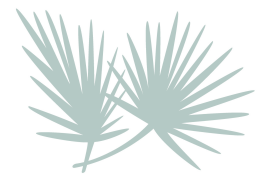


Golden Isles Gateway Industrial Park

Georgia Highway 99

Brunswick, GA 31525



- Phase I environmental assessment
- Preliminary geo-technical investigation
- Cultural and endangered species investigation
- Zoning designation
- Utility service assessment
- Wetlands and stream delineation

FEATURES

- 70 total acres
- Smallest tract: 5 acres
- Largest tract: 70 acres
- Out of all FEMA Flood Zones and Category 5 Hurricane Storm Surge
- 100,000 cars daily

OVERVIEW

Gateways Industrial Park is located directly off of I 95 on Exit 42 and ideal for distribution, light manufacturing or large scale retail. The site is owned by the Development Authority and very competitive pricing and incentives are available to the right prospect. The overpass was recently completely rebuilt and the site is less than a mile to Interstate 95 and has very quick access – there are no stop signs or traffic signals prior to getting on the interstate.



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About the Golden Isles

Midway between Savannah, Georgia, and Jacksonville, Florida the Golden Isles of Glynn County include St. Simons Island, Jekyll Island, Sea Island, Little St. Simons Island & the mainland city of Brunswick.

Industries Thriving on the Coast:

- Aerospace
- Metals, Machinery, and Chemical Manufacturing
- Food Industries and Processing
- Logistics and Distribution



Workforce at a glance

Brunswick, GA MSA Population: 118,456

Labor Force of Glynn County: 41,989

High Schools: 4

Golden Isles Career Academy: 17 career curriculum including Business Education, Manufacturing/Engineering, and Machining

Technical College: Coastal Pines

4 Year College: College of Coastal Georgia

“Certainly the decision to do business here was based on the quality of life, but also geographic location. For Kut Kwick it is important to be connected to other coastal cities by the interstate and four major ports so that we can get the supplies we require and sell our products more efficiently.”

*--Daren Pietsch,
Torras Family Companies,
<https://kutkwick.com/>*

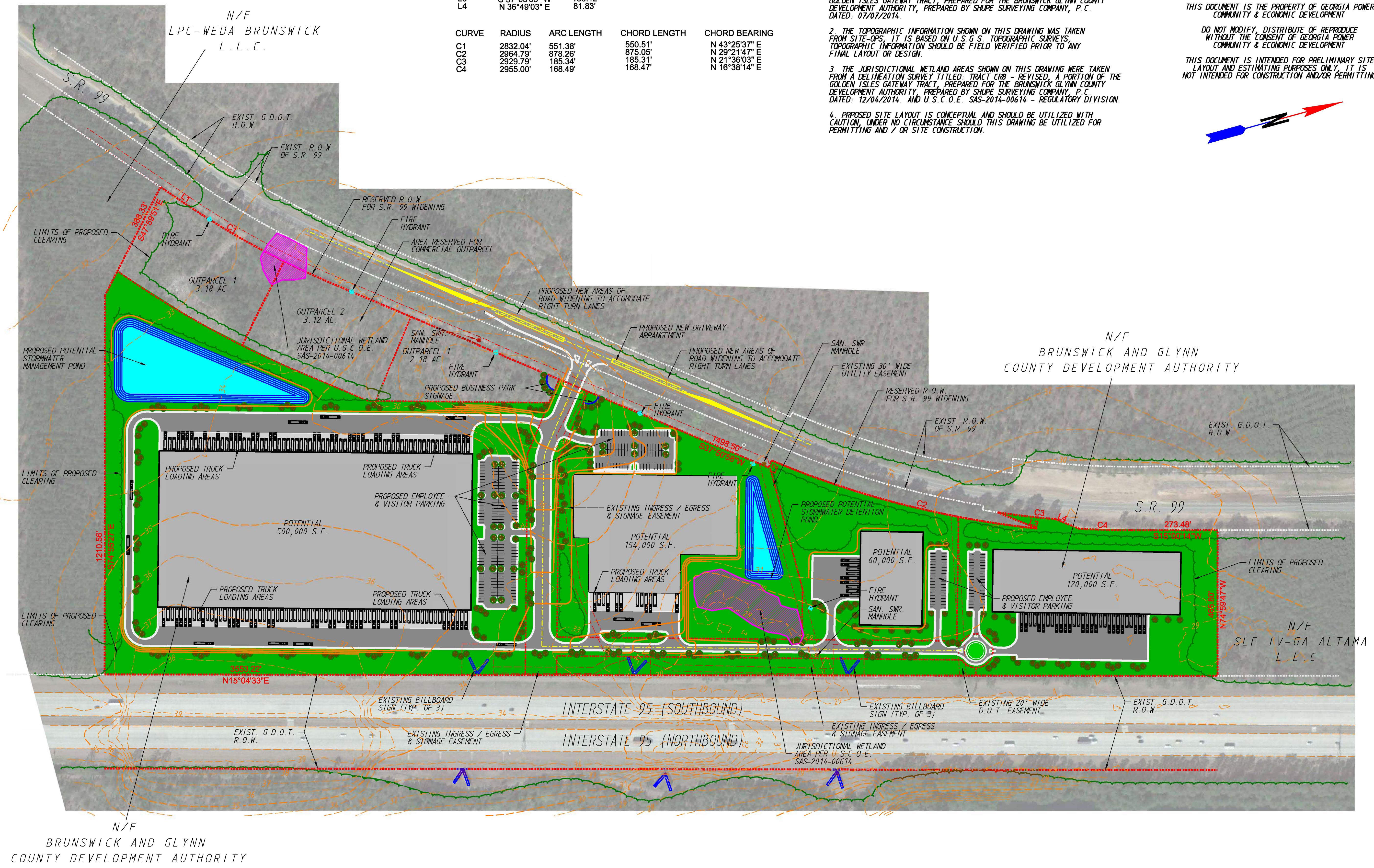
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 49°00'16" E | 93.03' |
| L2 | N 52°09'02" W | 25.00' |
| L3 | S 37°03'05" W | 136.12' |
| L4 | N 36°49'03" E | 81.83' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|--------------|---------------|
| C1 | 2832.04' | 551.38' | 550.51' | N 43°25'37" E |
| C2 | 2964.79' | 878.26' | 875.05' | N 29°21'47" E |
| C3 | 2929.79' | 185.34' | 185.31' | N 21°36'03" E |
| C4 | 2955.00' | 168.49' | 168.47' | N 16°38'14" E |

- NOTE:
1. THE BOUNDARY INFORMATION SHOWN ON THIS DRAWING WAS TAKEN FROM A SITE SURVEY TITLED: TRACT CR8 - REVISED, A PORTION OF THE GOLDEN ISLES GATEWAY TRACT, PREPARED FOR THE BRUNSWICK GLYNN COUNTY DEVELOPMENT AUTHORITY, PREPARED BY SHUPE SURVEYING COMPANY, P.C. DATED: 07/07/2014.
 2. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS DRAWING WAS TAKEN FROM SITE-OPS. IT IS BASED ON U.S.G.S. TOPOGRAPHIC SURVEYS. TOPOGRAPHIC INFORMATION SHOULD BE FIELD VERIFIED PRIOR TO ANY FINAL LAYOUT OR DESIGN.
 3. THE JURISDICTIONAL WETLAND AREAS SHOWN ON THIS DRAWING WERE TAKEN FROM A DELINEATION SURVEY TITLED: TRACT CR8 - REVISED, A PORTION OF THE GOLDEN ISLES GATEWAY TRACT, PREPARED FOR THE BRUNSWICK GLYNN COUNTY DEVELOPMENT AUTHORITY, PREPARED BY SHUPE SURVEYING COMPANY, P.C. DATED: 12/04/2014. AND U.S.C.O.E. SAS-2014-00614 - REGULATORY DIVISION.
 4. PROPOSED SITE LAYOUT IS CONCEPTUAL AND SHOULD BE UTILIZED WITH CAUTION, UNDER NO CIRCUMSTANCE SHOULD THIS DRAWING BE UTILIZED FOR PERMITTING AND / OR SITE CONSTRUCTION.

SCALE IN FEET
150 0 150 300 450

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N/F
BRUNSWICK AND GLYNN
COUNTY DEVELOPMENT AUTHORITY

| REL. NO. | DATE | REVISIONS |
|----------|----------|---|
| 1 | 03/23/16 | REV. ADDED JD WETLANDS PER SAS-2016-00614 |



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|--|--------------------|
| DRAWN BY: PALACIOS | DATE: SEP-10-14 |
| CHECKED BY: PALACIOS | DATE: MAR-23-16 |
| APPROVED BY: PALACIOS | CITY: BRUNSWICK |
| SCALE: AS SHOWN | COUNTY: GLYNN |
| SITE ID NO. 8623 | REL. NO. 01 |
| PROJECT NAME: GOLDEN ISLES GATEWAY TRACT CONCEPTUAL LAYOUT | |