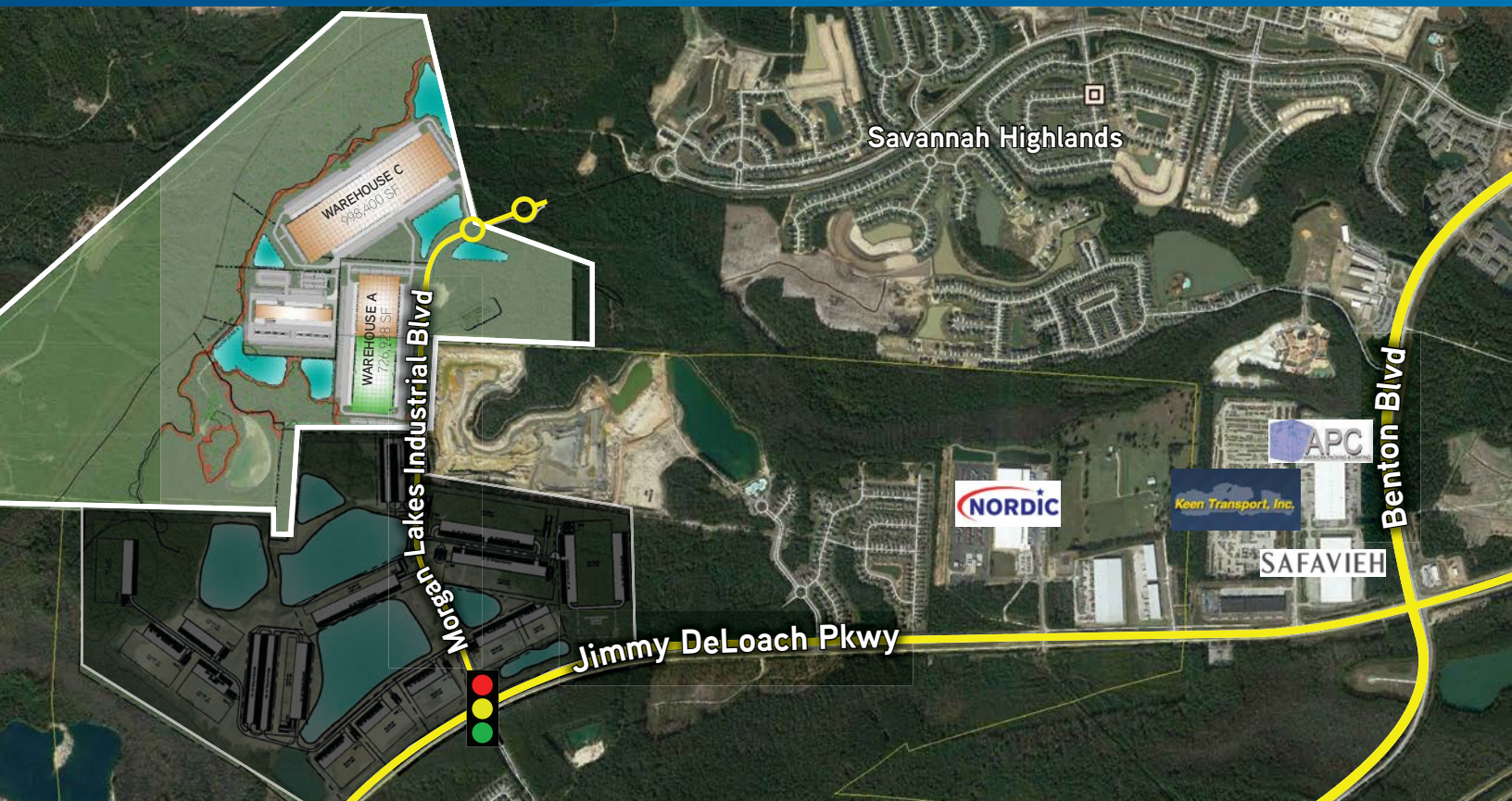


FOR LEASE > ±200,000 SF UP TO ±2.1 MM SF CLASS A INDUSTRIAL

# 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



CLIFF DALES, SIOR  
912 662 8009  
SAVANNAH, GA  
cliff.dales@colliers.com

HILARY SHIPLEY  
912 662 8013  
SAVANNAH, GA  
hilary.shipley@colliers.com





## Build-To-Suit & Spec Industrial Distribution



SCANNELL  
PROPERTIES

Warehouse A  $\pm 726,927$  SF  
Warehouse B  
Warehouse C  $\pm 998,400$  SF



HILARY SHIPLEY  
912 662 8013  
SAVANNAH, GA  
hilary.shipley@colliers.com



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.



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



## Site Plan Option II

Warehouse A ±728,500 SF

Warehouse B ±504,450 SF

Warehouse C ±465,400 SF

Warehouse D ±477,050 SF



CLIFF DALES, SIOR  
912 662 8009  
SAVANNAH, GA  
cliff.dales@colliers.com

HILARY SHIPLEY  
912 662 8013  
SAVANNAH, GA  
hilary.shipley@colliers.com

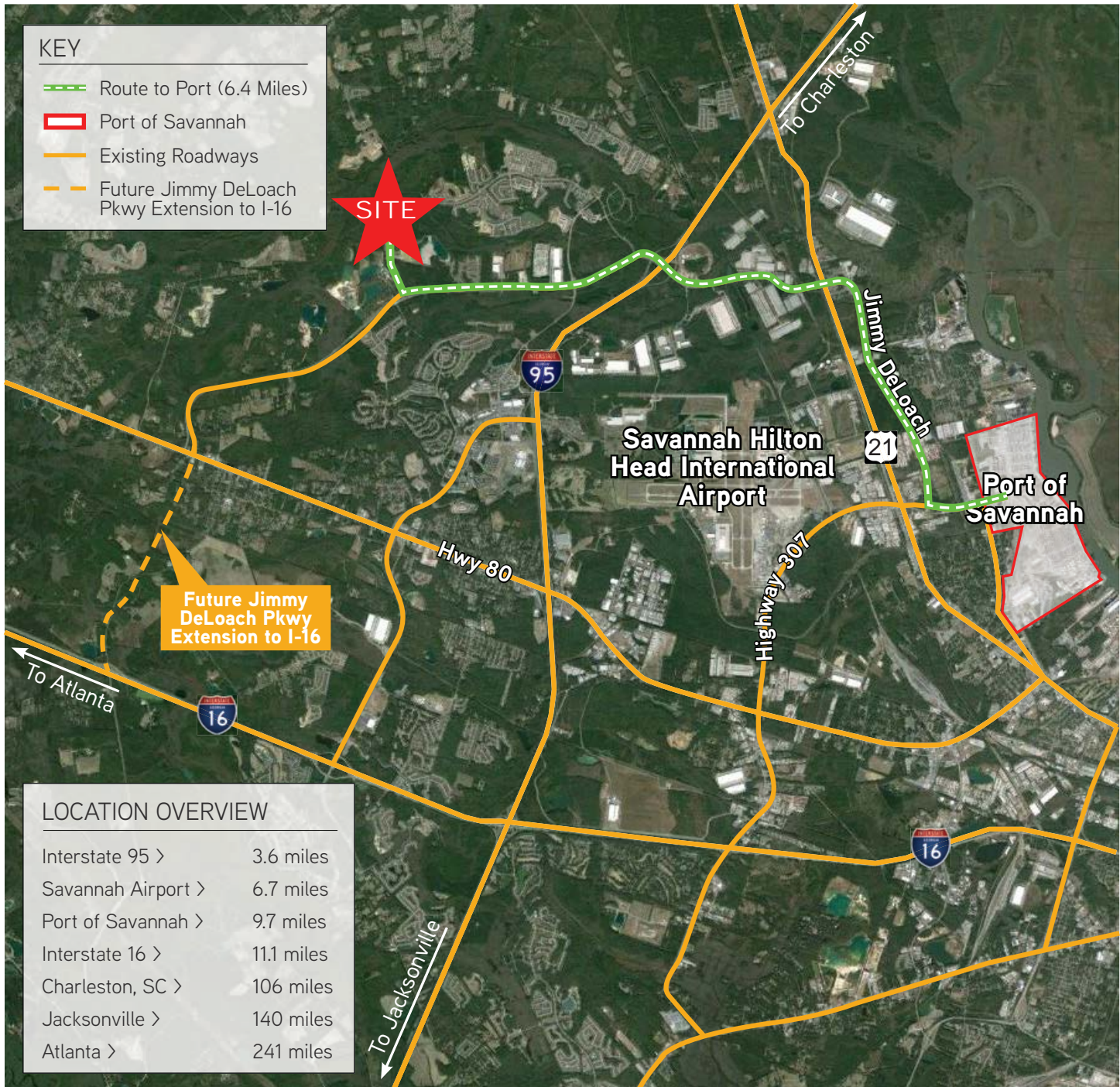




FOR LEASE > ±200,000 SF UP TO ±2.1 MM SF CLASS A INDUSTRIAL

# Build-To-Suit & Spec Industrial Distribution

MORGAN LAKES INDUSTRIAL BOULEVARD, SAVANNAH, GA



CLIFF DALES, SIOR  
912 662 8009  
SAVANNAH, GA  
cliff.dales@colliers.com

HILARY SHIPLEY  
912 662 8013  
SAVANNAH, GA  
hilary.shipley@colliers.com



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



## 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

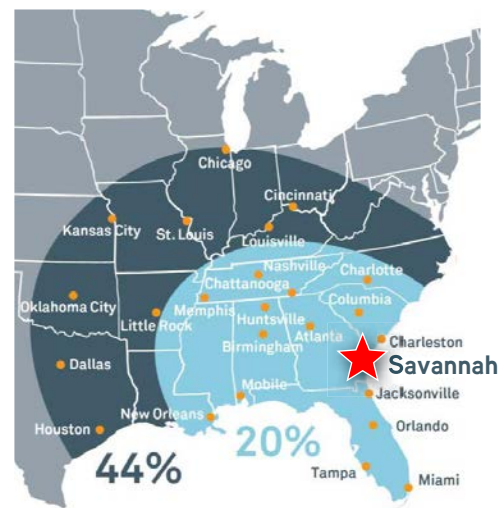
- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: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

CLIFF DALES, SIOR  
912 662 8009  
SAVANNAH, GA  
cliff.dales@colliers.com

HILARY SHIPLEY  
912 662 8013  
SAVANNAH, GA  
hilary.shipley@colliers.com

