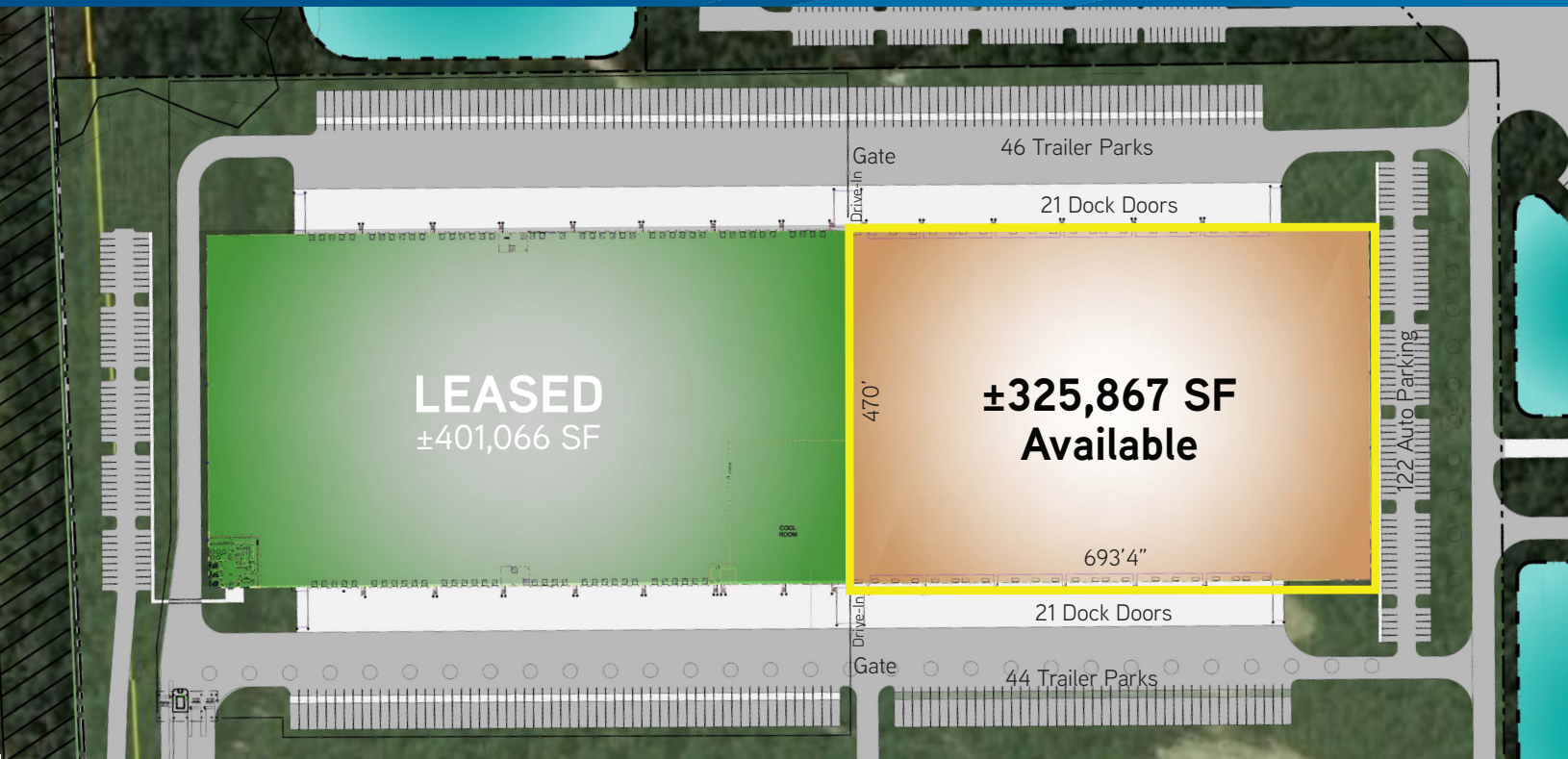


FOR LEASE > ±325,867 SF WAREHOUSE



Morgan Lakes Industrial

WAREHOUSE A, MORGAN LAKES INDUSTRIAL BOULEVARD, SAVANNAH, GA



Warehouse Highlights

- > ±325,867 SF warehouse space available
- > Class A tilt-wall construction
- > Direct access to the Port of Savannah via Jimmy DeLoach Parkway
- > Surrounded by rapid industrial growth
- > Excellent access to the Port of Savannah, I-95, I-16, and the Savannah/Hilton Head International Airport
- > 4th Quarter 2018 Delivery

Pricing

LEASE RATE > Please Inquire

Warehouse Features

- > 42 dock doors (9' x 10'); 2 drive-ins (12' x 14')
- > 90 trailer parks; 122 car parks
- > 32' clear height
- > 2 -60' wide speed bays along the dock doors
- > Built-to-suit office space
- > 50 x 53'-4" bay spacing's plus (2) 60 x 53'-4" speed bays on the east and west side of the building
- > 45 mil, TPO roof. 15 year NDL warranty
- > Bullnose canopy along the dock walls on each side of the building
- > ESFR Fire Suppression System with K 17 heads and seismic bracing for the sprinkler piping
- > Electrical - 3000 AMP servicing the entire building

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FOR LEASE > ±325,867 SF WAREHOUSE



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WAREHOUSE A, MORGAN LAKES INDUSTRIAL BOULEVARD, SAVANNAH, GA

Site Plan

Warehouse A - ±325,867 SF Available

Warehouse B - FedEx

Warehouse C - ±998,400 SF Available



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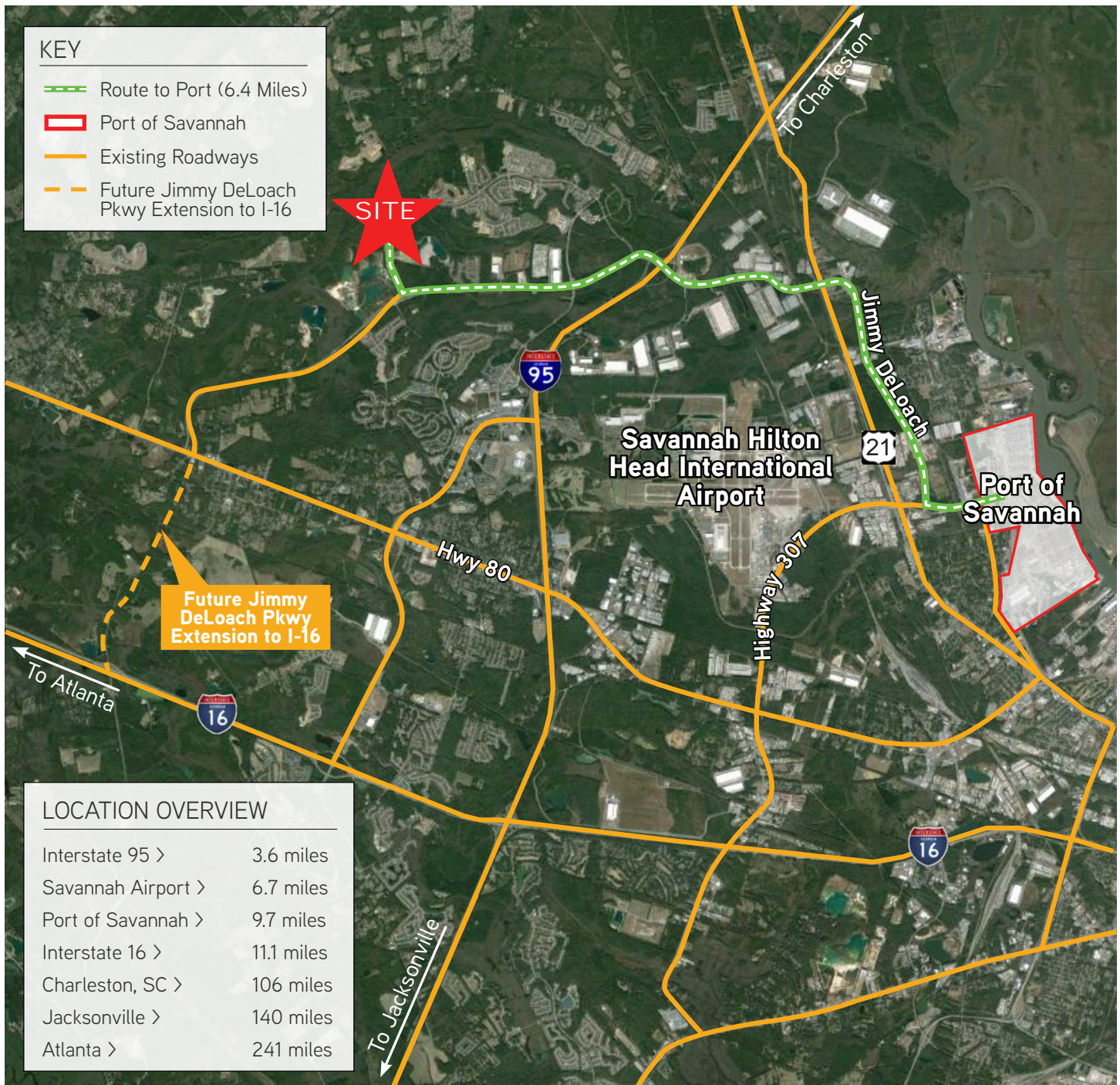
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FOR LEASE > ±325,867 SF WAREHOUSE



Morgan Lakes Industrial

WAREHOUSE A, 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.

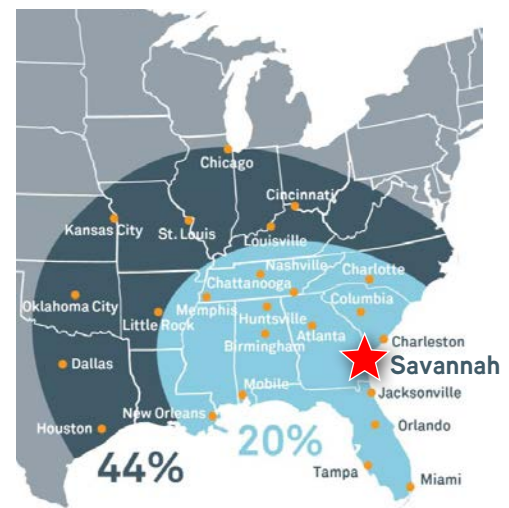
FACTS & STATS

- 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 |
| 4. Savannah | 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

GATEWAY PORTS

10K+ TEU VESSEL CALLS



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