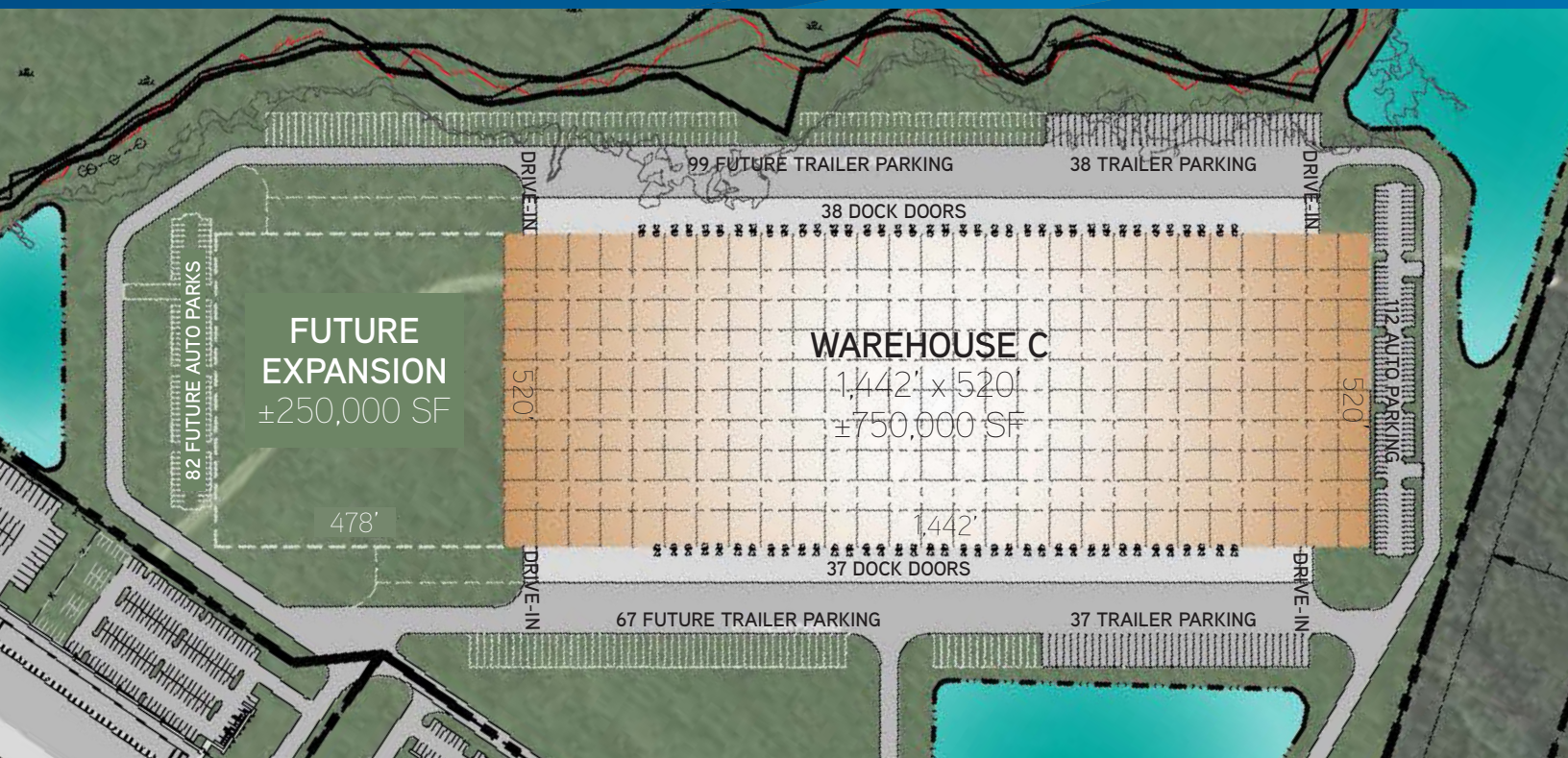


FOR LEASE > ±750,000 SF - 1,000,000 SF WAREHOUSE



# Morgan Lakes Industrial

WAREHOUSE C, MORGAN LAKES INDUSTRIAL BOULEVARD, SAVANNAH, GA



## Warehouse Highlights

- > ±750,000 SF to ±1,000,000 SF warehouse
- > 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 2018/1st Quarter 2019 delivery

## Pricing

LEASE RATE > Please Inquire

## Warehouse Features

- > 75 dock doors (9' x 10'); 4 drive-ins (12' x 14')
- > 75 trailer parks (expandable); 112 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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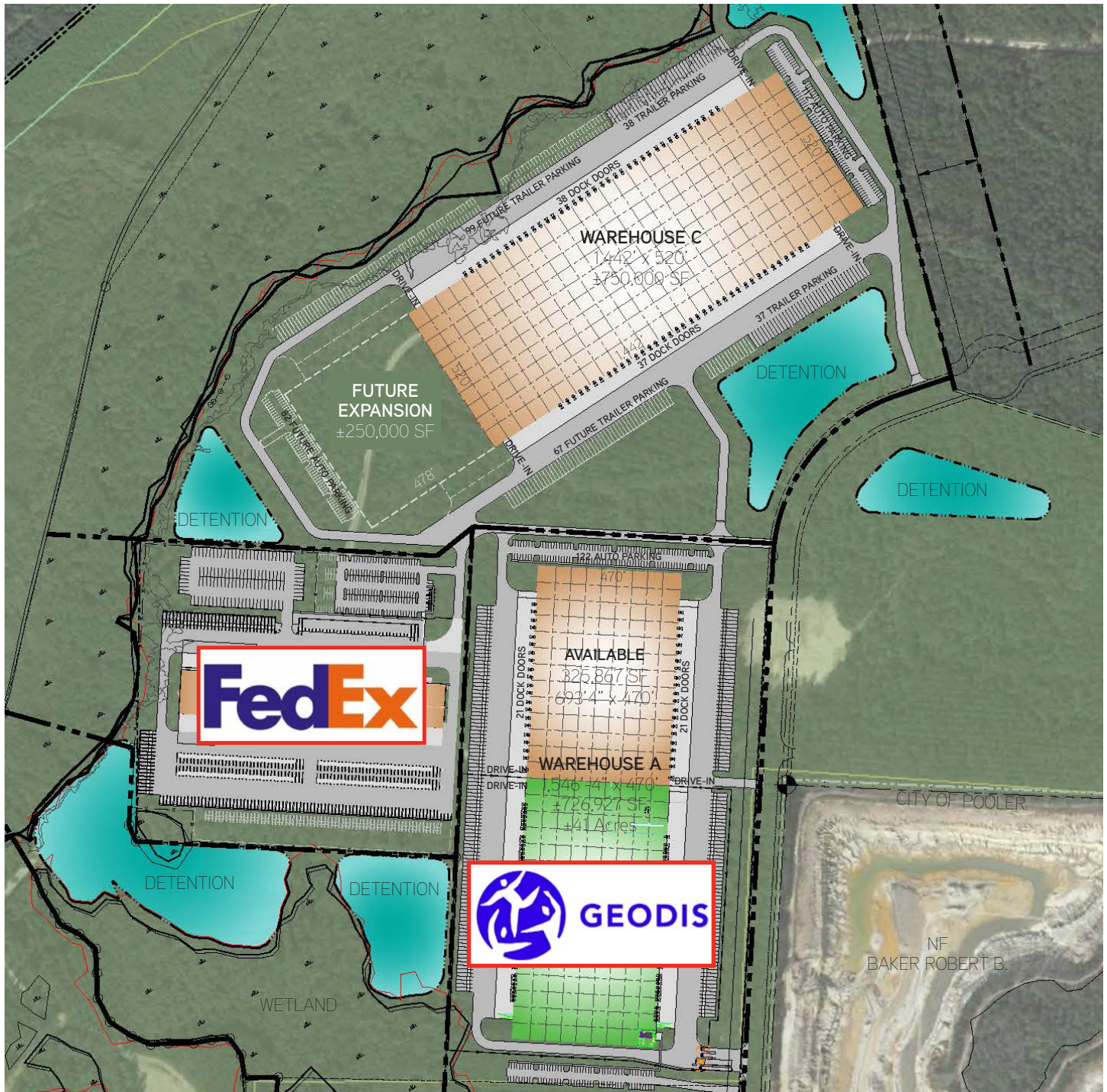


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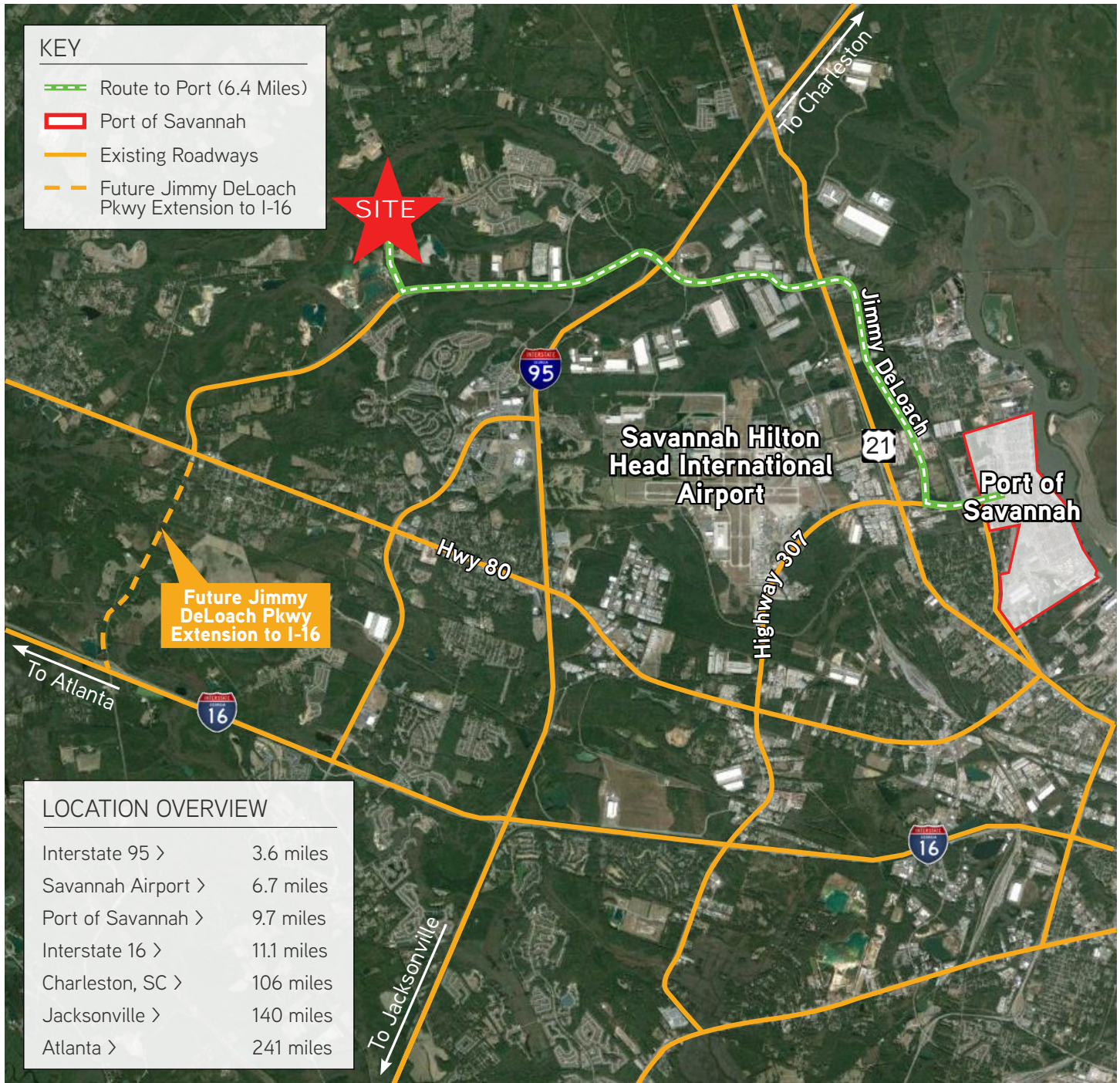


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FOR LEASE > ±750,000 SF - ±1,000,000 SF WAREHOUSE



# Morgan Lakes Industrial

WAREHOUSE C, 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.

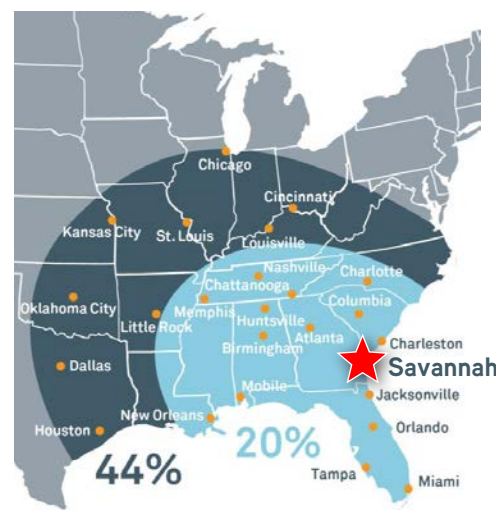
### FACTS & STATS

- 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

### GATEWAY PORTS

10K+ TEU VESSEL CALLS



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