

LAND SALE OR BUILD TO SUIT

INDUSTRIAL LAND

11880 - 11936 HIGHWAY 280
ELLABELL, GEORGIA 31308

±10.441 Gross Acres, ±7.25 Upland Acres

Build to Suit Warehouse

Potential to build up to ±75,000 SF Flex Warehouse

Shared heavy duty full access road to Highway 280

±440 LF of commercial frontage on Highway 280

Zoned I-2, Heavy Industrial (Bryan County)

Potential to rezone to Commercial

2 miles to Hyundai Motor Group Metaplant America

1 mile from Interstate 16 interchange (Exit 143)

Less than 30 minutes from the Port of Savannah

HMG Metaplant
America



Danny Chase, SIOR
Colliers | Savannah
OFFICE 912 662 8012
danny.chase@colliers.com

David Sink, SIOR
Colliers | Savannah
OFFICE 912 662 8010
david.sink@colliers.com





±7.25 UPLAND ACRES



POTENTIAL FOR ±75,000 SF
FLEX WAREHOUSE



IMMEDIATE ACCESS TO
INTERSTATE 16



ONLY 2 MILES FROM HMG
METAPLANT AMERICA



PORT OF SAVANNAH
LESS THAN 30 MINUTES



SAVANNAH AIRPORT
LESS THAN 30 MINUTES



NEIGHBORING COMPANIES

HYUNDAI
MOTOR GROUP

Burlington

ORAFOL

Blue Bell

ASC
AGRI SUPPLY
"Since 1962"

Loves

GFA
TOTAL LOGISTICS SOLUTION

KISS

SECO ECOPLASTIC

VEYER

WebstaurantStore

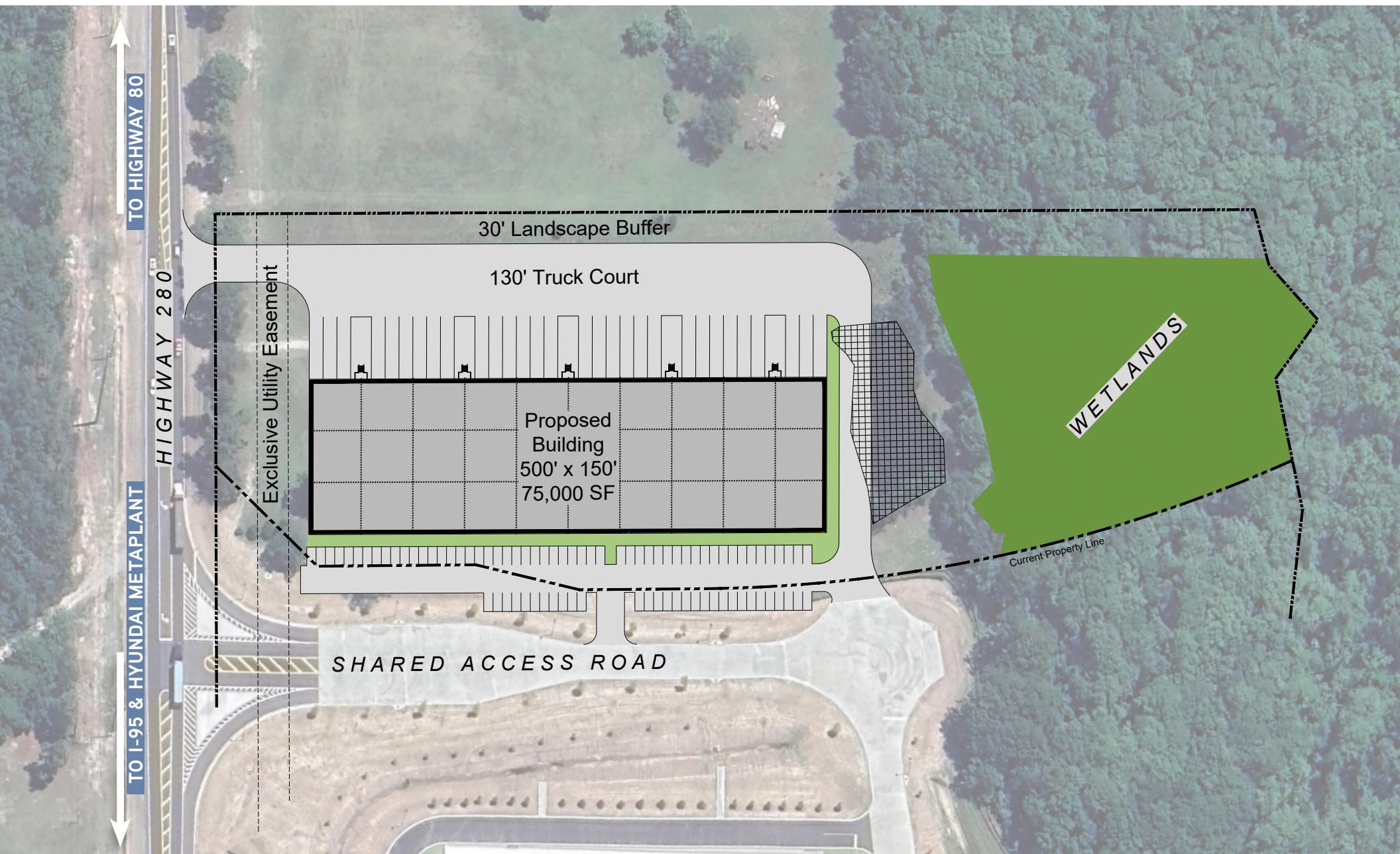
preci-dip

WEST PENN
TESTING GROUP

DANIEL
DEFENSE

vm INNOVATIONS

ROOMS
TO GO





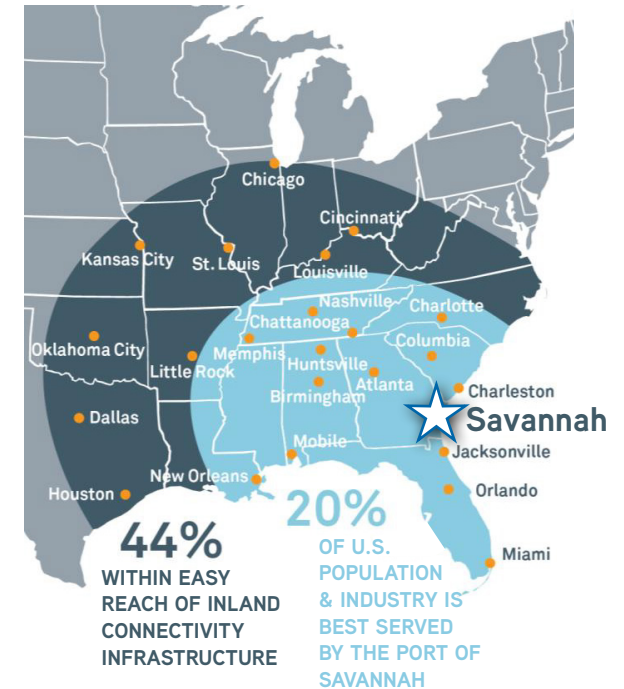
Port of Savannah

Savannah is home to the Port of Savannah—the largest single-container terminal in North America. Operated by the Georgia Ports Authority, it includes two deepwater terminals and handles breakbulk, containers, RoRo, and project cargo.

As the fastest-growing container terminal in North America and the third-busiest U.S. port, it moved over 5.9 million TEUs in 2024, including a record 534,000 in March 2025. A \$4.5B expansion aims to boost capacity to 10 million TEUs by 2030 and 20 million by 2050.

FACTS & STATS

- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60%+ of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)



2024 TOP 5 U.S. PORT GATEWAYS

1. LA/Long Beach	18,452,000 TEUs
2. NY/New Jersey	8,852,000 TEUs
 3. Savannah	5,937,000 TEUs
4. Houston	4,112,000 TEUs
5. Virginia	3,682,000 TEUs

PLANS FOR FUTURE GROWTH

Ocean Terminal Upgrade - Undergoing full conversion to a modern container terminal; adds 2M+ TEU capacity by 2026.

New Customs Facility - Opening July 2025 at Garden City Terminal to streamline inspections and boost cargo flow.

Talmadge Bridge Elevation - Planned increase in vertical clearance to accommodate next-gen container vessels.

Hyundai Motor Group's \$7.6 Billion State-of-the-Art Electric Vehicle Facility

Hyundai Motor Group officially opened its \$7.6 billion EV Metaplant in March 2025 at the Bryan County Mega Site, just two miles from Interstate West. As one of the most advanced electric vehicle production hubs in the U.S., the facility features high-tech automation—including hundreds of robots and autonomous vehicles—and will now produce up to 500,000 electric and hybrid vehicles annually. The on-site battery production and green logistics systems underscore Hyundai's commitment to sustainable manufacturing. With over 8,100 new jobs created and U.S.-built models avoiding international tariffs, the facility marks a major milestone in Hyundai's long-term North American strategy.

HIGHLIGHTS

\$7.6B

Investment

8,100

New Jobs

16-17MM SF

Manufacturing Facility

October 2024

Production Began

500,000

Cars Produced Annually

Only 2 Miles

from Interstate West



Bryan County, Georgia is not just an ideal place to settle and raise a family, it's also a great place to start and grow a business. Location and infrastructure are two of the county's greatest assets. Close proximity to major airports, Savannah's international seaport, as well as Interstates 16 and 95, make air, sea and ground transport easy and convenient. The community's pro-business approach allows companies to be operational in record time.

The Development Authority of Bryan County works to strengthen the economic climate and quality of life for county residents. Through various incentives, the Development Authority hopes to attract new business and retain those that already exist in the area.

STATE INCENTIVES

- > [Quick Start](#) - workforce training program, free to any qualified company
- > Customized workforce training
- > Georgia's corporate income and job tax credit
- > Ports activity job tax credit
- > Sales and use tax exemptions on machinery and equipment
- > Elimination of sales and use tax on energy used in manufacturing
- > Inventory tax exemption
- > Expedited environmental permitting
- > Military Zone state job tax credit - companies will receive \$3,500 per job per year for a five year period (min. job threshold is two)

LOCAL INCENTIVES

- > Graduated tax abatements (real & personal property) *
- > Potential for fee waivers and/or reductions *
- > 100% Freeport exemption
- > Fast track local permitting *
- > Foreign Trade Zone No. 104 service delivery territory
- > Mentoring program

* Discretionary incentives considered based on factors including, but not limited to, jobs, wages, and investment.

Contact us:

Danny Chase, SIOR
Principal
OFFICE 912 662 8012
danny.chase@colliers.com

David Sink, SIOR
Principal
OFFICE 912 662 8010
david.sink@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.

Developed by:
 VanTrust®


Accelerating success.