

DORCHESTER COMMERCE PARK

Liberty County
I-95 @ Exit 76

NEW CLASS A INDUSTRIAL PARK

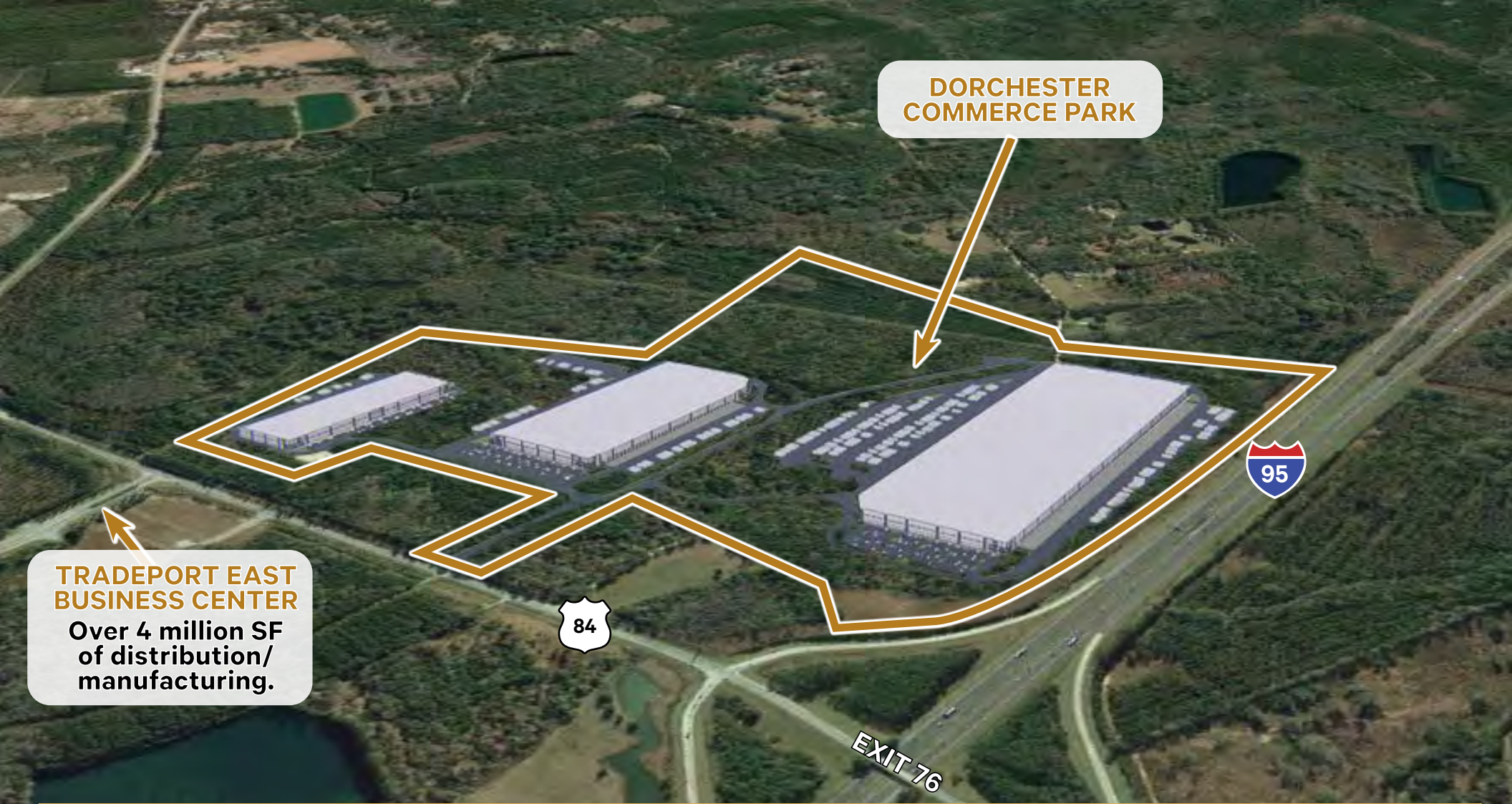
- 594,552 SF – Q4 2023
- 276,062 SF – Q4 2023
- 1,244,571 SF – Q2 2024

FOR LEASE

CBRE



FLINT
DEVELOPMENT



**DORCHESTER
COMMERCE PARK**

**TRADEPORT EAST
BUSINESS CENTER**
Over 4 million SF
of distribution/
manufacturing.

84

95

EXIT 76

PROJECT HIGHLIGHTS

- Dorchester Commerce Park Phase I
- Southeast Quadrant of I-95 & Exit 76 (Liberty County, GA)
- 1,244,571 SF, 594,552 SF & 276,062 SF For Lease
- 33 Miles to Port of Savannah
- 95 Miles to Jacksonville, FL
- Class A Distribution Development
- Attractive Incentives Available from Liberty County Development Authority (LCDA)
- Available Real and Personal Property Tax Abatements
- Military Zone Taxes Credits (\$17,500 per Job Tax Credits for Qualifying Wages)
- No Inventory Tax / Savannah Foreign Trade Zone
- Liberty Co. is home to Fort Stewart with 3,600-4,800 soldiers exiting per year to enter workforce with 10,000 military spouses living in or adjacent to Liberty County
- Federal Work Opportunity Tax Credit Program

SITE PLAN



I-95 VISIBILITY



566 TRAILER SPACES



ATTRACTIVE INCENTIVES



Q2 2024 DELIVERY



LEASE RATE: PLEASE INQUIRE

BUILDING 1 FEATURES

- \pm 1,244,571 square feet (Divisible)
- Office: To suit
- Dock High Doors: 125 Built | 119 Future | 244 Total
- Drive in Doors: 4
- Auto Spaces: 458
- Trailer Spaces: 566
- Roof: 45 Mil White TPO with R-25 Insulation
- Slab Construction: 7" Unreinforced | 4,000 PSI
- Vapor Barrier: 10,000 SF of 15 Mil Vapor Barrier
Under the Slab at Each Building Corner
- Electrical: 4000 Amps 480/277V
- Column Spacing: 54'-0" x 50'-0" - 54'-0" x 70'-0" speed bay

SITE PLAN



40' CLEAR HEIGHT



CROSS-DOCK



189 TRAILER SPACES



Q4 2023 DELIVERY



LEASE RATE: PLEASE INQUIRE

BUILDING 2 FEATURES

- \pm 594,552 square feet (Divisible)
- Office: To suit
- Dock High Doors: 60 Built | 71 Future | 131 Total
- Drive in Doors: 4
- Auto Spaces: 300
- Trailer Spaces: 189
- Roof: 45 Mil White TPO with R-25 Insulation
- Slab Construction: 7" Unreinforced | 4,000 PSI
- Vapor Barrier: 10,000 SF of 15 Mil Vapor Barrier
Under the Slab at Each Building Corner
- Electrical: 4000 Amps 480/277V
- Column Spacing: 52'-0" x 50'-0" - 52'-0" x 60'-0" speed bay

SITE PLAN



36' CLEAR HEIGHT



DIVISIBLE TO +/- 100,000 SF



ATTRACTIVE INCENTIVES AVAILABLE



ESFR SPRINKLERS

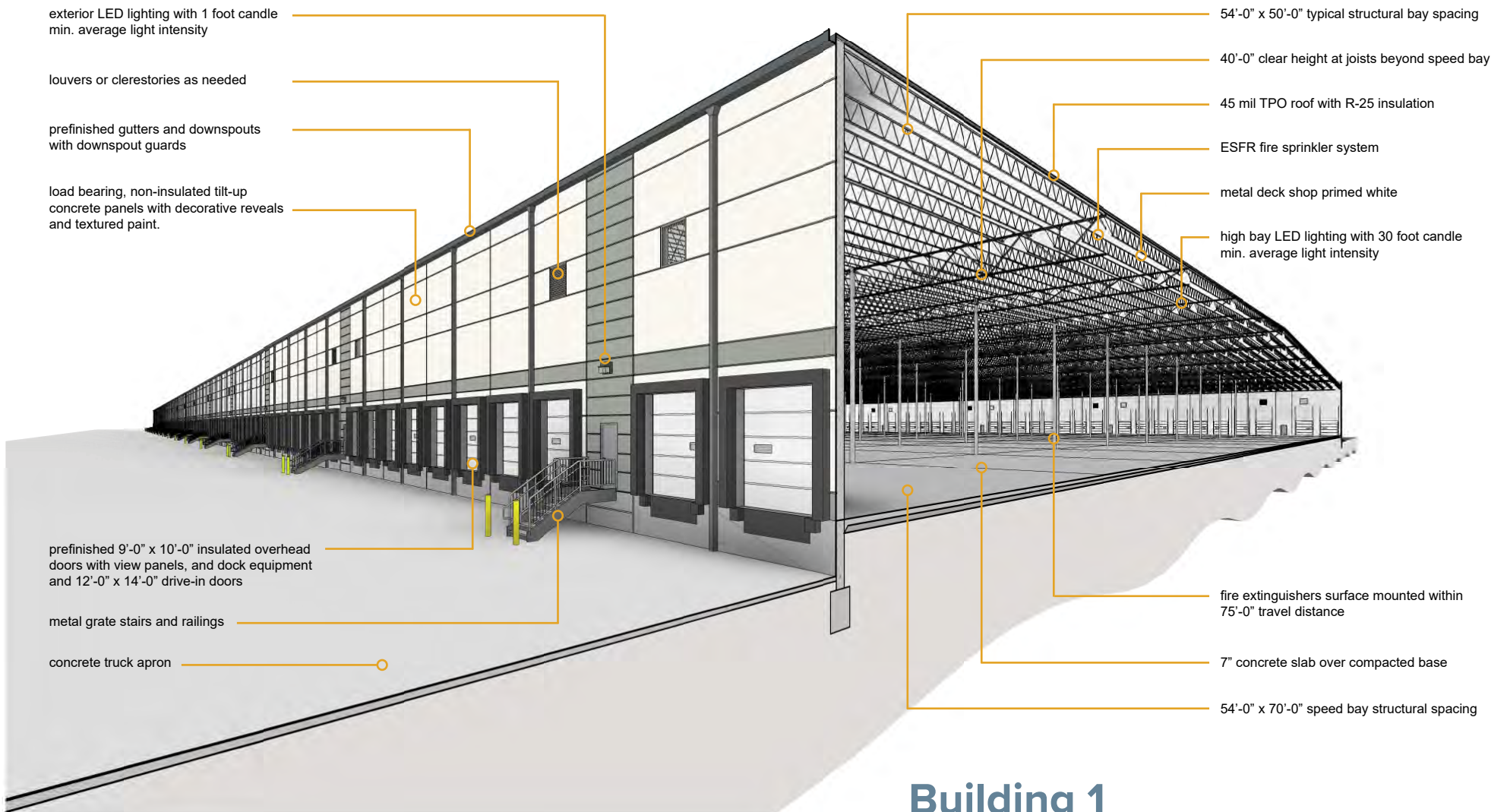


LEASE RATE: PLEASE INQUIRE

BUILDING 3 FEATURES

- \pm 276,062 square feet (Divisible)
- Office: To suit
- Dock High Doors: 38 Built | 29 Future | 57 Total
- Drive in Doors: 4
- Auto Spaces: 132
- Trailer Spaces: 32
- Roof: 45 Mil White TPO with R-25 Insulation
- Slab Construction: 7" Unreinforced | 4,000 PSI
- Vapor Barrier: 15 Mil Vapor Barrier
Under the Slab at Entire Front Bay
- Electrical: 3000 Amps 480/277V
- Column Spacing: 52'-0" x 50'-0" - 52'-0" x 60'-0" speed bay

SECTION EXHIBIT



exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min. average light intensity

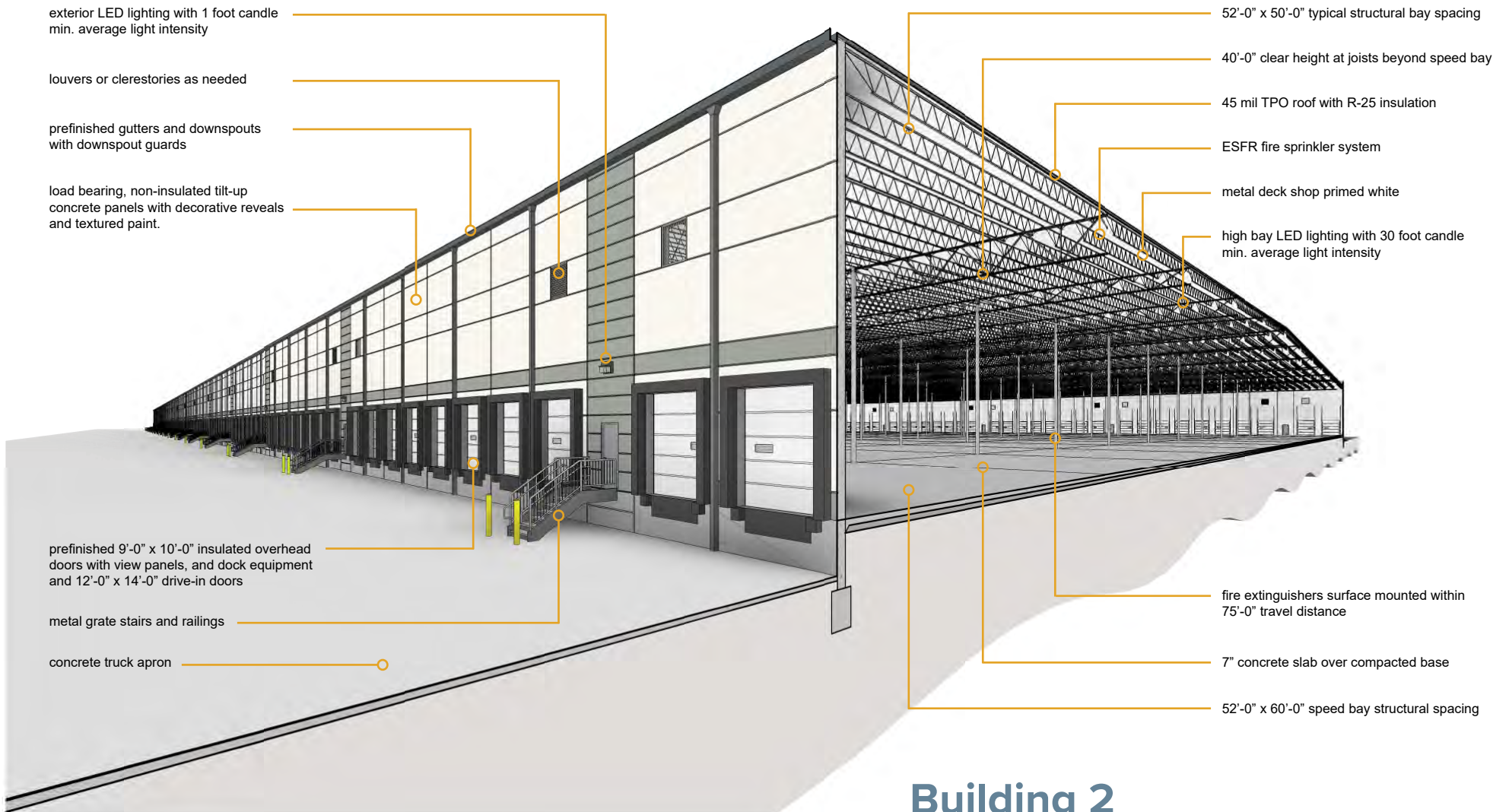
fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing

Building 1

SECTION EXHIBIT



exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

52'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min. average light intensity

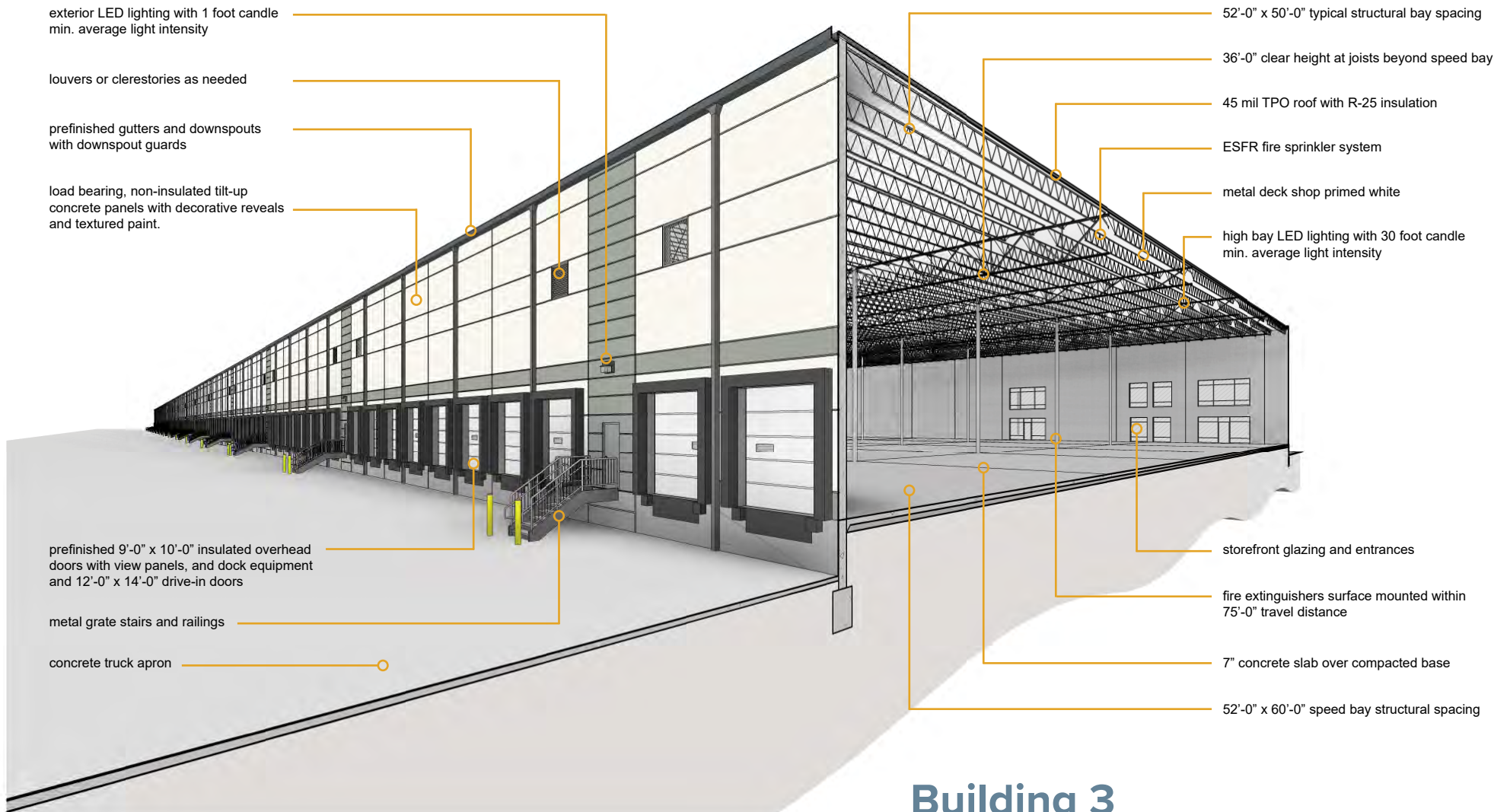
fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

52'-0" x 60'-0" speed bay structural spacing

Building 2

SECTION EXHIBIT



exterior LED lighting with 1 foot candle min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts with downspout guards

load bearing, non-insulated tilt-up concrete panels with decorative reveals and textured paint.

prefinished 9'-0" x 10'-0" insulated overhead doors with view panels, and dock equipment and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

52'-0" x 50'-0" typical structural bay spacing

36'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min. average light intensity

storefront glazing and entrances

fire extinguishers surface mounted within 75'-0" travel distance

7" concrete slab over compacted base

52'-0" x 60'-0" speed bay structural spacing

Building 3

SURROUNDING TENANTS



SITE LOCATION



DORCHESTER COMMERCE PARK

Liberty County
I-95 @ Exit 76

FOR LEASE

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CBRE



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