



SeaPoint Industrial Terminal Complex

Unlocking Port Investment Opportunities - Webinar

November 18, 2021

Jim Tait

Chief Financial Officer

Learn more at www.seapointcomplex.com

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1. Multi-Purpose Terminal

The efficient and sustainable terminal design will be complemented by onsite warehousing and distribution.

Terminal Infrastructure and Facilities

- **755-acre** rail and ship served Industrial Complex, of which **600 acres** are developable.
- The **first available** berth from the Atlantic Ocean.
- The site has over a mile of deep-water frontage in the **Port of Savannah**.
 - Full site zoned heavy industrial.
 - Existing building block chemical manufacturing providing both acid and steam.
- **3,000-foot fully permitted berth** is ready for development.
 - Designed to handle the largest vessels and any cargo type.
 - No height restrictions making it one of the most flexible and accessible berths on the US East Coast.
- Existing **manufacturing facility** on site.
- **Warehousing and Distribution Centers** to be developed for Manufacturing and Deep Water Terminal Support.
- Located in a **Federal Opportunity Zone**.
- Strong **community partnerships** supportive of economic development opportunity.
- State and local **economic incentives** available.
- Foreign trade zone compatible.

Layout



Berth and Terminal Area

Direct Class I Rail Access

Warehousing/Distribution
(Significant acreage not pictured)

Manufacturing Component
(Waste steam seen in photo)

Road Access and Additional
Developable Land

2. Private Greenfield Site Overview

755-acre rail and ship served Industrial Complex, with 600 developable acres.



2a. Deep Water Berth and Terminal (Greenfield)

225-acre terminal fully permitted to handle any cargo type, ready for development.

SeaPoint is ready for development



Key Characteristics

47 ft

Channel depth at mean low tide

N/A

No air draft restrictions

3,000 ft

Berth length

12.3 mi.

Distance from Atlantic Ocean entrance

225 acres

Land allocated to the terminal

600 acres

Total Complex usable land

3. Key Regional Position

SeaPoint Complex is positioned to serve the most densely populated regions of the United States

Savannah Inland Market and Logistics Clusters

45% of the U.S. population can be served within a 72-hour radius of Seapoint

- Strong regional position to service the **American Southeast inland**.
- The immediate market, within a 100-mile radius, includes the **Piedmont Atlantic region** which accounts for a population of 15 million.
- The greater serviceable market includes parts of the **Great Lakes and Gulf Coast regions**.
- Extensive inland distribution networks allow goods and cargo to be easily distributed within a radius of **500 miles**.
- The **Savannah Logistics Cluster** accounts for one of the largest import retail distribution zones.

State	Nominal GDP (B USD)	Radius	State	Nominal GDP (B USD)	Radius
Georgia	619.2	200 miles	West-Virginia	73.7	500 miles
South Carolina	241.7	200 miles	Kentucky	210.0	500 miles
Florida	1,095.90	200 miles	Tennessee	364.5	500 miles
North Carolina	586.1	500 miles	Alabama	224.9	500 miles
Virginia	551.8	500 miles	Total	3,968	



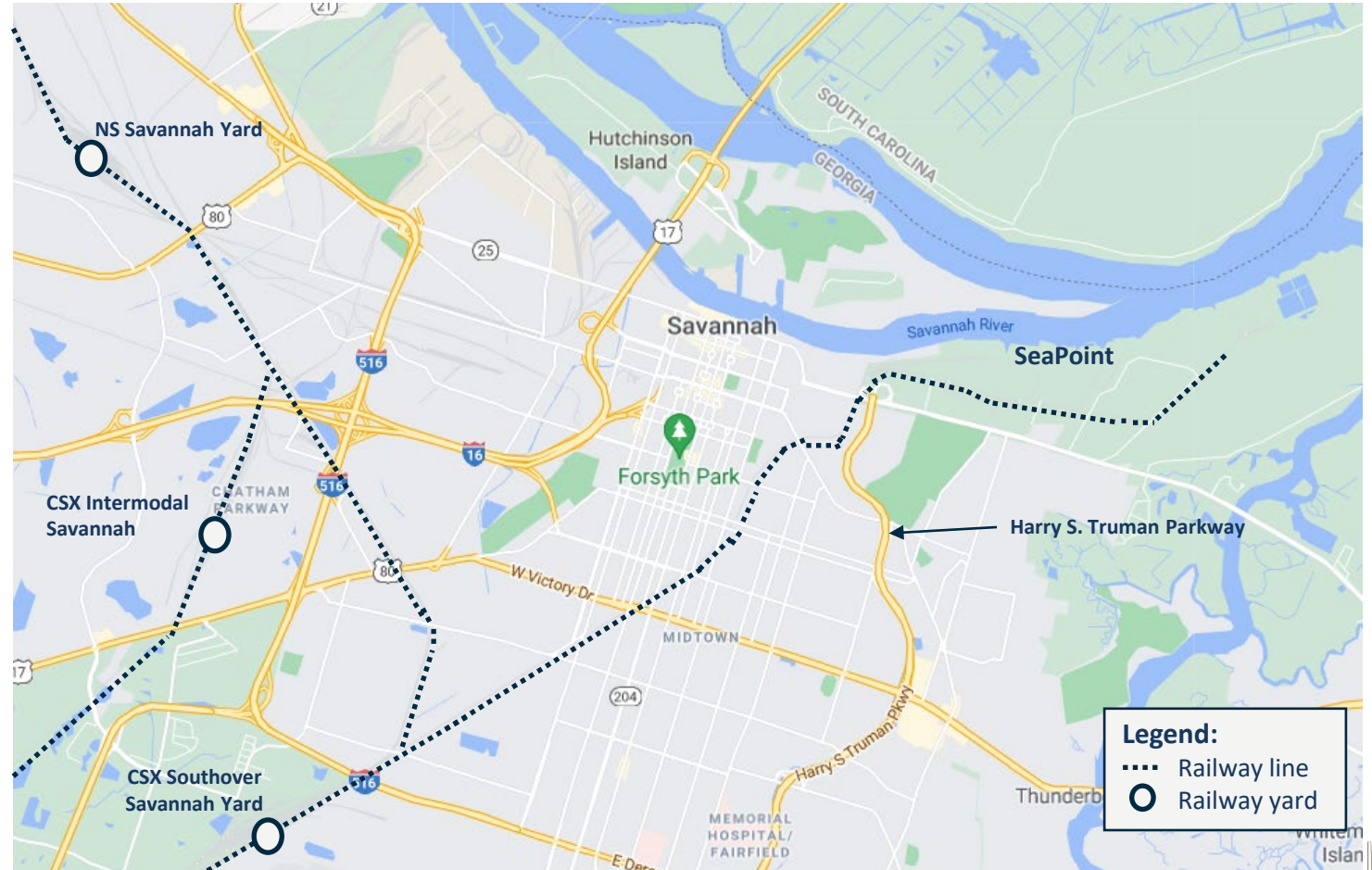
4. Logistics and Distribution

SeaPoint offers onsite warehousing and distribution adjacent to manufacturing and terminal operations

SeaPoint Inland Connectivity

- Logistics providers will have the opportunity to design **modern, efficient, and sustainable** operations, not encumbered by legacy buildings or infrastructure.
 - Access to on-site berth and terminal reduces and/or eliminates drayage, no matter the product type.
- The site has **direct access to railway infrastructure** operated by CSX and is connected to two CSX yards.
 - The existing infrastructure connects the SeaPoint Complex with a NS yard.
- Interstate networks** are easily accessible from the site. Direct access to the elevated Harry S. Truman Parkway allows goods to easily access I-16 and I-95.
- Investigating the possibility of utilizing a **Blue Highway** barging system to provide additional modal choices to shippers and reduce material shipping costs and transportation emissions.
- 24/7 gate access.**

SeaPoint Rail Connectivity



5. Manufacturing

SeaPoint Complex offers manufacturing operations access to rail, highway, and deep-water berths

Main Remarks

- The entire site is in a **Federal Opportunity Zone** and is **Foreign Trade Zone** compatible
- Commitment to **green industrial practices**
- **Multi-modal facility** with on-site warehousing facilities and an on-site deepwater dock limits and/or eliminates drayage
- Existing 1 MW solar farm,
- Opportunity for 6+ MW of **steam-generated** power

Utilities and Services Available

- Utilities and services in place and available
 - Electricity provided by Georgia Power, 30MW+ existing
 - Low-cost steam (by product of existing chemical manufacturing plant)
 - Natural Gas provided by Atlanta Gas Light
 - Existing water service line, 20"main at 6Mgpd excess capacity available
 - Wastewater treatment facility on site, 4Mgpd capacity
 - 24/7 Security

Example of in-place utilities: Low-cost steam



Seapoint is ready for Development



Back-up

Dulany Industries, Inc.

Dulany Industries, Inc. is a strong local partner with extensive experience in industrial operations.

Dulany Industries, Inc.

- Founded in 1897, Dulany Industries, Inc. is the parent company of SeaPoint Industrial Terminal Complex, SeaGate Terminals, and Southern States Chemical. Its headquarters are in Savannah, Georgia, USA.
- **SeaPoint Industrial Terminal Complex** offers multiple deep water site locations for marine transportation, manufacturing, and logistics companies.
- **SeaGate Terminals** specializes in handling bulk and containerized cargoes with rail, water, and immediate highway access at all its locations:
 - 300,000 tons of bulk storage in Savannah, GA
 - 400,000 tons of bulk storage in Norfolk, VA
 - 750,000 square feet of warehouse space
- **Southern States Chemical** is the largest on-purpose sulfuric acid supplier to the industrial market in the Eastern United States. SSC is unmatched in supplying its customers with a reliable and consistent product:
 - 2,000 tons of combined daily production capacity
 - >60,000 tons of combined storage capacity



Dulany Industries, Inc. Subsidiaries



Learn more at www.dulanyind.com

Thank you

Address 118 East 35th Street
Savannah, GA
31401

Corporate Contacts Jim Tait
Chief Financial Officer
jtait@dulanyind.com
(912) 944-3740

Telephone (912) 944-3740

Carmen Bergman, Director of Corporate Affairs
cfbergman@dulanyind.com
(912) 790-6334

