

FOR LEASE > ±502,854 SF CROSSDOCK (EXPANDABLE TO ±1.25M SF)



# Class A Industrial Crossdock

1421 SUNBURY ROAD, BUILDING A, MIDWAY, GA 31320

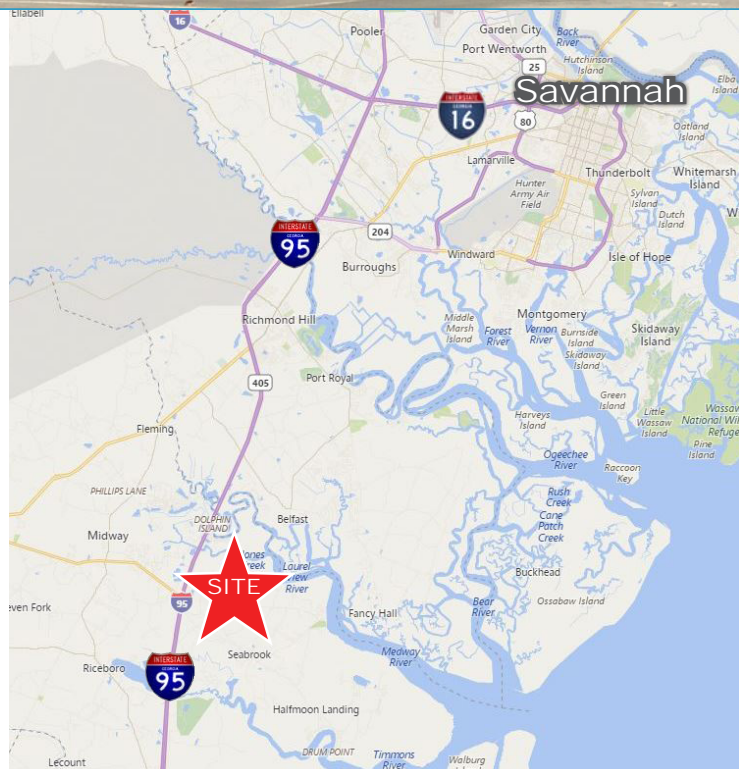


## Property Highlights

- > **±502,854 SF crossdock** space available
- > **Class A, tilt-wall construction**
- > Designated **Foreign Trade Zone**
- > **100% Real Estate Tax Abatement**
- > **Excellent labor force**
- > Awarded **GRAD Certification**
- > **Opportunity Zone providing significant job tax credits**
- > **Outstanding location for e-commerce distribution**
- > Half-day drive to **Atlanta, Orlando, Tampa and Charlotte**; One day truck drive to **Miami, Richmond, Memphis and Cincinnati**
- > **Available February 1, 2019**

## Pricing

FOR LEASE > \$3.50/SF NNN



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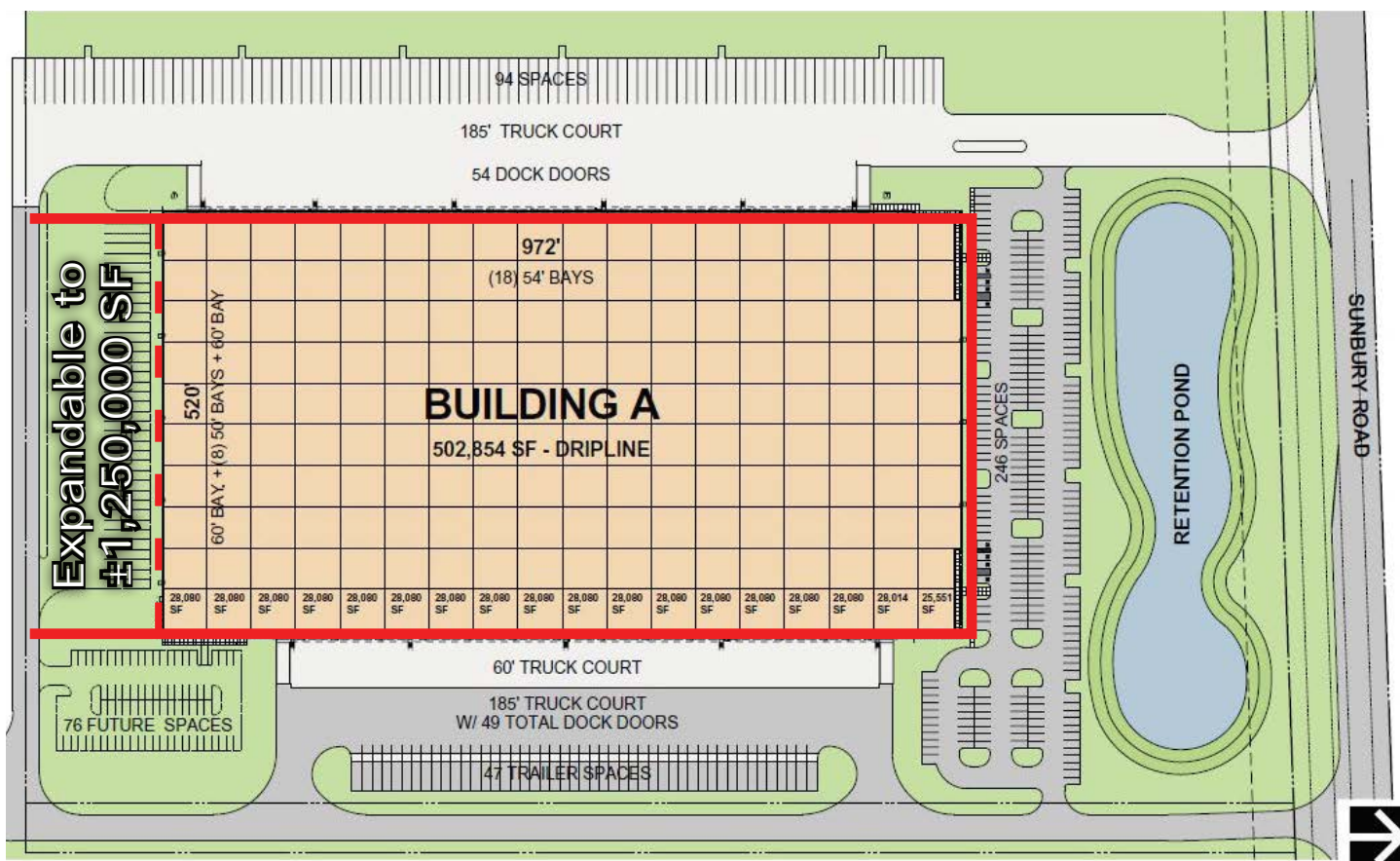
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# Class A Industrial Crossdock



502,854 SF Available - Expandable to 1,250,000 SF



## Warehouse Features

<a href="#">Dock Doors &gt;</a>	103 dock doors (9' x 10')	<a href="#">Slab Thickness &gt;</a>	7" warehouse slabs
<a href="#">Drive-In Doors &gt;</a>	4 drive-in doors (14' x 16')	<a href="#">Truck Court &gt;</a>	185'
<a href="#">Clear Height &gt;</a>	35'6" clear height	<a href="#">Trailer Parks &gt;</a>	141 trailer parks
<a href="#">Column Spacing &gt;</a>	54' x 50' typical	<a href="#">Car Parks &gt;</a>	246 spaces
<a href="#">Dock Height &gt;</a>	4'	<a href="#">Sprinkler Type &gt;</a>	ESFR

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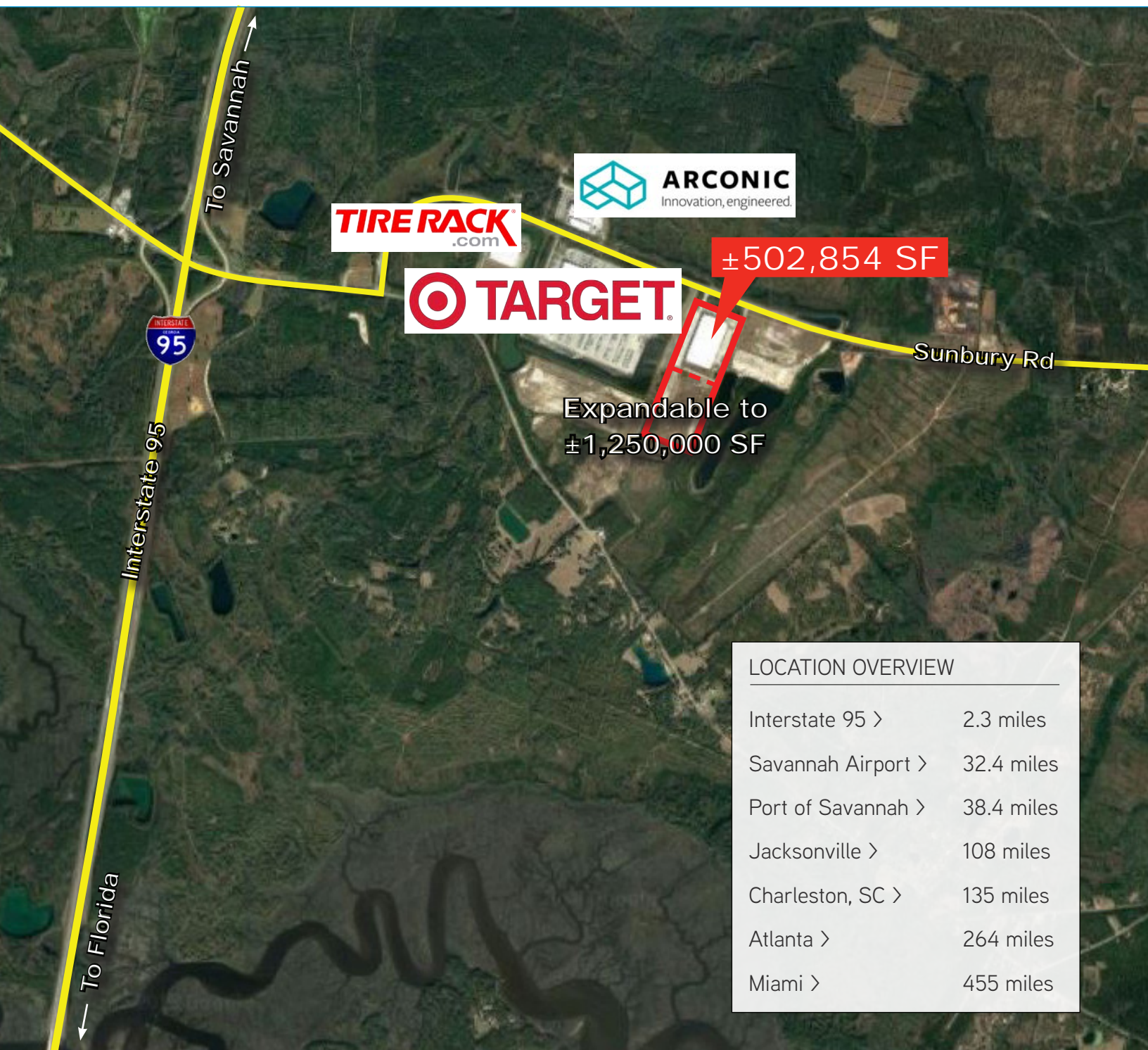


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## LOCATION OVERVIEW

Interstate 95 >	2.3 miles
Savannah Airport >	32.4 miles
Port of Savannah >	38.4 miles
Jacksonville >	108 miles
Charleston, SC >	135 miles
Atlanta >	264 miles
Miami >	455 miles

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## Georgia Ports Authority - #1 US Port

### PORT OF SAVANNAH

Savannah is home to the Port of Savannah the **largest single-container terminal in North America**. Operated by the Georgia Ports Authority and specializing in break bulk, containers, RoRo, heavy-lift and project cargo, the port is comprised of two modern, deepwater terminals: Ocean Terminal and Garden City Terminal.

**The Port of Savannah is the fastest-growing and fourth-largest port in the nation**, with more than 70% of the population reachable within a two-day drive.

### FACTS & STATS

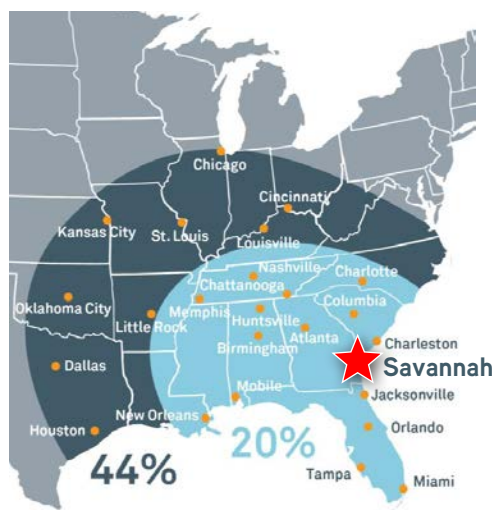
- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: I-16 (East/West) and I-95 (North/South)

### TOP 10 U.S. CONTAINER PORTS

1. Los Angeles
2. Long Beach
3. New York / New Jersey
- 4. Savannah**
5. Oakland
6. Norfolk
7. Houston
8. Tacoma
9. Charleston
10. Seattle



### SAVANNAH: Gateway to American Commerce



**20%** OF U.S. POPULATION & INDUSTRY IS BEST SERVED BY THE PORT OF SAVANNAH

**44%** WITHIN EASY REACH OF INLAND CONNECTIVITY INFRASTRUCTURE

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