

HUSSEY GAY BELL
— *Established 1958* —

INDUSTRIAL EXPERIENCE

TRACT MASTER PLANNING & DESIGNS

MANUFACTURING

WAREHOUSE

DISTRIBUTION

COLD STORAGE

SPEC BUILDING

2023





At A Glance

1958

Year Founded

HQ

Savannah

65

Number of Years
in Business

8

Regional Offices In
Southeast

7

Core Markets

150+

Total Employees

36%

Women/Minority
Employees

12

In-House Disciplines

2023

ENR Top 500 Design Firm
ENR Top Southeast Design
Firm

Services and Core Markets

SERVICES

Architecture
Interior Design
Civil Engineering
Transportation Systems Engineering
Water & Wastewater Engineering
Natural Gas Systems Engineering
Environmental Engineering
Structural Engineering
Landscape Architecture
Surveying
Permitting
Construction Management Services

MARKETS

7 core markets

Commercial & Residential
Education
Government
Healthcare
Industrial
Transportation
Water

Key Available Site Knowledge

Savannah Gateway Industrial Hub, Effingham County, GA

- + 2,600 acres
- + Coordination with ECIDA
- + Direct to prospect work
- + All master planning for water/sewer
- + Individual Permit applied for
- + Full A-E designs for multiple customer projects
- + Fully developed with utilities in place



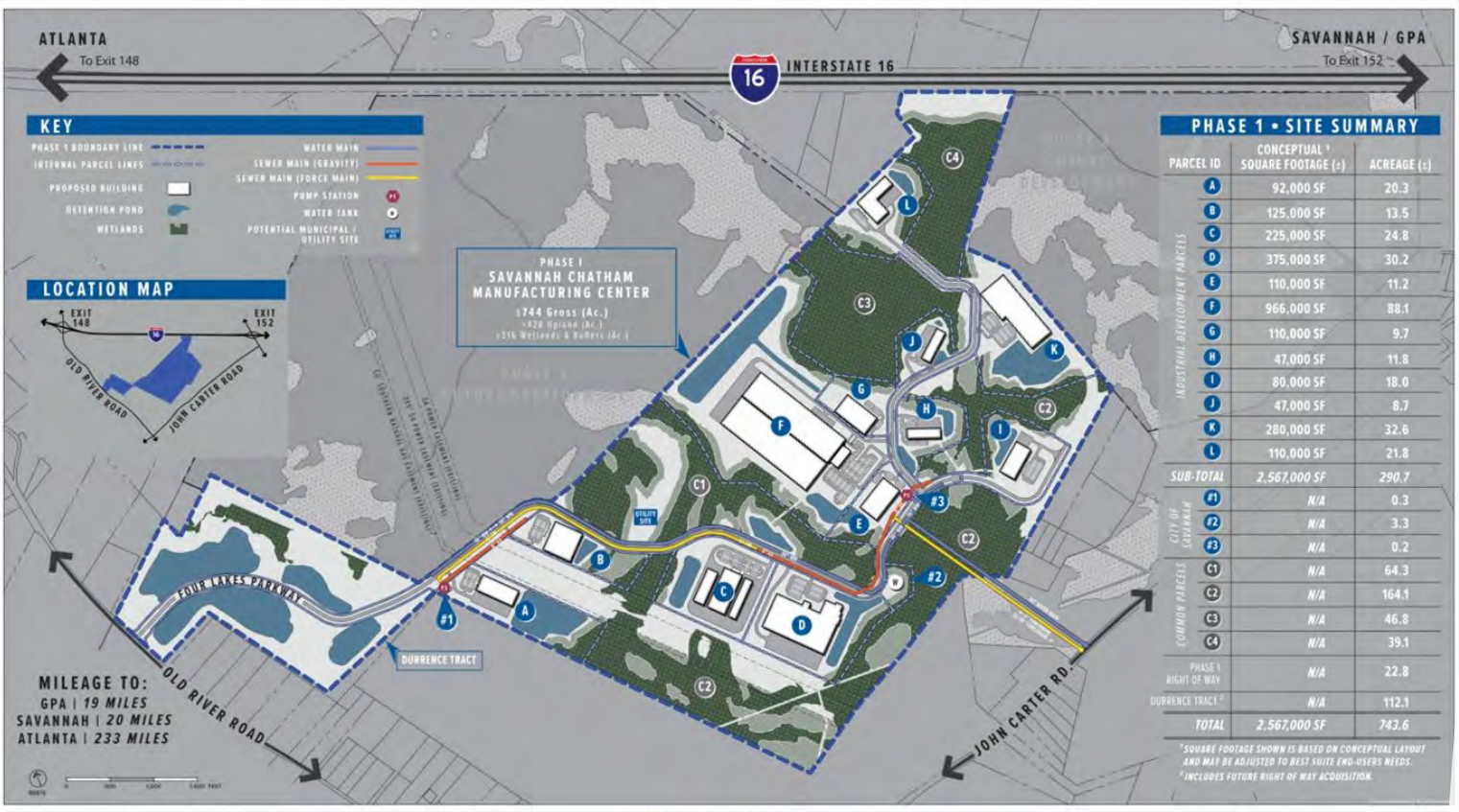


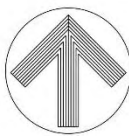
GRAD
CERTIFIED
SELECT

- GA Highway 257 Rail-Served Site,
Dublin-Laurens County, GA**
- + 331 acres
 - + 4.5M total under roof SF possible
 - + Interstate w/in 1.3 miles
 - + Due-diligence complete
 - + On-site water, sewer, natural gas
and fiber optic utilities
 - + USACE Individual Wetland Permit

Savannah Chatham Manufacturing Center, Chatham County, GA

- + Phase I, 744 acres
- + 428 upland acres
- + Fully developed with utilities in place





NOTES:

- ① ENTRANCE ROAD AND CONNECTING INFRASTRUCTURE
- ② OLD AUGUSTA ROAD - 3.5 MI TO HWY 21
- ③ FORT HOWARD ROAD - 2.8 MI TO HWY 21
- TOTAL AREA = 447.5 ACRES
- UPLANDS = 346 ACRES
- WETLANDS = 101.5 ACRES



VICINITY MAP
SCALE 1"=5,000'

GRANDVIEW
MASTER DEVELOPMENT PLAN
EFFINGHAM COUNTY, GA
DATE: MARCH 16, 2022 SCALE: 1" = 400'
GRAPHIC SCALE
1" = 400' 0' 200' 400' 600' 800' 1,000' 1,200'



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Grandview Tract
Effingham County, GA
+ 448 acres
+ Due-diligence
+ Master planning and concept development

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Southern Gateway Commerce Park, I-16/ Hwy 301 Tract, Bulloch County, GA

- + 204 Acres
- + Adjacent to interstate
- + Due-diligence complete
- + On-site water, sewer, natural gas and fiber optic utilities
- + USACE Individual Wetland Permit
- + Site cleared & grubbed, rough graded
- + Pad-ready parcels

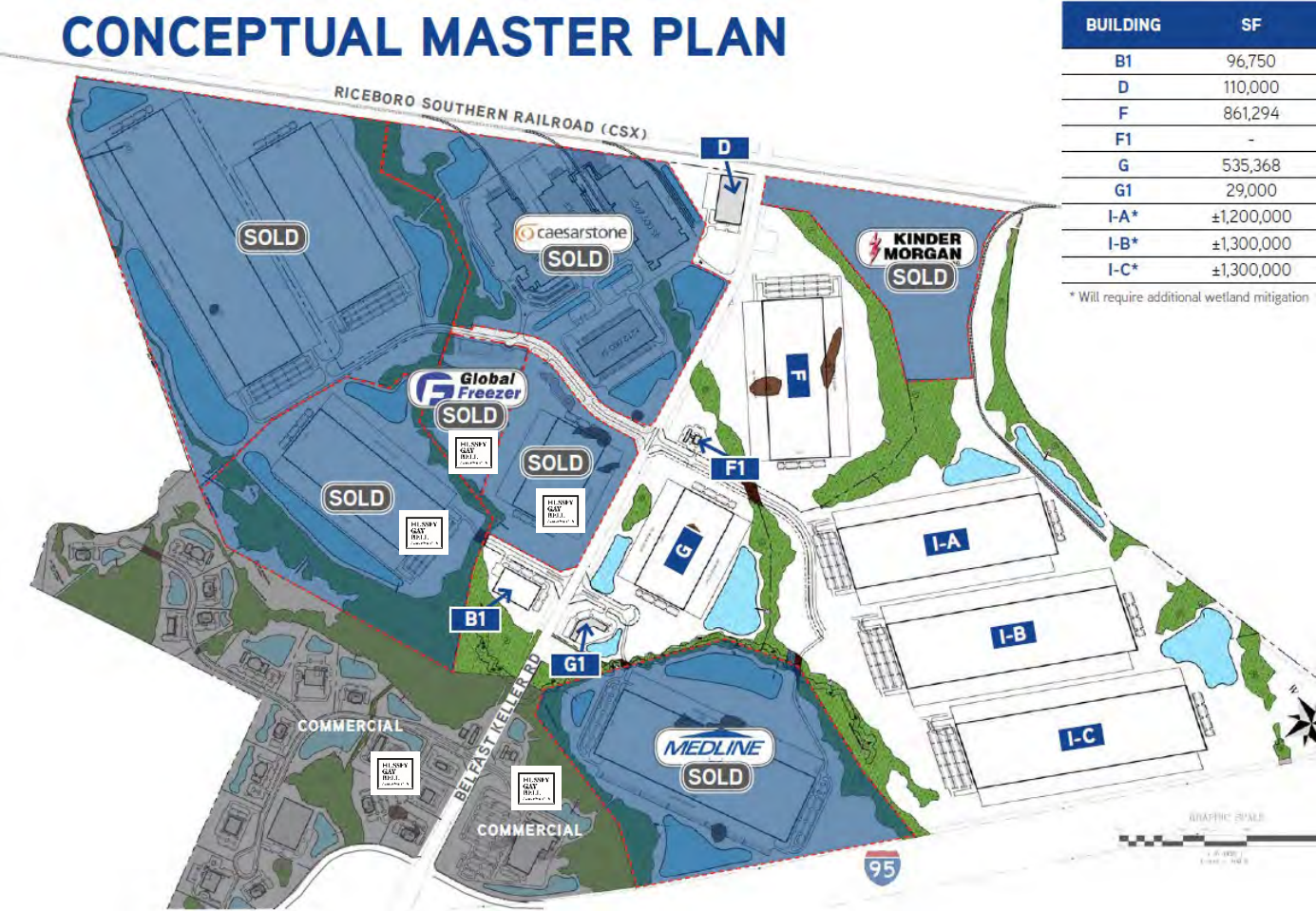


Belfast Commerce Park, Bryan County, GA

- + 1,040 acres
- + Fully entitled
- + GRAD site
- + 10.5M SF at buildout
- + Fully developed with utilities in place



CONCEPTUAL MASTER PLAN



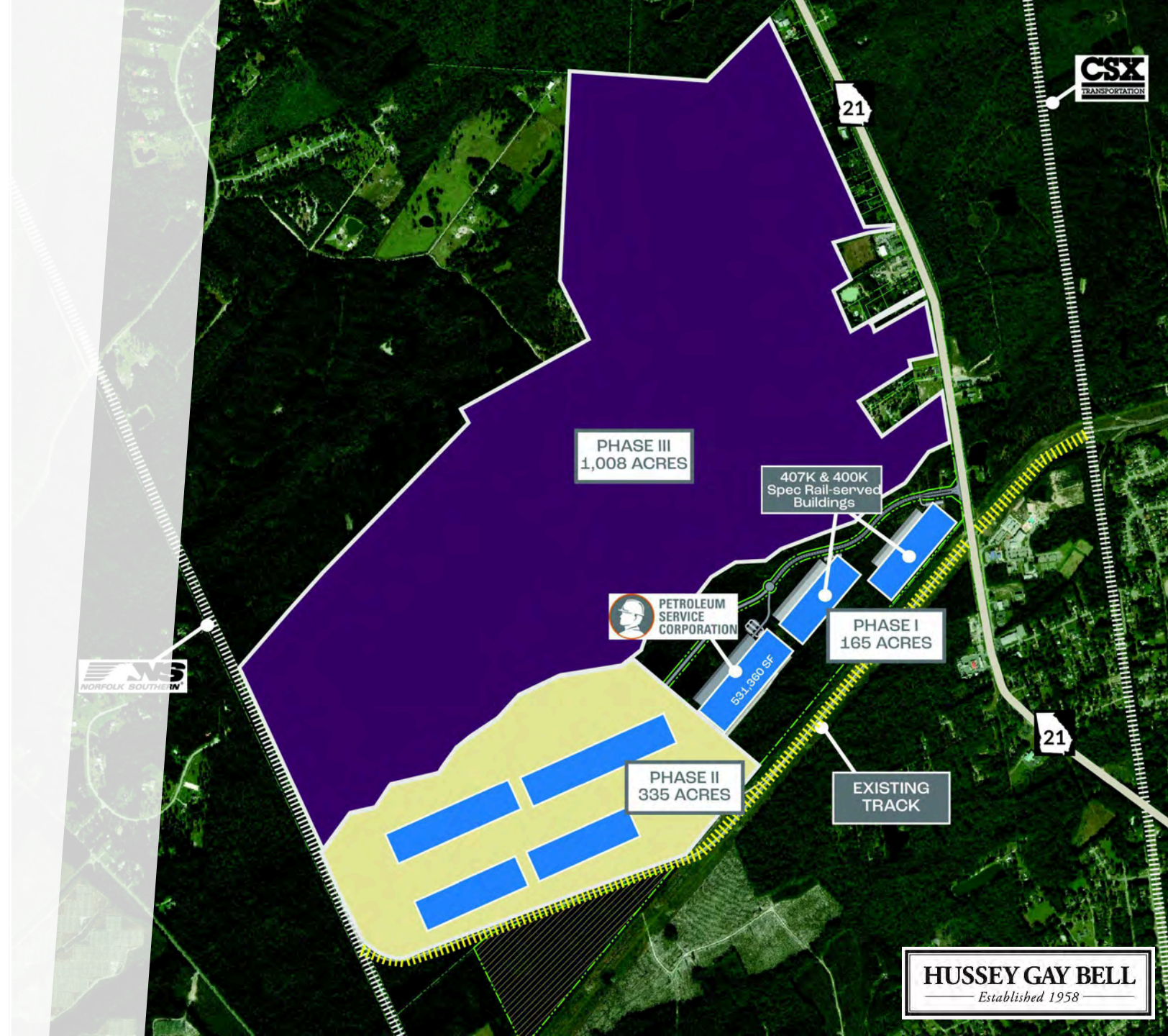
BUILDING	SF
B1	96,750
D	110,000
F	861,294
F1	-
G	535,368
G1	29,000
I-A*	±1,200,000
I-B*	±1,300,000
I-C*	±1,300,000

* Will require additional wetland mitigation



Georgia International Rail Park, Rincon, GA

- + 1,500 acres
- + Airport/interstates w/in 9-16 miles
- + Industrial zoning
- + CSX/NS connectivity
- + Full architecture designs for multiple warehouse projects



Key Projects Delivered: Manufacturing

Hyundai Motor Group Metaplant America (HMGMA) Megasite

Savannah, GA

+ 3,000 Acres

+ A-E design services multiple Tier 1 supplier projects:

- Architecture
- Civil Engineering
- Structural Engineering
- Surveying





Seoyon E-Hwa Manufacturing Facility, Savannah Chatham Manufacturing Center, Chatham County, GA

- + Hyundai Motor Group Metaplant America (HMGMA) Tier 1 Supplier
- + \$76M facility, 406,000 SF
- + Full architecture & engineering design services



Seohan Auto Georgia Manufacturing Facility, Tradeport East Business Center, Midway, GA

- + Hyundai Motor Group Metaplant America (HMGMA) Tier 1 Supplier
- + \$72M facility, 298,000 SF
- + Full architecture design services

J. C. Bamford North America Headquarters Tract, Pooler, GA

- + 1,100 Acres
- + Direct prospect engagement
- + Full A-E design services:
 - Architecture
 - Civil Engineering
 - Structural Engineering
 - Surveying



Boeing 787 Manufacturing Facility Master Planning & Design, Charleston, SC

+ 240 Acres, 450,000+ SF

+ Due-diligence and full civil design services



Mitsubishi Hitachi Power Systems Savannah Machinery Works Facility, Savannah, GA

+ 119 Acres, 440,000 SF

+ Full civil design services



Gulfstream Wing Assembly Building, Savannah, GA

+ 49.2 Acres, 223,615 SF

+ Full civil design services



Key Projects Delivered: Warehouse, Distribution & Logistics



Georgia Ports Authority, Port of Savannah and Port of Brunswick, GA
+ Multiple Terminals
+ 50+ Year Relationship
+ Dozens of Architecture & Civil Projects



Georgia Ports Authority Steamship Terminal Cross-Dock Facility
Port of Savannah, GA
+ 200,000 SF
+ Full architecture/engineering services

Mincey Marble HQ & Distribution Center, Hall County, GA

+ 350K SF

+ Architecture/engineering services

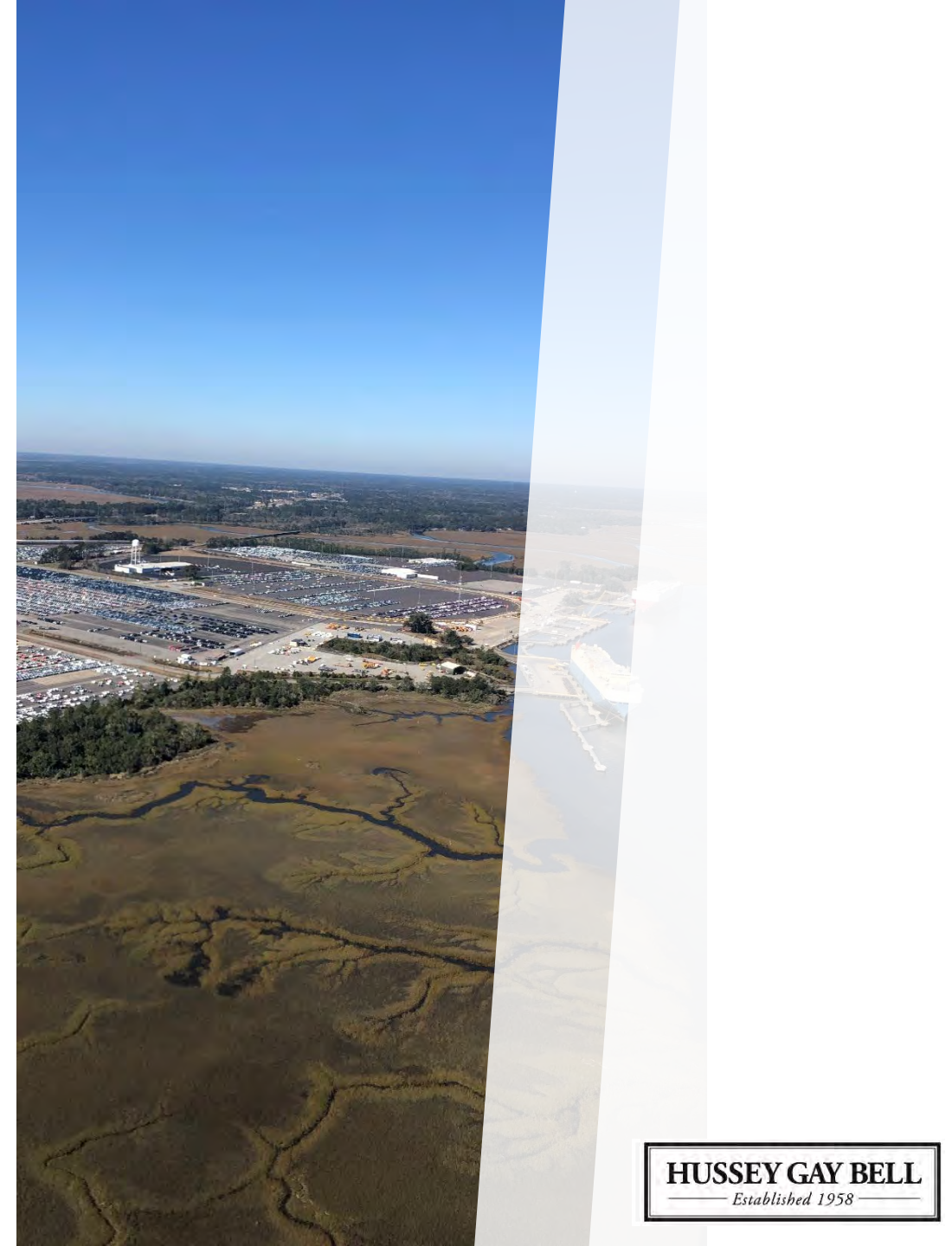


Georgia Ports Authority Colonel's Island Bulk Facility Expansion

Port of Brunswick, GA

+ 25 acres

+ Civil/site development services





A&R Logistics at Savannah Gateway Industrial Hub, Effingham County, GA

- + 1 million SF global exports facility (610,000 SF A&R, 390,000 Bissell)
- + Required intimate coordination with specialty rail design
- + Site design included 14.5-acres of wetland preservation for Coastal Stormwater Supplement runoff reduction credits

PortFresh Logistics & Americold II @ Old River Road/I-16, Effingham County, GA

- + PortFresh (100K SF) / Americold II (312K SF)
- + Assisted ECIDA with negotiation of purchase of land directly for prospect
- + Water allocation from red zone for food storage facility
- + Provided GPA with better access to new market sector
- + Industrial master planning for 1,600 acres
- + Mobilized quickly on survey side
- + 12 months from client contact to operational status





Hooker Furnishings Distribution Center at Tradeport East Business Center, Liberty County, GA

+ Architecture Services

+ 800,000 SF (HMI) / 1.4M SF total

Brown Thrasher Logistics Center Warehouse at Belfast Commerce Park, Bryan County, GA

+ Architecture & Civil Services

+ 281,067 SF



DC-Shiloh Technology Center, Forsyth County, GA

- + 51.5 Acres
- + 3 buildings totaling 404,750 SF
- + Surveying
- + Site design
- + Permitting
- + Pump station design
- + Challenging topography with streams, buffers, and wetlands on the site



Kennesaw 75 Industrial Park, City of Kennesaw, GA

- + 18.1-acre complex
- + 3 buildings totaling 199,830 SF
- + Site design and permitting
- + Construction Administration
- + Flood study
- + Identified additional usable land



EcoPark Multipurpose Industrial Complex, Forsyth County, GA

- + 38-acre complex
- + 3.76-acre site
- + 49,000 SF facility
- + Site design
- + Site construction documents
- + Entry road construction plans
- + Roundabout
- + Phase 1 ESA



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Inquiry Regarding
Project
Capabilities:**

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