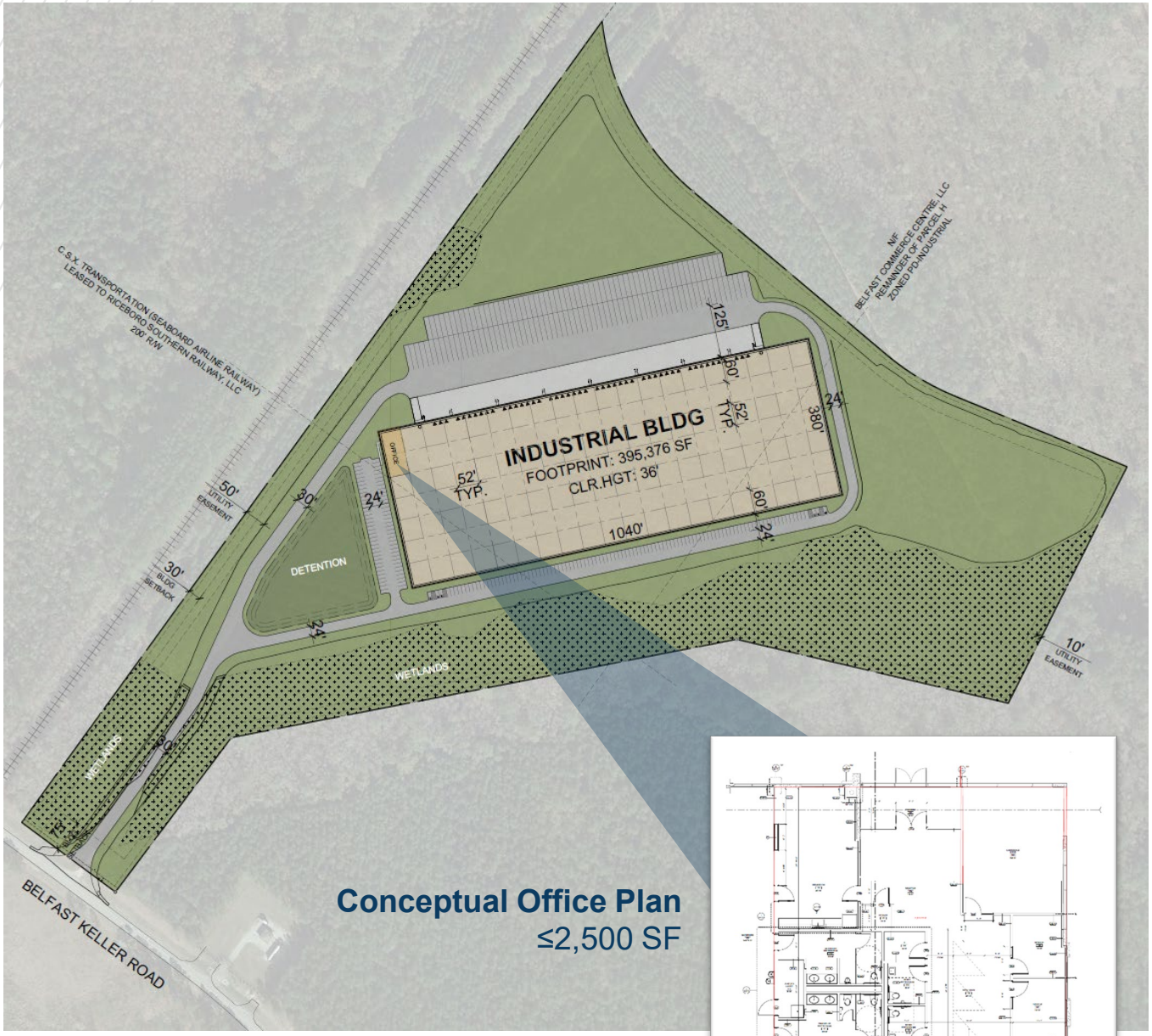
Address	1727 Belfast Keller Road, Richmond Hill, GA 31324
Building Size	395,376 SF (divisible to 100,000 SF)
Office Area	≤2,500 SF
Site Area	46.58 acres
Clear Height	36'

CORPORATE NEIGHBORS

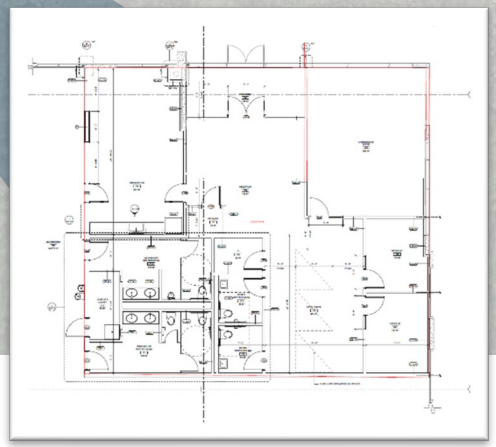
XEBEC™ anatolia CAPITAL CORP ALTABIRD INVESTMENTS FedEx® MEDLINE caesarstone

CONCEPTUAL SITE PLAN

1727 Belfast Keller Road, Richmond Hill, GA 31324



Conceptual Office Plan
≤2,500 SF



PROPERTY SPECS

Building Size	395,376 SF (divisible to 100,000 SF)
Building Dimensions	1040’ x 380’
Office Area	≤2,500 SF
Site Area	46.58 acres
Clear Height	36’
Loading	Rear-load
Employee Parking	±173
Trailer Parking	±129
Column Spacing	52’ x 60’
Dock Doors	48 - z-guards at every dock high position, dock bumpers, edge of dock levelers every other position
Drive-in Doors	2
Floor	7”, 4,000 PSI unreinforced
Sprinkler	ESFR
Electrical	2,500 AMP, 277/480 V – 3 phase
Lighting	25FC with motion sensors; installed per racking plan
Roof	45-mil TPO white membrane

BELFAST – CORRIDOR OF GROWTH

1.5 miles to NEW 95 Interchange

HYUNDAI MOBIS

caesarstone

ALTABIRD

XEBEC

XEBEC

anatolia CAPITAL CORP

anatolia CAPITAL CORP

anatolia CAPITAL CORP

ASCENDUM

MEDLINE

FedEx

Belfast Keller Road

Belfast Keller Road

Belfast Crossing 395,376 SF

CSX

COMMERCIAL

COMMERCIAL

95

95

95

95

EXISTING

UNDER CONSTRUCTION

PLANNED

HEARTWOOD AT RICHMOND HILL

Future 7,000-acre mixed-use community

LOCATION & INCENTIVES OVERVIEW

Belfast Crossing is ideally located in **Bryan County**, one of five counties that make up the Savannah MSA. I-16 crosses the northern part of the county, I-95 runs through the southern part, and its well connected to global markets – less than 30 minutes from Savannah-Hilton Head International Airport and the Port of Savannah. In May 2022, Hyundai Motor Group announced plans to open its first fully dedicated electric vehicle and battery manufacturing plant on the Bryan County Mega-Site just 30 minutes north of Belfast Crossing. Hyundai plans to commence construction in January 2023 with the first vehicle delivering in early 2026. The Development Authority and Georgia Department of Economic Development offer a number of incentive programs to companies locating to the Region:

STATE INCENTIVES

- Military Zone – State job tax credit of $3,500 per job for 5 years
- Quick Start workforce training
- State corporate and income job tax credits
- Ports activity job and tax credit bonus
- Sales and use tax exemptions on machinery and equipment
- Elimination of sales and use tax on energy used in manufacturing
- Inventory tax exemption

COUNTY INCENTIVES

- Ad valorem tax abatement
- Personal property tax abatement
- 100% Freeport exemption
- Assistance with local permitting
- Pre-approved and within Foreign Trade Zone 104
- Discretionary incentives based on job creation, wages and investment
- Customized workforce training and mentoring programs

ACCESSIBLE AND GROWING WORKFORCE

Bryan County is home to over 20,000 adult workers and is the fastest growing county in the tri-county MSA, projected to increase 10.4% by 2025 or 6.5% faster than the nation. The tri-county Savannah MSA supports widespread workforce expansion, placing in the top 25% of all US metro areas for projected 5-year growth. Easily accessible from Interstate 95 and Highway 17, a 30-minute commute shed from Belfast Crossing extends into two MSA (Savannah, GA and Hinesville, GA) and penetrates 71% of the urban center's workforce. It's also surrounded by Forth Stewart (20 miles) and Hunter Army Airfield (19 miles) which has over 4,000 military members transition to the civilian workforce every year.

KEY DISTANCES	
Interstate 95	1.5 miles
Interstate 16	17.5 miles
Savannah/Hilton Head Int. Airport	26 miles
GA Ports – Garden City Terminal	30 miles
Hyundai EV Plant	30 miles

FOR MORE INFORMATION, CONTACT:

STEPHEN EZELLE, SIOR
Partner
+1 912 441 3083
sezelle@gilbertezelle.com

Cushman & Wakefield | Gilbert & Ezelle
820 Abercorn Street
Savannah, GA 31401
www.gilbertezelle.com

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