

St. Marys Marine Industrial Park

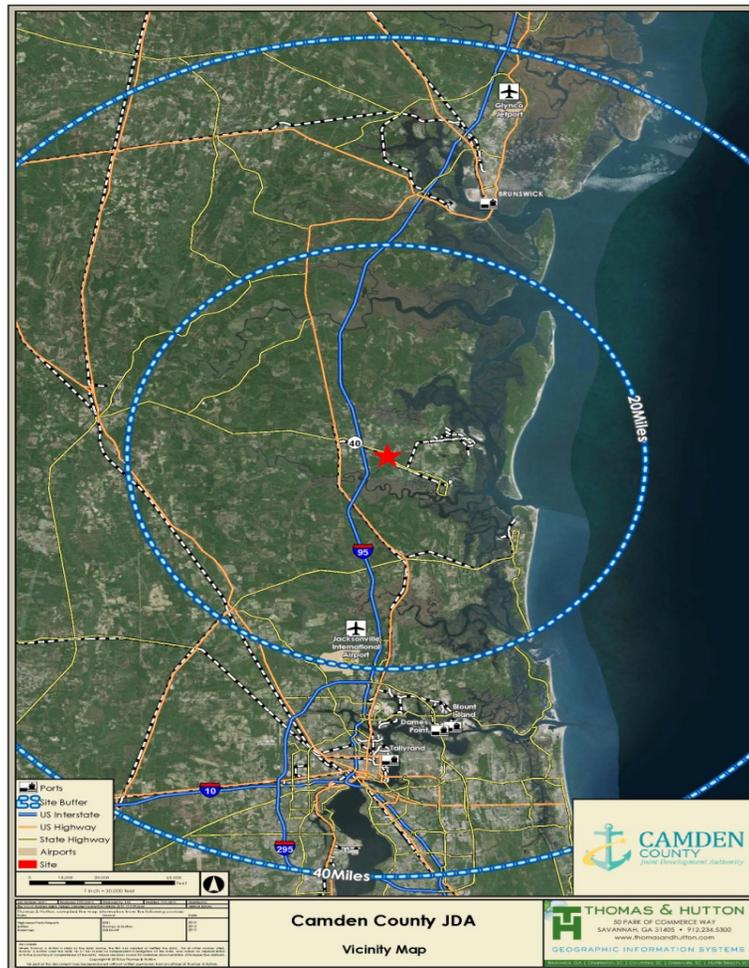
We've got boats to build!

What is a marine industrial park?



- Synergistic location for
 - Boat manufacturers
 - Boat storage
 - Marine engine and electronics
 - Haul out basin
 - Hurricane haul service and storage
 - Marine/nautical retail
 - Marine repair and paint services
 - Marine component manufacturing and assembly
 - Boat club/rental
 - Boat sales

Ideal Location



- For Work...
 - Between ports of Savannah, Brunswick and Jacksonville
 - 20 miles from JIA
- For Play...
 - Close to beaches at Jekyll Island, Amelia Island
 - Water sports and outdoors

For Living...



- One of Georgia's top performing school systems
- Quality, affordable communities
- Close to everything yet far enough away

Proud Maritime Heritage



Boat Manufacturing in Georgia

- Carolina Skiff, Waycross
- Insetta Boats, St. Marys
- Sundance & Seaborn, Blackshear
- Southwind & Sailfish, Cairo
- Chapparral & Robalo, Nashville
- Prodigy, Jasper
- Caravelle, Americus
- RiverHawk, Winder
- H2O Sport Manufacturing, Americus



DRAFT - FOR REVIEW ONLY



LOT #	ACRES
1	447.2 Ac
2	236.3 Ac
3	411.8 Ac
4	44.2 Ac
5	436.3 Ac
6	442.8 Ac
7	447.2 Ac
8	416.3 Ac
9	124.7 Ac
10	122.9 Ac
11	437.5 Ac
12	471.3 Ac
13	453.8 Ac
14	412.9 Ac
15	413.3 Ac
16	417.8 Ac

Total Property Acreage:	+/-700 Acres
Salt Marsh:	+/-145 Acres
Freshwater Wetlands:	+/-85 Acres
Uplands:	+/-260 Acres
Waste Ponds:	+/-165 Acres
Landfill Areas:	+/-45 Acres

CONCEPTUAL LAYOUT
OF
**THE PORT OF ST. MARY'S
INDUSTRIAL & LOGISTICS CENTER**
CAMDEN COUNTY, GEORGIA
JUNE 2015 | PREPARED FOR: KSI/WORLDWIDE GROUP

THOMAS & HUTTON
1203 NEWCASTLE STREET - SUITE 200
BRUNSWICK, GA 31520 - 910.786.0000
WWW.THOMASANDHUTTON.COM

PROJECT: Industrial parcel to be developed for the location of a new
warehouse and distribution facility. The project is located on the
east side of the North River, approximately 1.6 miles from
Downtown St. Mary's, Georgia. The site is currently undeveloped
and is zoned for industrial use. The project is being prepared by
KSI/WORLDWIDE GROUP. The site is approximately 1.6 miles from
Downtown St. Mary's, Georgia.

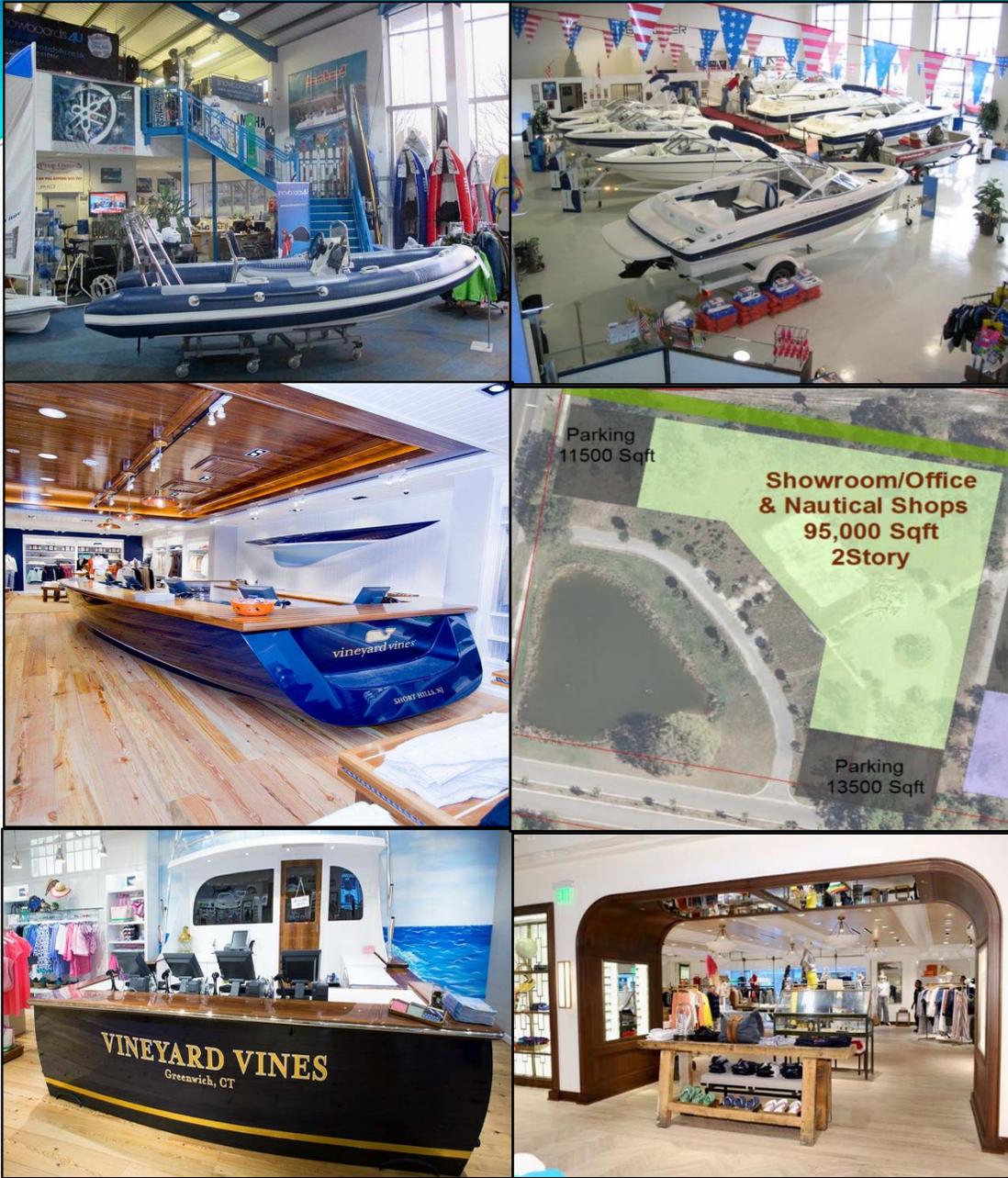
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The Port of St. Marys Industrial & Logistics Center



And now....

*The St. Marys
Marine Industrial Park
at the Port of St. Marys
St. Marys, Georgia
Combining manufacturing,
testing and showroom
space.*



Showroom Building

❖ First Floor

- 2 Story Showroom
- Atrium
- Sales Offices
- Retail
- Café
- Information desk/offices
- Meeting Space
- Auditorium

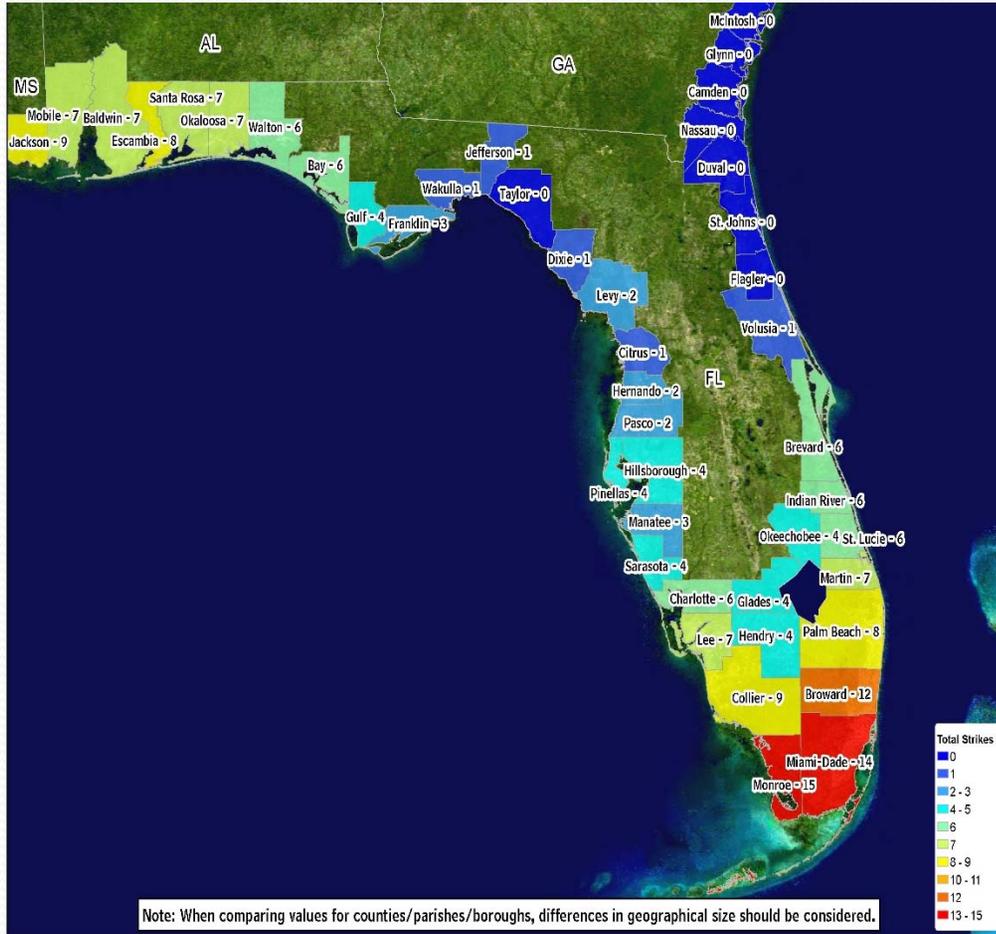
❖ Second Floor

- Offices
- Meeting Space
- Classrooms



Location Benefits

- 8 four lane miles to Interstate 95, 20 minutes to Interstate 10, and 90 minutes to Interstate 16
- Rail directly to the site for material delivery, product export, or large boat hauling
- 5.25 nmi to Port of Fernandina, 20.81 nmi to Port of Jacksonville, 23.79 nmi to Port of Brunswick, and 86.39 nmi to Port of Savannah
- Approximately 4 nmi to Intracoastal Waterway and 8 nmi to Atlantic Ocean
- 2 million gpd water and sewer capacity from the City of St. Marys
- 59 minutes from The Cloister and Sea Island, Georgia



Total number of major hurricane strikes by counties/parishes/boroughs, 1900-2010
 Data from NWS NHC 46: Hurricane Experience Levels of Coastal County Populations from Texas to Maine. Jerry D. Jarrell, Paul J. Hebert, and Max Mayfield. August, 1992, with updates.

Location Benefits

- 20 minutes to Jacksonville International Airport
- **Last hurricane that affected St. Marys made landfall near St. Augustine in early September 1964**
- No bridges between Intracoastal Waterway and Atlantic Ocean
- 15-20 minutes from Amelia Island and Fernandina Beach
- 35 minutes to downtown Jacksonville
- Located in military zone providing tax credits for job creation

Additional Benefits to Industry

- State and Local Tax Incentives
- Free workforce training
- Process improvement expertise available through Georgia Tech
- Opportunity to have a brand new building in an ideal location for less than taxes alone in Florida



What is the industry saying?

- “...the welcome mat is out in the Carolinas and Georgia....They’re stealing our jobs and economic activity.” *Frank Herhold, boating industry representative for south Florida*
- “North Carolina goes the extra mile for boat builders, helping them with specialized staff before, during and after they invest.” *Scott Deal, President Maverick Boats*
- “Gov. Jeb Bush recently announced \$237,000 in grants to keep SeaRay in Flagler County.” *Enterprise Florida*
- “...a marine business owner recently moved from Miami to NC where she says the marine industry gets more incentives, there is a strong base of skilled workers and the cost of living is lower.” *Fran Bohnsak, Exec. Director of Miami River Marine Group*

*Concept for southbound billboard at Exit 6 Interstate 95 –
Kingsland, Georgia*

Love making waves...
We've got the place for you!

St. Marys Marine Industrial Park
St. Marys, Georgia
stmarysmip.com

