



FOR LEASE

505,440 SF Available

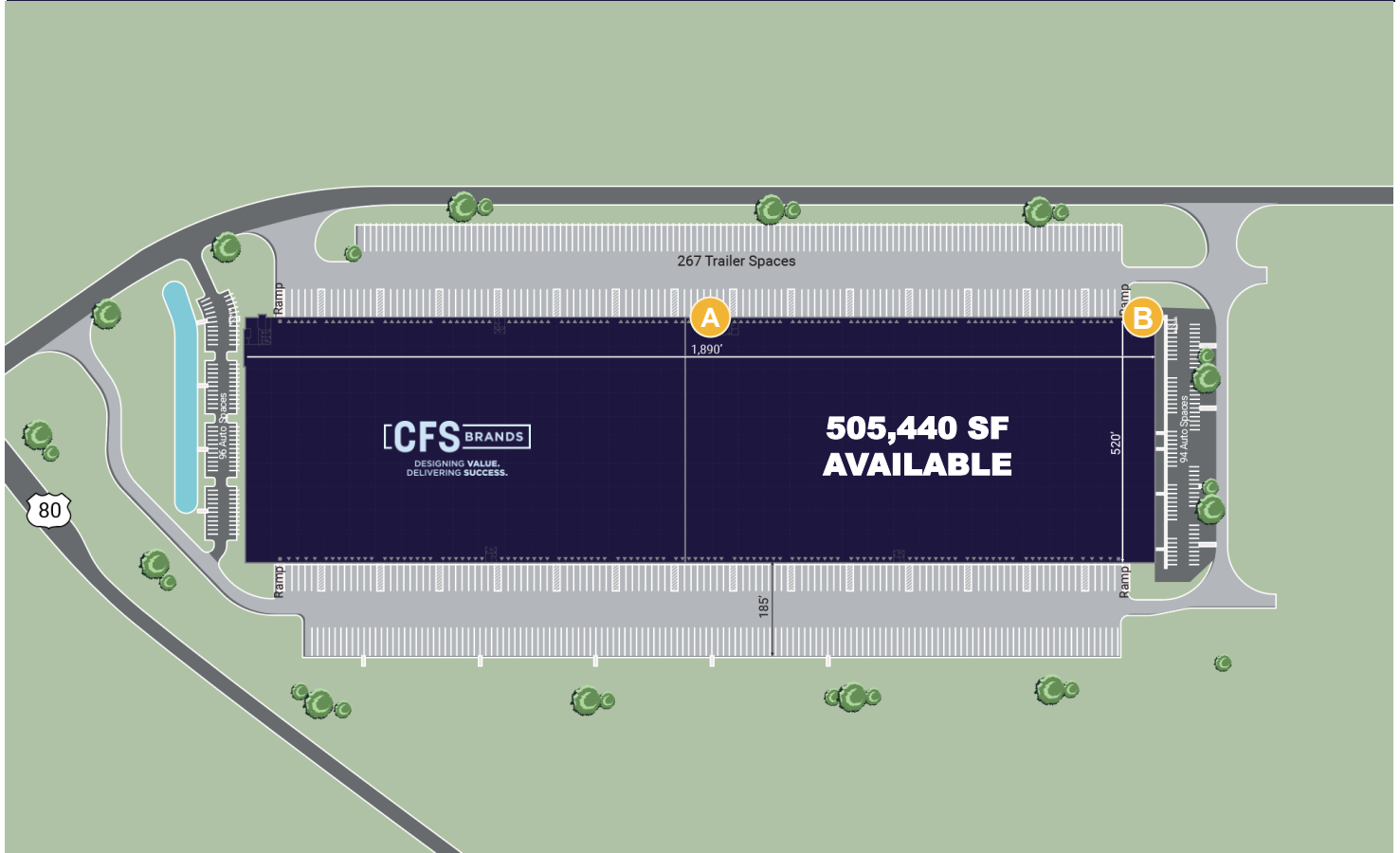
Key Features

- 505,440 SF available within 983,791 SF cross-dock
- 40’ clear height
- Class A construction, built in 2023
- Two 2,000-SF offices
- 10 forklift charging stations (30-amp max each) within 100’ of each office pod
- 185’ fully concrete truck court

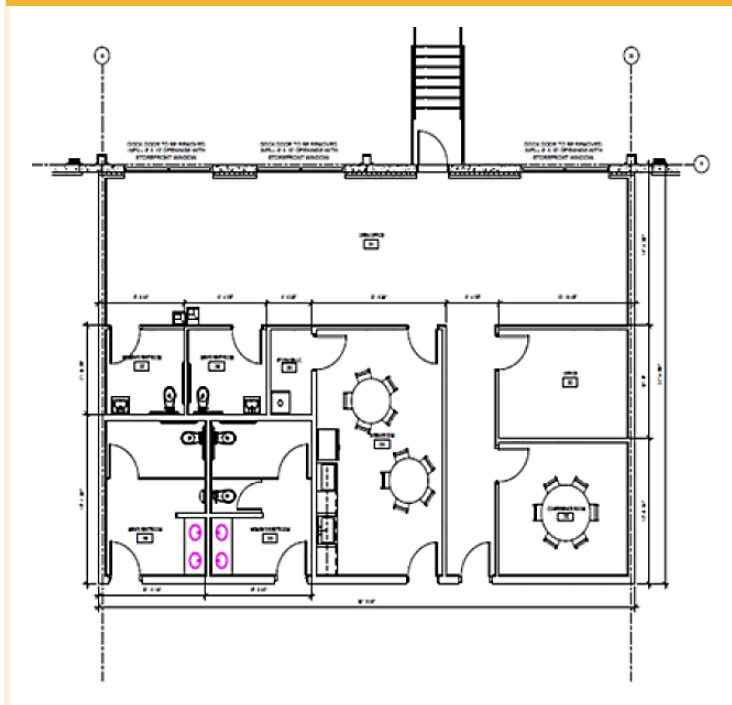
Location Highlights

- Located in the Hyundai Micro Market, less than 3.5 miles from the HMGMA
- Direct access to Interstate 16, Highway 80 and Highway 280
- Within 22 miles of the Georgia Ports Authority, with multiple access routes

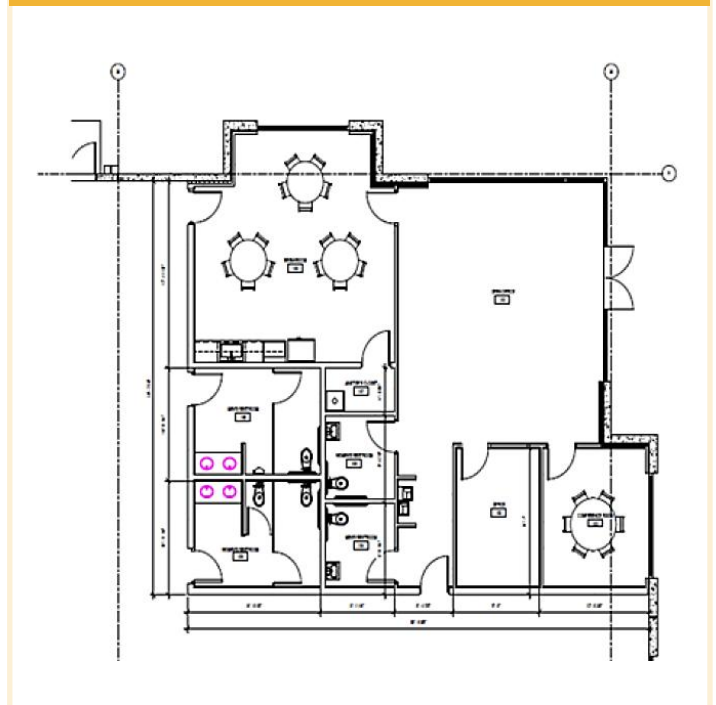
Property Summary	
Total Size	983,791 SF
Available Size	505,440 SF
Building Dimensions	1,890’ x 520’
Clear Height	40’
Office	4,000 SF
Column Spacing	50’ x 54’ (60’ speed bays)
Auto Parking	94
Trailer Parking	150
Dock Doors	118 w/ 40,000 lb levelers
Drive In Doors	2
Sprinkler	ESFR
Floor Slab	7” - 4,000 psi
Roof	45mil TPO
Power	2,500 amp, 277/480v, 3-phase electric



2,000 SF OFFICE (A)



2,000 SF OFFICE (B)





Savannah Overview



Regional hub with an MSA population of 410,800+, anchored by the Georgia Ports Authority, tourism, the military and higher education.



Nation's busiest and fastest-growing container port. Georgia's ports support 561,000+ jobs statewide, generating \$33B in income, \$140B in revenue and \$3.8B in taxes, with \$4.2B of expansion planned over ten years.



Georgia Southern, Savannah State, Savannah Technical College and SCAD draw tens of thousands of students — including 15,000+ full-time SCAD students in the Historic District/CBD.



Gulfstream Aerospace, the Southeast's largest aerospace manufacturer, employs more than 11,000 locally.



Tourism drew more than 10 million overnight visitors in 2023, who spent \$4.8 billion.



Hyundai's \$5.5B EV plant in Ellabell (2024) and \$929M Mobis plant in Richmond Hill (2025) will create 9,600 direct and 5,000 indirect jobs.

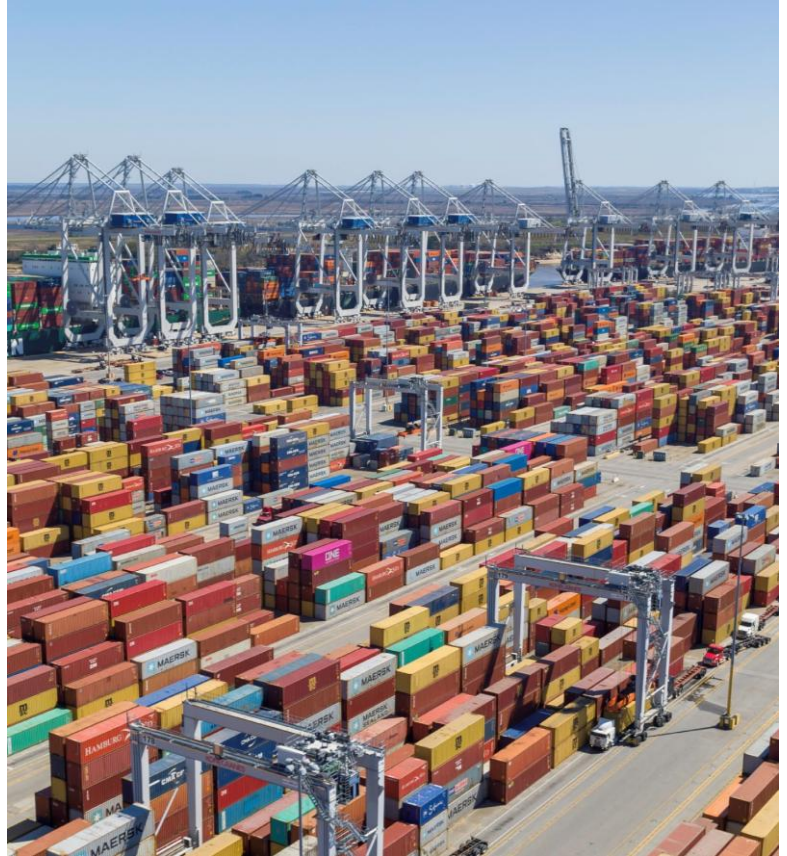


Fort Stewart and Hunter Army Airfield, home of the Army's 3rd Infantry Division, employ 22,000 military and 5,773 civilians.



Port of Savannah

The Georgia Ports Authority (GPA) operates the Port of Savannah, one of the fastest-growing and most efficient ports in North America. As a key hub for international trade, it provides direct access to two major interstates, I-16 and I-95, making it a prime location for logistics and distribution. The Port boasts a deep-water terminal capable of accommodating the largest container vessels, supported by on-site access to two Class I railroads—Norfolk Southern and CSX—ensuring rapid and reliable transportation to major U.S. markets.



**#1 fastest growing
container port in the U.S.**



**#1 largest single-terminal
container facility in the U.S.**



**#1 largest U.S. on-terminal
intermodal facility**



#2 largest East Coast port



**#3 busiest U.S. container
gateway**



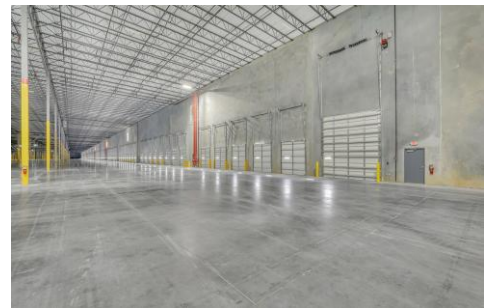
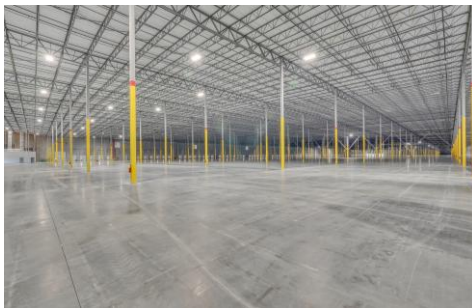
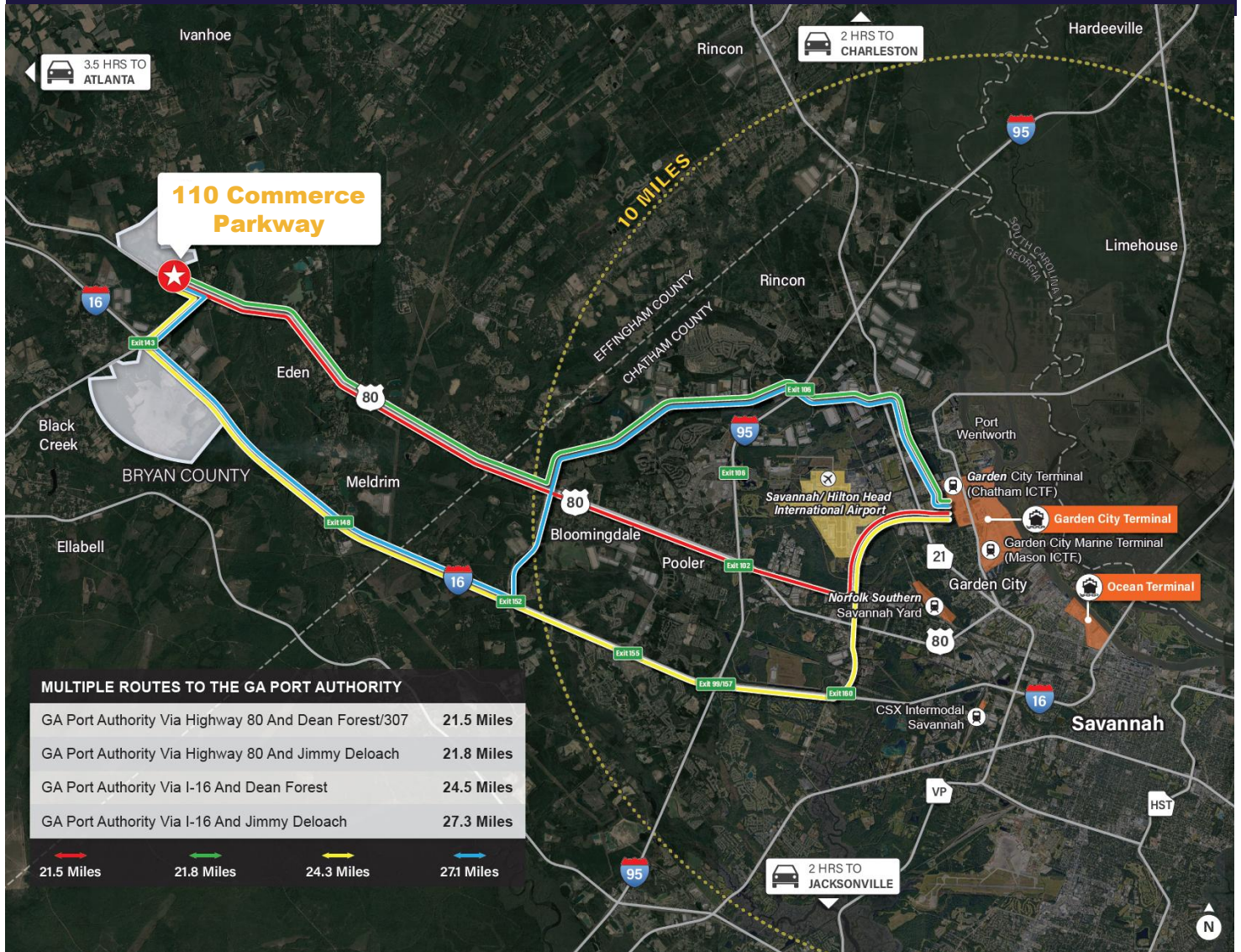
Fast and easy access to **44% of U.S.
consumers and manufacturers**



Over **20% of the U.S. population best
served by the Port of Savannah**



**GPA continues to expand
its container-handling
capacity through the
redevelopment of Ocean
Terminal, adding two new
container berths and adding
approximately 2 million
TEUs of annual capacity.**



FOR MORE INFORMATION

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