

FOR LEASE > ±660,490 SF INDUSTRIAL WAREHOUSE

# Savannah River Logistics Center

309 LITTLE HEARST PARKWAY, PORT WENTWORTH, GA 31407



## Warehouse Highlights

Size >	±660,490 SF (divisible to ±165,123 SF)
Type >	Cross dock warehouse
Construction >	Class A tilt-wall
Building Depth >	425'
Clear Height >	36'
Dock Doors >	197 dock doors
Drive-In Doors >	4 drive-in doors (14' x 16')
Trailer Parks >	199 trailer parks (expandable paved or gravel)
Car Parks >	192 car parks (expandable)
Column Spacing >	50'10" x 53'4" with 60' speed bays
Truck Court >	185' (concrete paving)
Floors >	7" thick; 4,000 psi (strategically reinforced)
Roof >	45 mil mechanically fastened TPO
Fire Protection >	ESFR
Power >	277/480v 3 phase; 4,000 amps (Two 2,000 amp services)
Delivery >	December 2018 Delivery



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

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

COLLIERS INTERNATIONAL  
545 E. York Street  
Savannah, GA 31401  
www.colliers.com/savannah

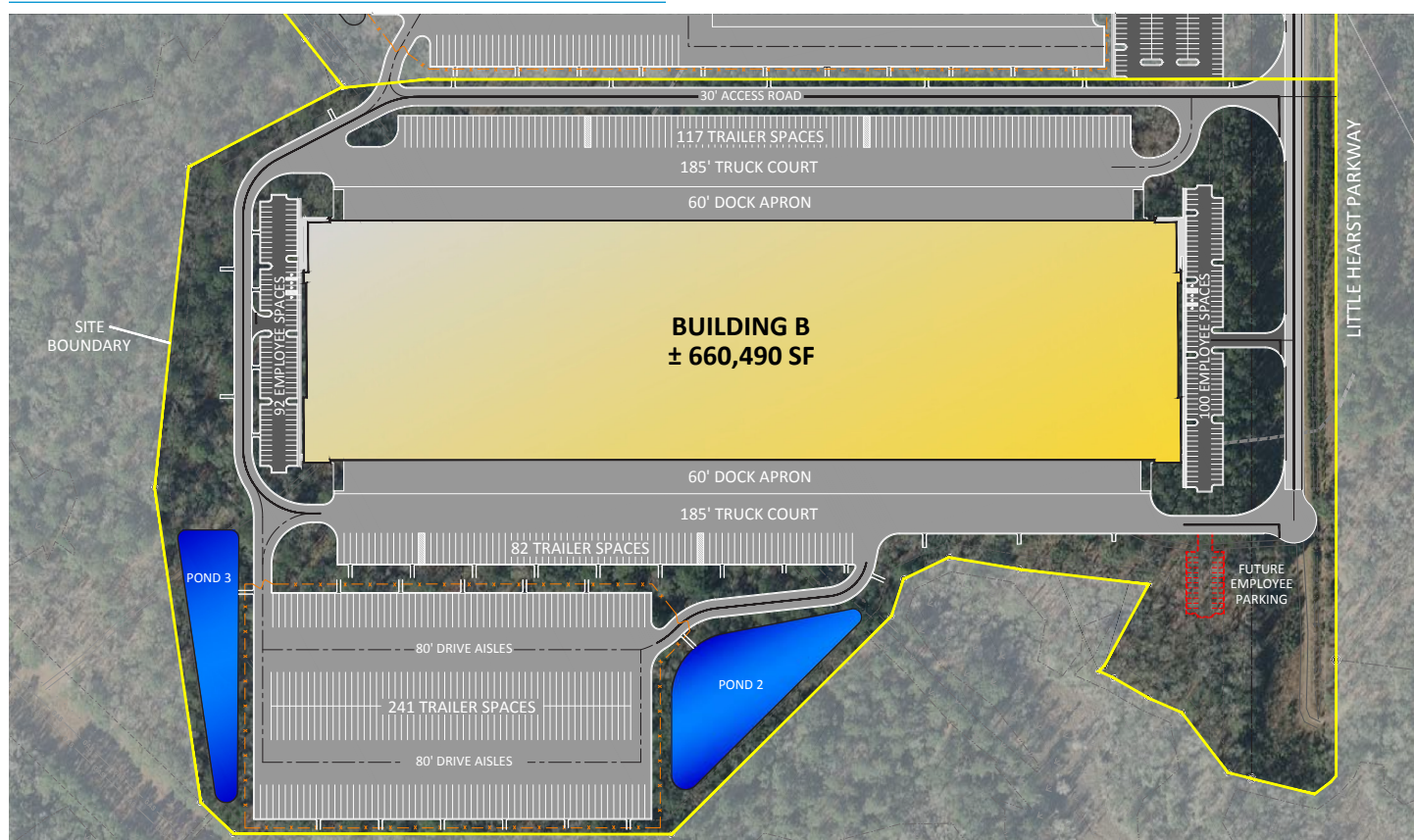
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## Site Plan



## Warehouse Features

Dock Doors >	197 dock doors (9' x 10')
Drive-In Doors >	4 drive-in doors (14' x 16')
Trailer Parks >	199 trailer parks (expandable)
Car Parks >	192 spaces (expandable)
Clear Height >	36' from inside first column line
Column Spacing >	50'10" x 53'4" with 60' speed bays
Bldg Dimensions >	1540' x 425'
Truck Court >	185' (concrete paving)

## Advantages

- > Located within the Georgia Ports Authority's Savannah River International Trade Park (SRITP)
- > Easy access to Interstate 95, Interstate 16, US Highway 21 and the Jimmy DeLoach Connector; the Jimmy DeLoach Connector is funded and construction will begin soon
- > Located 6.4 miles from the Port of Savannah, the fastest-growing and fourth-largest port in the nation with more than 70% of the population reachable within a two-day drive
- > Four-hour drive to other major markets such as Atlanta, Orlando and Charlotte

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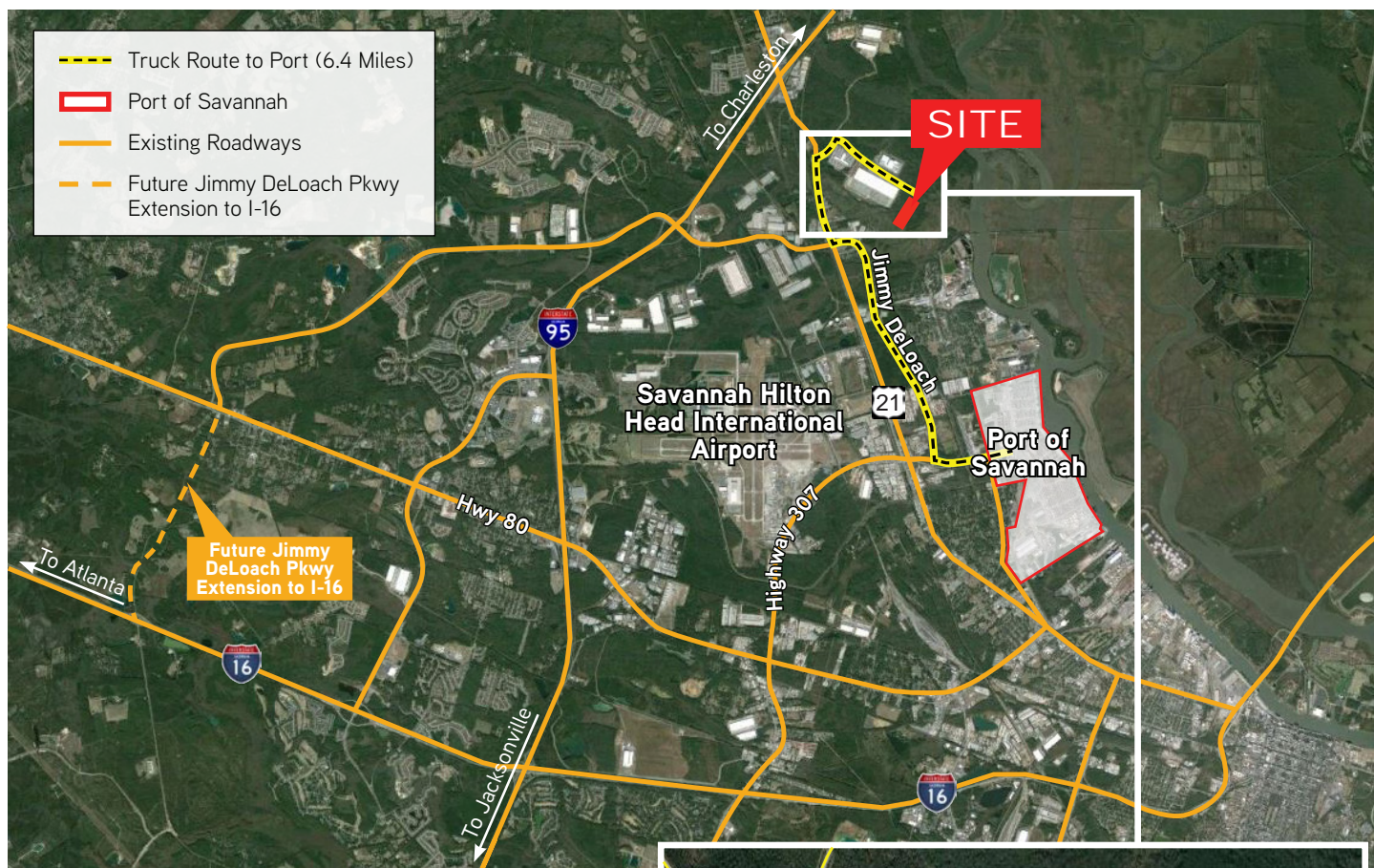
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## Location Overview

Port of Savannah >	6.4 miles
Savannah Hilton Head Int'l Airport >	6.4 miles
Interstate 16 >	11.4 miles
Interstate 95 >	2.3 miles
Charleston, SC >	107 miles
Jacksonville, FL >	141 miles
Atlanta, GA >	250 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

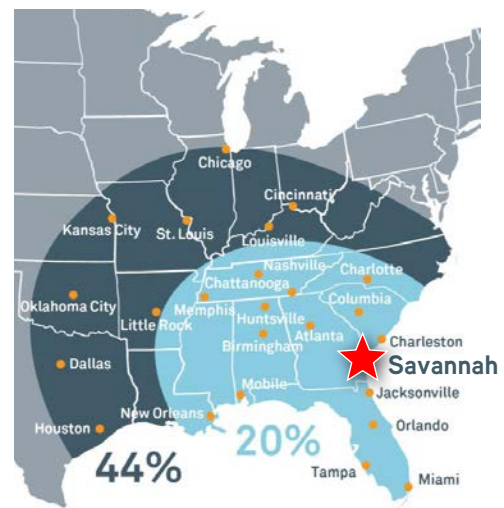
- Four-hour drive to Major Markets: Atlanta, Orlando and Charlotte
- Largest single-container terminal in North America
- 60% of all vessels calling on Savannah are Neopanamax
- Two Class 1 Railroads with on-dock rail and line haul services (CSX & Norfolk Southern)
- Immediate Access to Two Major Interstates: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

### TOP 10 U.S. CONTAINER PORTS

- |                          |               |
|--------------------------|---------------|
| 1. Los Angeles           | 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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