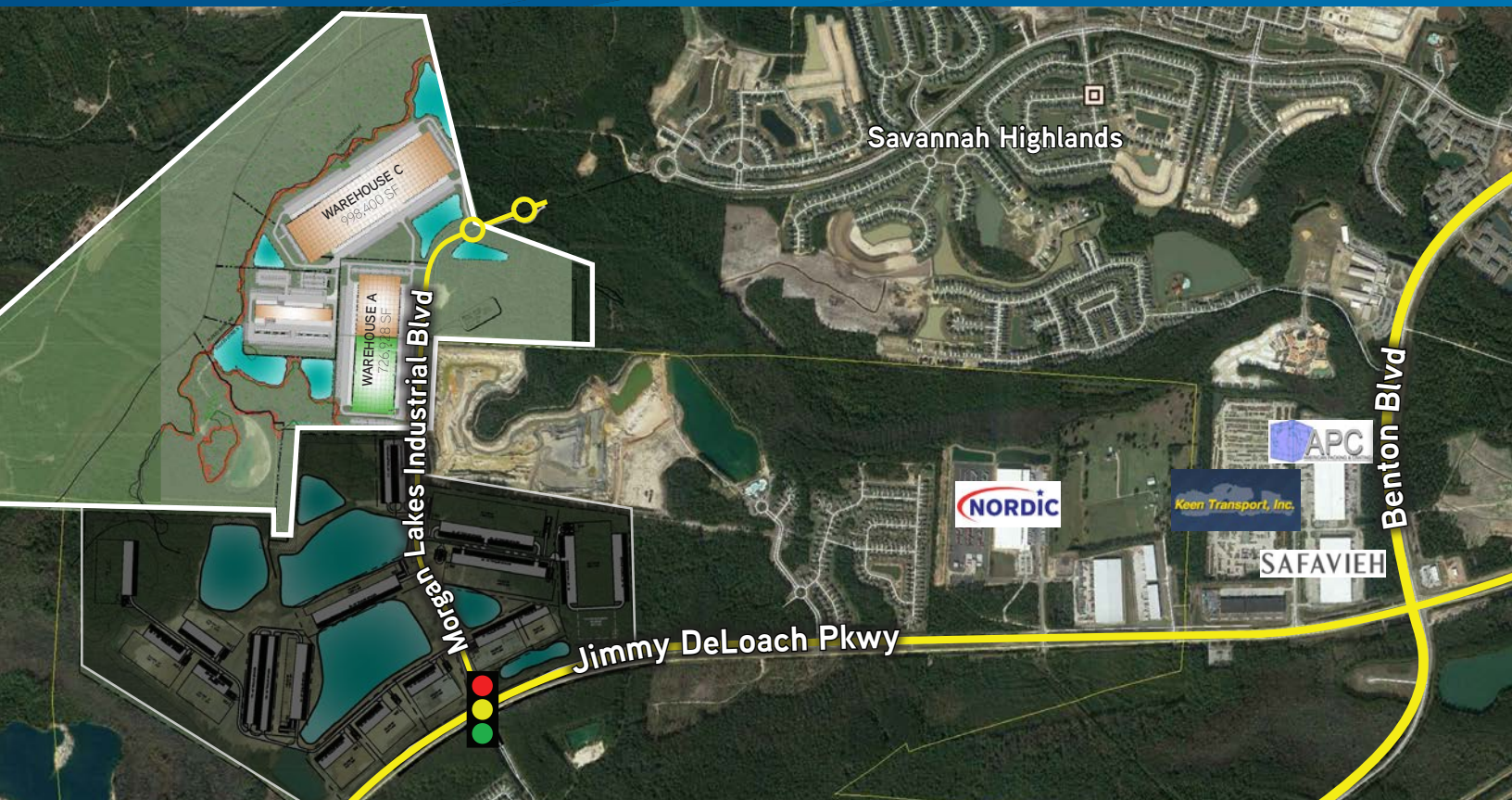


FOR LEASE > ±200,000 SF UP TO ±2.1 MM SF CLASS A INDUSTRIAL

# Build-To-Suit & Spec Industrial Distribution

MORGAN LAKES INDUSTRIAL BOULEVARD, SAVANNAH, GA



## Property Highlights

- > New Industrial Park being developed by Scannell Properties
- > 200,000 SF up to ±2.1 MM SF build-to-suit industrial
- > Class A, tilt-wall construction
- > Direct access to the Port of Savannah via Jimmy DeLoach
- > Surrounded by rapid industrial growth
- > Excellent access to the Port of Savannah, I-95, I-16, and the Savannah/Hilton Head International Airport
- > Zoned I-L, Light Industrial
- > Flexible building sizes
- > All utilities available to sites
- > Traffic light at Morgan Lakes Industrial Blvd & Jimmy DeLoach



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## Build-To-Suit & Spec Industrial Distribution



SCANNELL  
PROPERTIES

Warehouse C - ±998,400 SF Available



The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are encouraged to consult their professional advisers prior to acting on any of the material contained in this report.



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## Site Plan Option II

Warehouse A - ±325,867 SF Available

Warehouse B - FedEx

Warehouse C - ±465,400 SF Available

Warehouse D - ±477,050 SF Available



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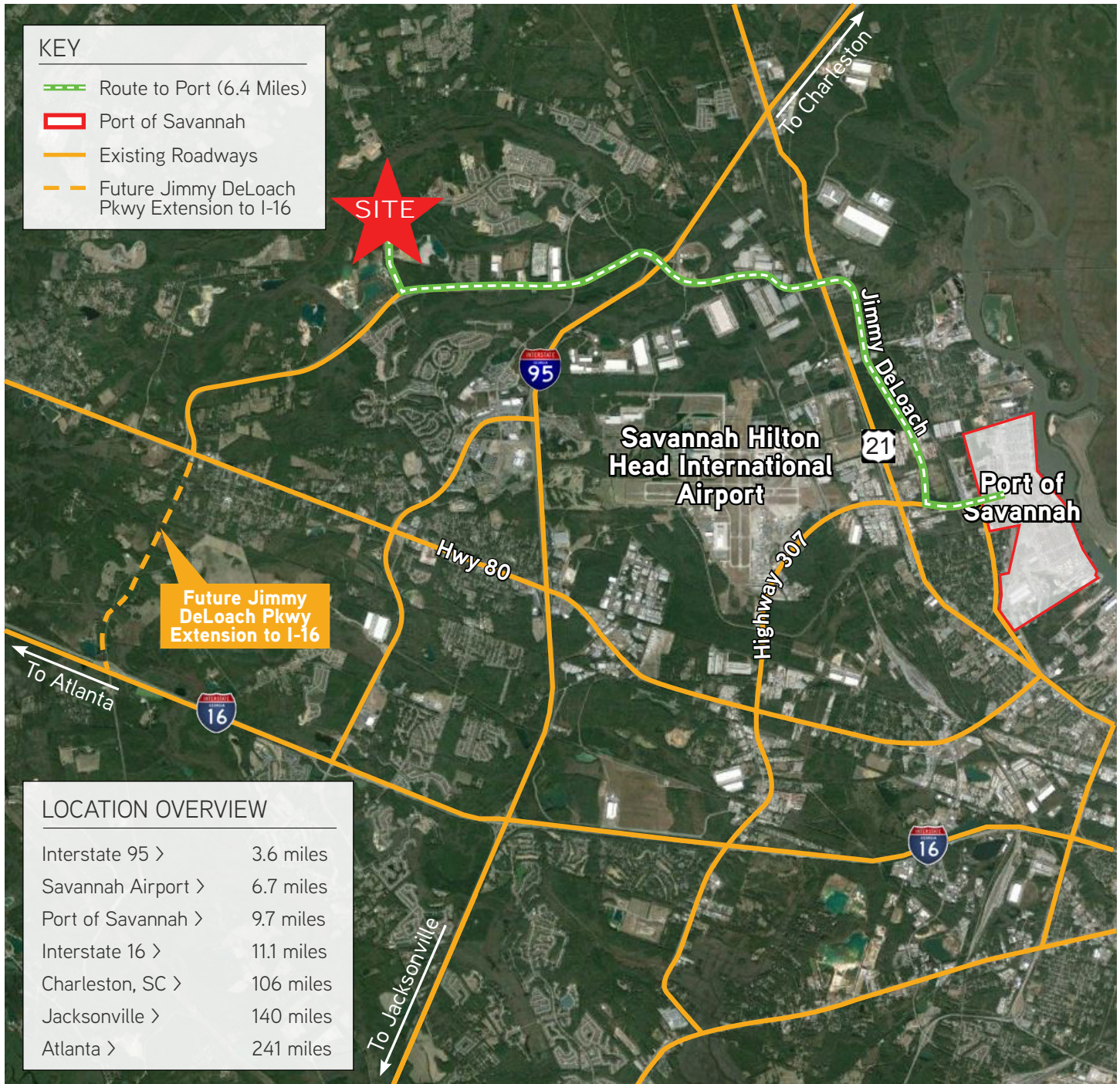




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# Build-To-Suit & Spec Industrial Distribution

MORGAN LAKES INDUSTRIAL BOULEVARD, SAVANNAH, GA

## 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 20% of the U.S. population and industry best served by the port of Savannah.

### FACTS & STATS

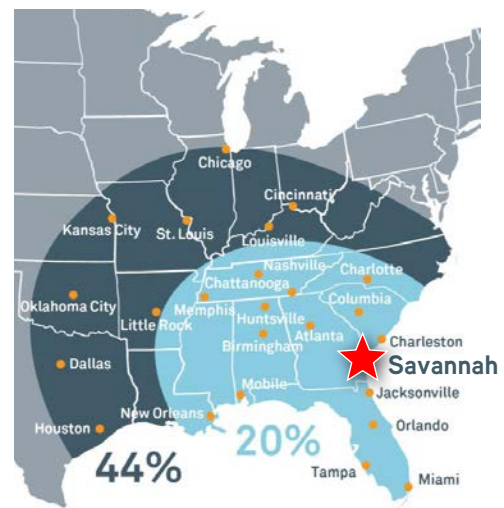
- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: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

### TOP 10 U.S. CONTAINER PORTS

- |                          |               |
|--------------------------|---------------|
| 1. Los Angeles           | 6. Norfolk    |
| 2. Long Beach            | 7. Houston    |
| 3. New York / New Jersey | 8. Tacoma     |
| <b>4. Savannah</b>       | 9. Charleston |
| 5. Oakland               | 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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