



### **Baby It's Cold Inside: Big Deal**

#### ***TI COLD AND KARIS COLD BUILD A \$60 MILLION FACILITY IN MCINTOSH COUNTY***

In July of 2025, Ti Cold and Karis Cold officially broke ground on a \$60 million, 216,000-square-foot cold storage facility in Darien. “It’s a big deal for us,” says Tom Draffin, president and CEO of the McIntosh County Industrial Development Authority (MCIDA). “There’s probably never been anything close to it in McIntosh County.” The MCIDA had been negotiating with another cold storage developer when it got a call from Ti Cold, notes Draffin. Soon after, Ti Cold representatives visited McIntosh County and met with local leaders before asking for 60 days of due diligence followed by a request for a purchase sale agreement. Within a month, the MCIDA had a signed agreement from Ti Cold to purchase the property. Less than half a year later, the deal was done. Ti Cold would serve as the developer, private investment company Karis Cold would be the financing partner, and PermaCold would operate the facility. Draffin expects the facility to be open and operational by midsummer 2026. According to a Georgia.gov press release, phase one of the project will support 50 jobs. “We are truly excited to bring this beautiful facility to your community and look forward to its continued growth,” said Ti Cold founder and CEO Sam Tippmann in the release. Located off of Highway 251 at the Tidewater Industrial Park, the facility is 20 miles from the Port of Brunswick and 60 miles south of Savannah. It will hold frozen and refrigerated goods, beverages, pharmaceuticals, and agricultural products. – ALLISON SHIRREFFS