

Savannah Manufacturing Center

Aug. 15, 2019

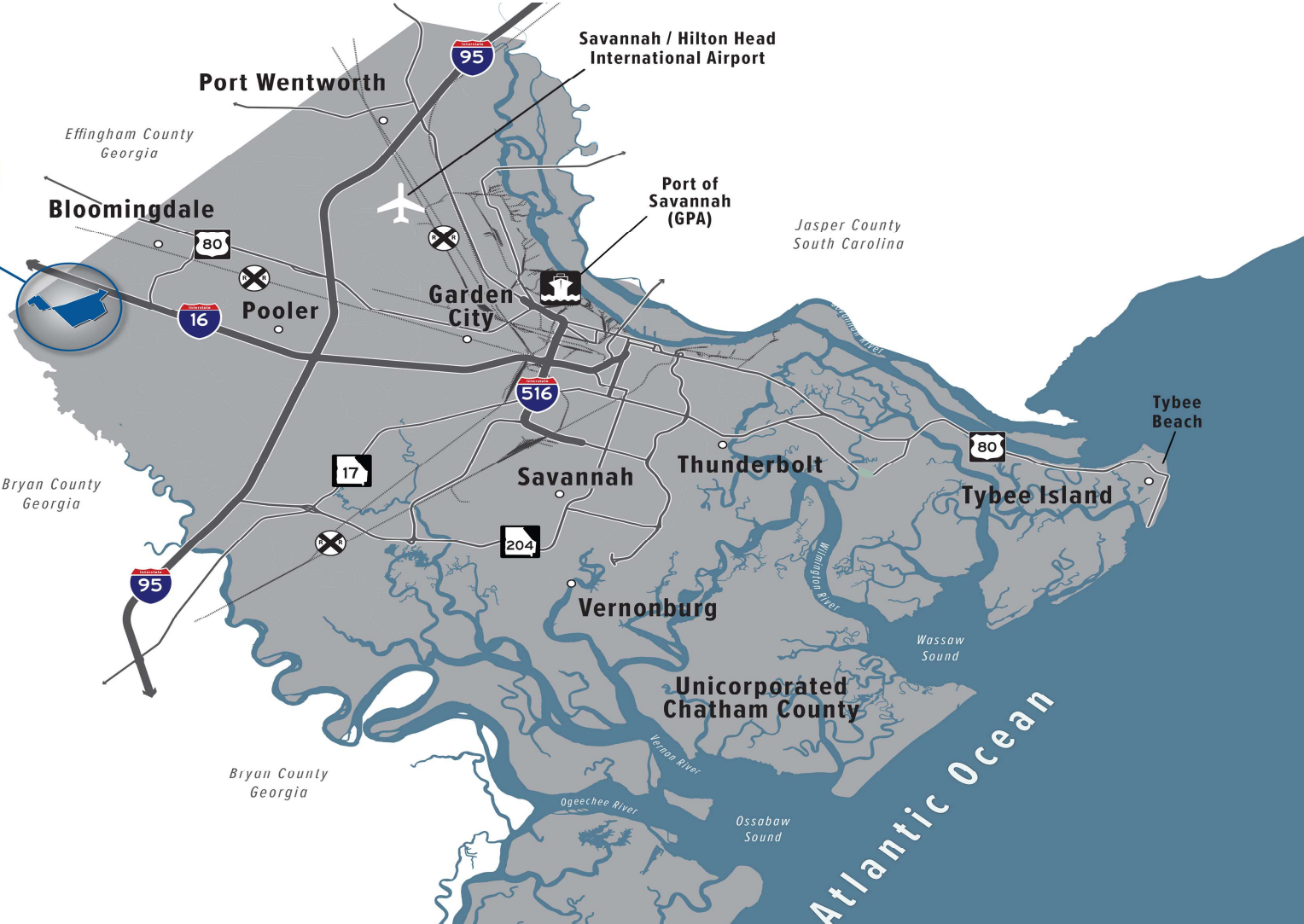


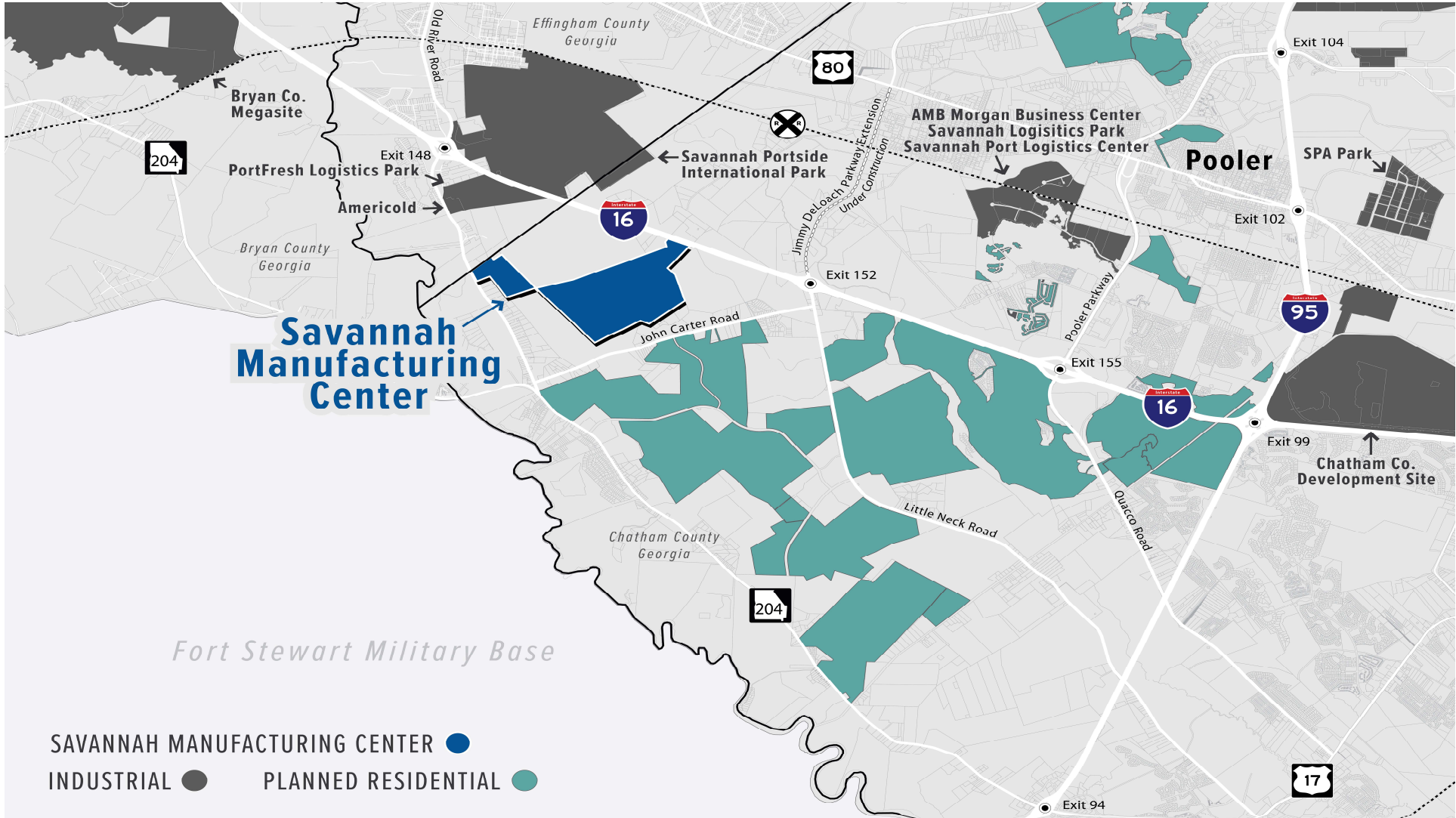
**2019 Announcements/Expansions
As of August 12, 2019**

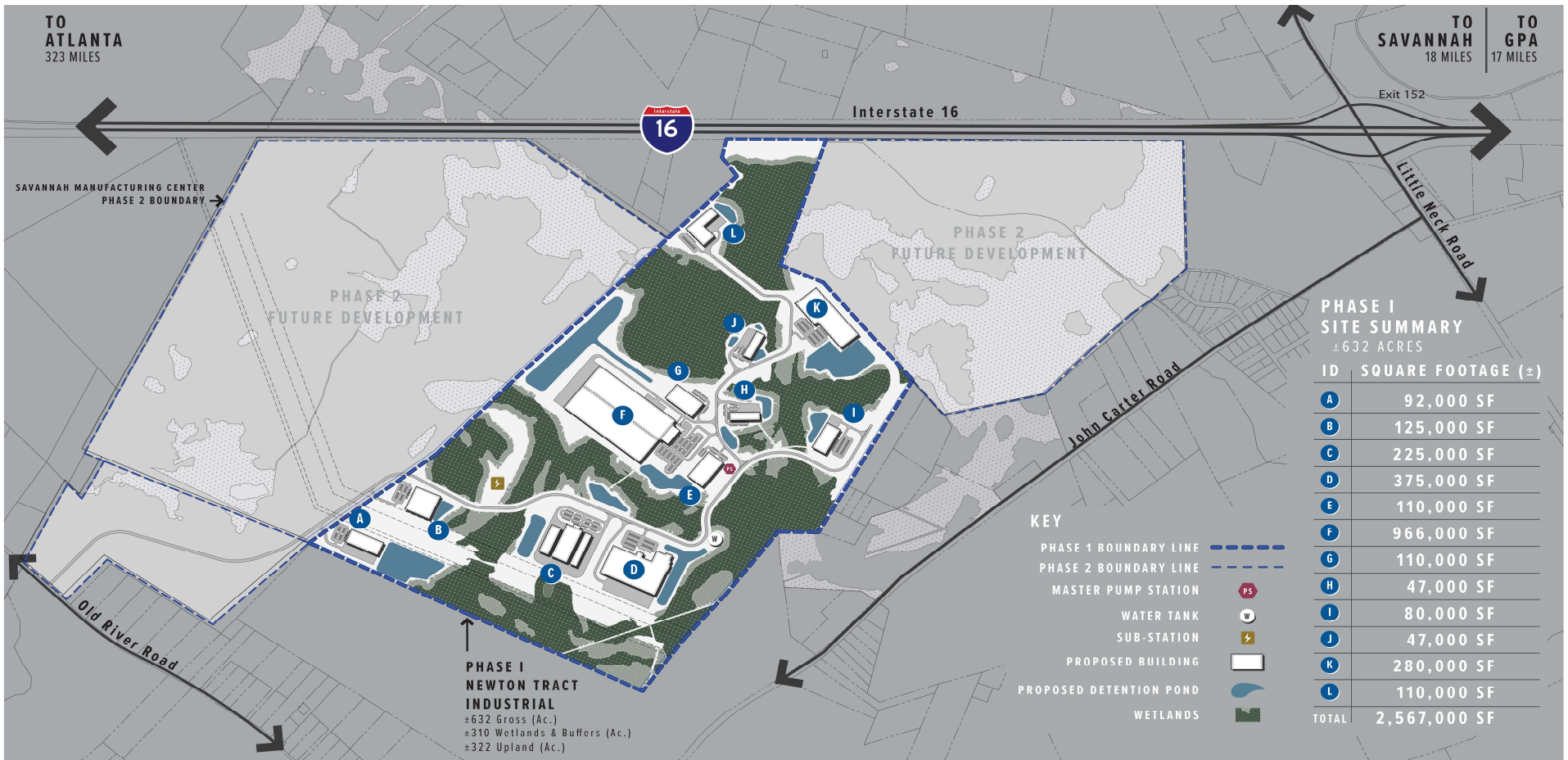
	5 Year Average	Actual 2018	YTD 2019
Expansions/ Announcements	15	13	12
New Job Opps	849	1,906	1,804
Capital Investment	\$212,246,000*	\$509,365,500*	\$524,140,200*

***Includes Entertainment Production direct spend.**

Savannah Manufacturing Center

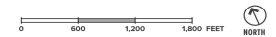






CONCEPTUAL MASTER PLAN | PHASE 1
SAVANNAH MANUFACTURING CENTER

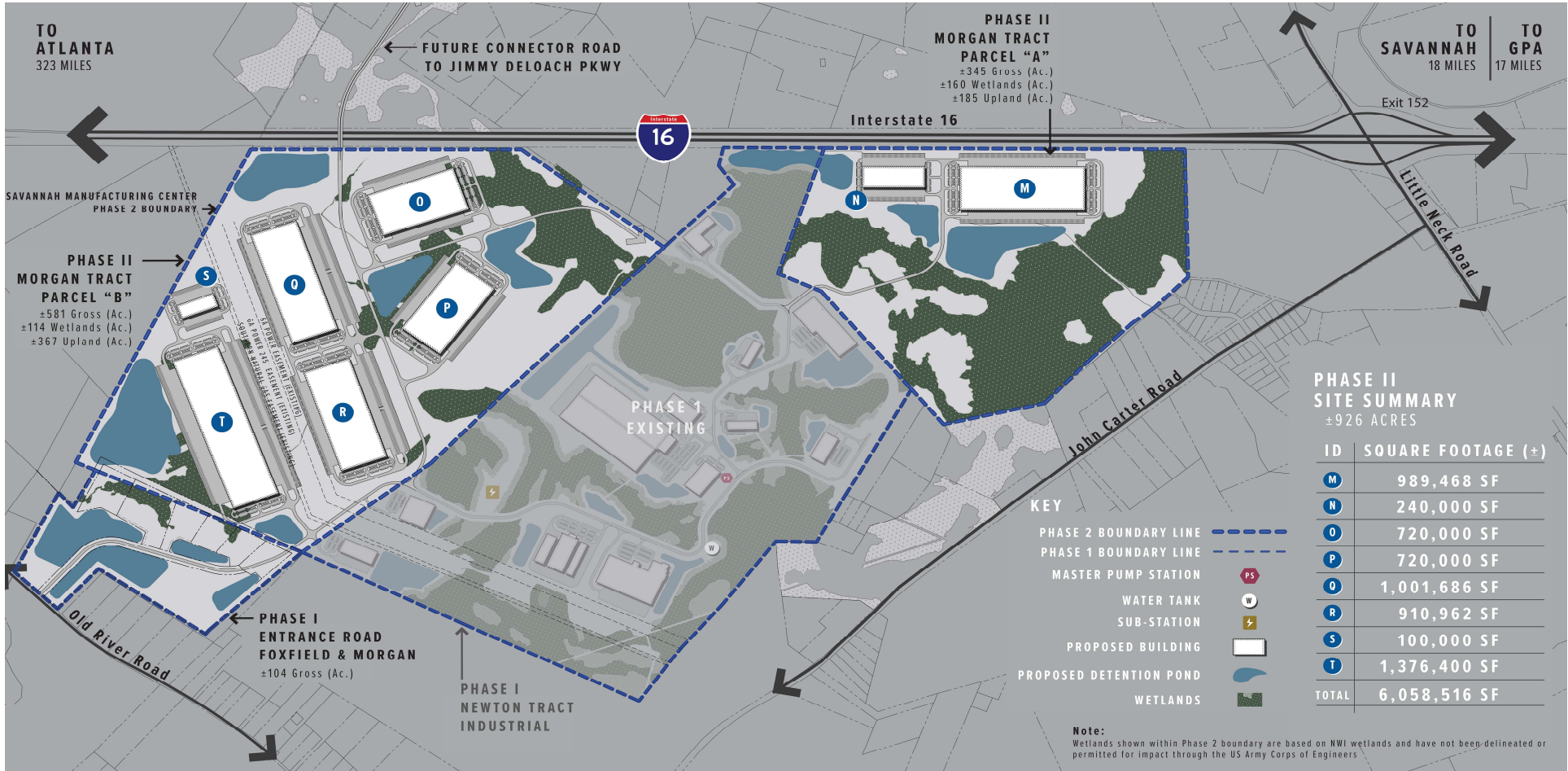
CHATHAM COUNTY, GEORGIA
JANUARY 2019

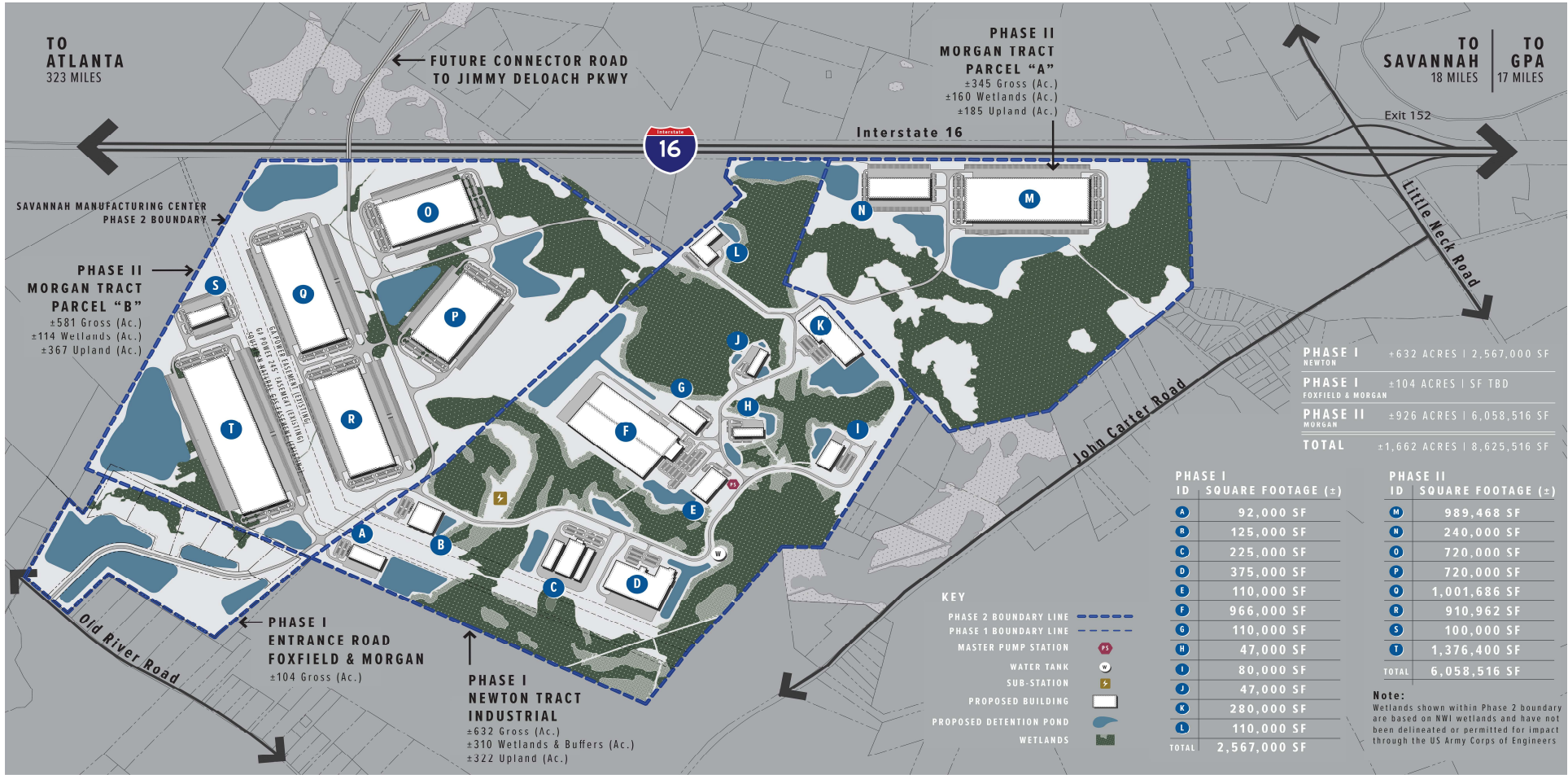


80 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 • 912.234.5200
WWW.THOMASANDHUTTON.COM

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TO ATLANTA
323 MILES

FUTURE CONNECTOR ROAD
TO JIMMY DELOACH PKWY

PHASE II
MORGAN TRACT
PARCEL "A"
±345 Gross (Ac.)
±160 Wetlands (Ac.)
±185 Upland (Ac.)

TO SAVANNAH 18 MILES | TO GPA 17 MILES

SAVANNAH MANUFACTURING CENTER
PHASE 2 BOUNDARY

PHASE II
MORGAN TRACT
PARCEL "B"
±581 Gross (Ac.)
±114 Wetlands (Ac.)
±367 Upland (Ac.)

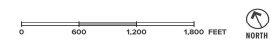
PHASE I NEWTON	+632 ACRES 2,567,000 SF
PHASE I FOXFIELD & MORGAN	±104 ACRES SF TBD
PHASE II MORGAN	±926 ACRES 6,058,516 SF
TOTAL	±1,662 ACRES 8,625,516 SF

PHASE I		PHASE II	
ID	SQUARE FOOTAGE (±)	ID	SQUARE FOOTAGE (±)
A	92,000 SF	M	989,468 SF
B	125,000 SF	N	240,000 SF
C	225,000 SF	O	720,000 SF
D	375,000 SF	P	720,000 SF
E	110,000 SF	Q	1,001,686 SF
F	966,000 SF	R	910,962 SF
G	110,000 SF	S	100,000 SF
H	47,000 SF	T	1,376,400 SF
I	80,000 SF	TOTAL	6,058,516 SF
J	47,000 SF		
K	280,000 SF		
L	110,000 SF		
TOTAL	2,567,000 SF		

- KEY**
- PHASE 2 BOUNDARY LINE ---
 - PHASE 1 BOUNDARY LINE - - -
 - MASTER PUMP STATION PS
 - WATER TANK W
 - SUB-STATION S
 - PROPOSED BUILDING
 - PROPOSED DETENTION POND
 - WETLANDS

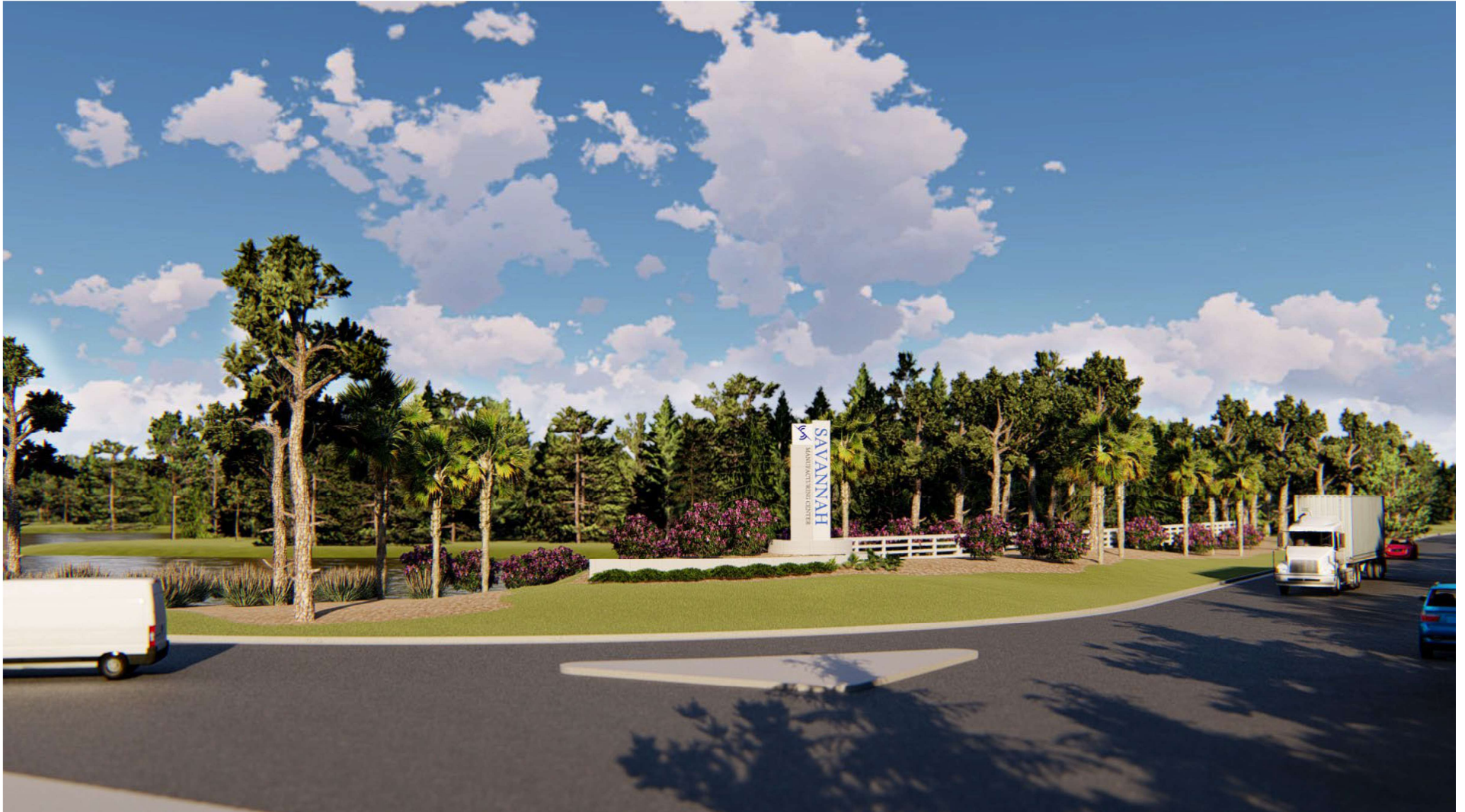
Note:
Wetlands shown within Phase 2 boundary are based on NWI wetlands and have not been delineated or permitted for impact through the US Army Corps of Engineers

CONCEPTUAL MASTER PLAN | PHASE 1 & 2
SAVANNAH MANUFACTURING CENTER
 CHATHAM COUNTY, GEORGIA



80 PARK OF COMMERCE WAY
 SAVANNAH, GA 31405 • 912.234.1300
 WWW.THOMASANDHUTTON.COM

This map is a general overview of the development project. It is not a final engineering drawing and should not be used for construction or other purposes without the approval of the engineer of record. The engineer of record is not responsible for the accuracy of the information shown on this map. The information shown on this map is subject to change without notice.



Utility Summary



- 30" water line to site/16" water line within Park (completed Q1-2020)
- 1 Million Gallon Water Tank to be constructed
- Master Sewer Lift Station, 24" sewer force main to site/8" and 15" gravity line within Park (completed Q1-2020)
- AGL to construct a meter station on transmission line serving Park
- GA Power & Canoochee EMC supply power to site. (Substation to be constructed)



Site Development

Site	Use	SF
1	Light Manufacturing	996,000
2	Light Manufacturing	110,000
3	Light Manufacturing	110,000
4	Process Manufacturing	375,000
5	Light Manufacturing	225,000
6	Assembly/Technology	47,000
7	Assembly/Technology	47,000
8	Process Manufacturing	355,000
9	Light Manufacturing	80,000
10	Process Manufacturing	200,000
11	Light Manufacturing	125,000
12	Light Manufacturing	110,000

275 Days

SEDA Road, Water & Sewer - Permitting & Construction

Notice to Proceed / Permit Issued / Road Grading / Start Construction / Sewer Construction / Water Construction / Final Road Work / Complete
5/1/19 → 1/31/20 (GAB Roadway by 11/1/19)

212 Days

Durrence Tract Road

Notice to Proceed / Effingham County, Chatham County, City of Savannah Permitting / Road Construction / Complete
9/1/19 → 3/31/20

274 Days

Offsite Water & Sewer (South of John Carter)

Notice to Proceed / Permitting / Clearing & Erosion Control / Construction / Complete
7/1/19 → 3/31/20



**THURSDAY
8/15/2019**

214 Days

Offsite Water & Sewer (North of John Carter)

Notice to Proceed / Permitting / Clearing & Erosion Control / Construction / Complete
7/1/19 → 1/31/20

365 Days

Elevated Tank

Notice to Proceed / Permitting / Construction / Complete
11/1/19 → 10/31/20



Site A & B (92,000 SF & 125,000 SF)

Site F (966,000 SF)

Site C & D (225,000 SF & 375,000 SF)

Site E (110,000 SF)

Site H (47,000 SF)



Site F (966,000 SF)

Site E (110,000 SF)



Site C & D (225,000 SF & 375,000 SF)



Site F (966,000 SF)

Site E (110,000 SF)

30" Water Main





Master Pump
Station
Concrete placed
8/13/2019



Master Pump
Station

Site E 110,000 SF



Master Pump Station

Site E 110,000 SF



Site I (80,000 SF)

Site I (80,000 SF)



Site C & D (225,000 SF & 375,000 SF)

Site F (966,000 SF)

Site I (80,000 SF)





Site K (280,000 SF)

Thank you

